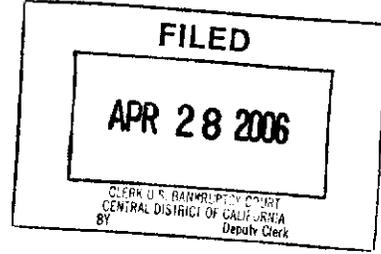


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
ROSENDO GONZALEZ [SB NO. 137352]
CHAPTER 7 TRUSTEE
515 S. FIGUEROA ST., STE. 1970
LOS ANGELES, CA 90071

FOR COURT USE ONLY



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

In re:
VICTOR M. SALGUERO and MARIBEL HERNANDEZ,

CASE NO.: LA 02-24479-RN

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 2⁵, 2006

Time: 10:30 a.m.

Location: 255 E. Temple Ave., Los Angeles, CA, Courtroom "1645"

Type of Sale: Public Private Last date to file objections: _____

Description of Property to be Sold: Real property of the estate commonly described as 6153 Florence Avenue, South Gate, CA 90280

Terms and Conditions of Sale: The property is sold "as is" without any representations, warranties or contingencies of any kind for the purchase prices of \$385,000. \$15,000 has been tendered to the trustee as an initial deposit fee and the remaining \$370,000 will be payable upon closing of the escrow. The property is also subject to further conditions as set forth in the concurrently filed Trustee's Motion for Order Authorizing the Sale of Real Property Free and Clear of Liens and Encumbrances Pursuant to 11 U.S.C. § 363.

Proposed Sale Price: \$385,000.00

Overbid Procedure (If Any): The property is subject to overbids as set forth in the concurrently filed Trustee's Motion for Order Authorizing the Sale of Real Property Free and Clear of Liens and Encumbrances Pursuant to 11 U.S.C. § 363.

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):

ROSENDO GONZALEZ, CHAPTER 7 TRUSTEE

515 S. FIGUEROA ST., STE. 1970

LOS ANGELES, CA 90071

213-452-0070

Date: April 27, 2006