Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
TIMOTHY J. YOO (State Bar No. 155531) NATELLA ROYZMAN (State Bar No. 245852) Robinson, Diamant & Wolkowitz, APC 1888 Century Park East, Suite 1500 Los Angeles, CA 90067 (310)227-7400 (310)277-7584	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: JAMES EARL BATES and ANGELE CLAIRE BATES Debtor(s).	CASE NO.: 2:08-11957-AA

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: January 7, 2009	**Time:** 10:30 a.m.
Location: U.S. Bankruptcy Court, Ctm 1375, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: [X] Public: [ ] Private: Last date to file objections: December 24,2008

Description of Property to be Sold: 5028 W. 134th Place, Hawthorne, California 90250

Terms and Conditions of Sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 6% brokers' commission.

Proposed Sale Price: $315,000

Overbid Procedure (If Any): Initial overbid of $2,000 above the proposed purchase price, with each additional bid of $1,000; overbidders must tender cashier's check equivalent to 10% of initial overbid (i.e. $31,700) to counsel for trustee at hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: January 7, 2009 10:30 a.m., U.S. Bankruptcy Court, Ctm 1375, 255 E. Temple Street, Los Angeles, CA 90012

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

Natella Royzman
Robinson, Diamant & Wolkowitz, APC
1888 Century Park East, Suite 1500
Los Angeles, CA 90067
Telephone: (310) 277-7400; Facsimile: (310) 277-7584

Date: December 12, 2008