

6901.001

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
DAMON G. SALTZBURG, State Bar No. 162148
SALTZBURG, RAY & BERGMAN, LLP
12121 Wilshire Boulevard
Suite 600
Los Angeles, California 90025
(310) 481-6700 (310) 481-6720

FOR COURT USE ONLY
FILED
SEP 19 2006
CLERK, U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
Deputy Clerk

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:
OAKMORE RANCH MANAGEMENT, A California general partnership
Debtor(s).

CASE NO.:
LA 94-16755-ER

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: OCTOBER 12, 2006 Time: 10:00 A.M.

Location: COURTROOM 1568, 255 E. TEMPLE ST., LOS ANGELES, CALIFORNIA 90012

Type of Sale: Public: Private: Last date to file objections: September 28, 2006

Description of Property to be Sold: Commercial lot located at 33741 Camino Capistrano, San Juan Capistrano, California

Terms and Conditions of Sale: As-is, where-is basis. No warranties or representations of any kind as to the condition of the Property. All Cash. Financing is Not contingency.

Proposed Sale Price: \$500,000.00

Overbid Procedure (If Any): First acceptable overbid is \$505,000.00. Subsequent overbids at increments of at least \$3,000.00. Min. Non-refundable deposit of \$25,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):
Damon G. Saltzburg, Esq.
Saltzburg, Ray & Bergman, LLP
12121 Wilshire Boulevard, Suite 600
Los Angeles, CA 90025
(310) 481-6700 Fax: (310) 481-6720

Date: September , 2006