

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Howard M. Ehrenberg (CA Bar No. 125527) Larry D. Simons (CLS-B CA Bar No. 179239) SulmeyerKupetz 333 South Hope Avenue, 35 th Floor Los Angeles, CA 90071 PH: 213.626.2311; FAX: 213.629.4520	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: JAMES and DEBRA DeBOSE, husband and wife <div style="text-align: right;">Debtor(s).</div>	CASE NO. LA 02-44835 EC

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: <u>May 15, 2007</u>	Time: <u>1:30 P.M.</u>
Location: <u>255 East Temple Street, Los Angeles, CA 91367, Ctrm 1639</u>	

Type of Sale: Public Private Last date to file objections: May 1, 2007

Description of Property to be Sold: Real Property located at 1530 Lancashire Place, Pasadena, California 91103, APN 5704-029-022

Terms and Conditions of Sale: On an "as is" and "where is basis" to Eldridge Armstrong and Donna Williams

Proposed Sale Price: \$1,050,000.00 subject to overbid at the hearing on the Sale Motion

Overbid Procedure (If Any): See Attachment "1."

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: May 15, 2007 at 1:30 p.m. in Courtroom 1639, 255 East Temple Street, Los Angeles, CA 90012

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

William Friedman
Coldwell Banker Realty
5450 Lincoln Boulevard
Los Angeles, California 90094
Tel: 310-305-4200

Date: April 16, 2007

ATTACHMENT 1

In order for any party to participate in an overbid procedure regarding the acquisition of the Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Eldridge Armstrong and Donna Williams and/or their authorized agents or assigns (the "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to Linda J. Chu, Chapter 7 Trustee in the amount of thirty one thousand five hundred dollars (\$31,500.00). The \$31,500.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property;

c. Subject to Court approval, the Trustee recommends that the initial overbid be for \$1,055,000.00 and that subsequent overbids be in the minimal incremental amounts of \$5,000.00.; and

d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within eleven (11) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the successful bidder's deposit shall become non-refundable.