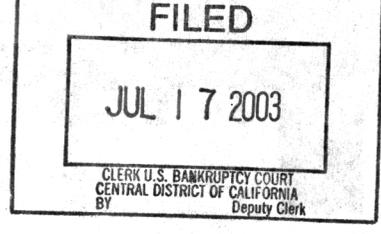


COPY

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Arturo Cisneros, Chapter 7 Trustee
2112 Business Center Drive, Second Floor
Irvine, California 92612
Tel. (949) 252-9400
Fax. (949) 252-1032

FOR COURT USE ONLY



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re:

JAMES M. SWAIN,

Debtor(s).

CASE NO.:

RS 02-24389-PC

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: August 1, 2003	Time: 10:30 a.m.
Location: 2029 Century Park East, Third Floor, Los Angeles, California	

Type of Sale: Public Private Last date to file objections: July 31, 2003

Description of Property to be Sold: all of the Trustee's right, title and interest in the following real property: 1. residential real property commonly described as 6906 Kern Drive, Riverside, California; 2. 40 acres of unimproved real property in Lancaster, California, Assessor's Parcel No. 3131-311-02-0000; and 3. 2 1/2 acres of unimproved real property in Phelan, California, Assessor's Parcel No. 3069-201-25-0000. The Trustee is informed and believes that the estate owns a 1/6 interest in each of the above-described parcels.
Terms and Conditions of Sale: ALL CASH, AS-IS

Proposed Sale Price: _____

Overbid Procedure (If Any): _____

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):

Robert A. Hessling
2029 Century Park East, Third Floor
Los Angeles, CA 90067
tel: (310) 277-0077

Date: July 16, 2003