

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Nancy Zamora, SBN 137326 213-488-9411 Zamora & Hoffmeier Fax: 213-488-9418 444 S. Flower St., Suite 1550 Los Angeles, CA 90071	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: BENITO RAMIREZ Debtor(s).	CASE NO.: 2:04-33531-EC

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 8/29/08	Time: 1:30 p.m.
Location: Ctrm. 1639, 255 E. Temple St., Los Angeles, CA 90012	

Type of Sale: Public Private Last date to file objections: 8/15/08

Description of Property to be Sold: residential condo. unit
421 South La Fayette Park Place, #714, Los Angeles, California 90057

Terms and Conditions of Sale: As-Is, Where-Is; all terms and conditions in sale motion and attached agreement;
buyer to close 11 days after entry of sale order; no contingencies; all cash; sales price \$180,000, subject to overbid;
sale free and clear of liens, claims and interests

Proposed Sale Price: \$180,000.00, subject to overbid

Overbid Procedure (If Any): \$5,400 cashier's check for deposit; \$1,000 increments for overbids;
see attached for entire overbid procedure

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):

Nancy Hoffmeier Zamora, Esq., Zamora & Hoffmeier
444 S. Flower St., Suite 1550, Los Angeles, CA 90071
Telephone: 213-488-9411
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Date: 8/5/08

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OVERBID PROCEDURE

1. Each potential bidder (other than proposed buyer ("Buyer") who has deposited earnest money of \$5,400.00 in escrow) in order to qualify as a bidder at the sale hearing (the "Hearing") on August 29, 2008 at 1:30 p.m. in Courtroom 1639, United States Bankruptcy Court, 255 East Temple Street, Los Angeles, California, shall

(a) prior to the commencement of the Hearing, present to Chapter 7 Trustee Jeffrey I. Golden ("Trustee"), or to Trustee's counsel or Trustee's real estate broker, a cashier's check in the amount of Five Thousand Four Hundred Dollars (\$5,400.00) (the "Earnest Money Deposit") made payable to Nettie Becker Escrow, Inc. Trustee shall refund the Earnest Money Deposit if he accepts the bid of another bidder;

(b) a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the notice of hearing and in Trustee's motion for sale, and specifically contained in the agreement that is attached to Trustee's motion for sale of the subject real property commonly known as 421 South La Fayette Park Place, #714, Los Angeles, California 90057 (the "Real Property");

(c) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay the balance of any bid made by such bidder within eleven (11) days after entry of this Court's order approving sale of the Real Property to the highest bidder (the "Sale Order"), such proof to be deemed acceptable or unacceptable by Trustee in his sole discretion, subject to approval by the Court; and

(d) attend the Hearing; and

2. The initial overbid shall be a total of \$181,000.00 and all additional overbids must be made in minimum increments of \$1,000.00.

If the highest bidder fails to close escrow within eleven (11) days of entry of the Sale Order, the highest bidder will forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.