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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number AMY L. GOLDMAN, State Bar No. 134088 HAN K. LEE, State Bar No. 221888 LEWIS BRISBOIS BISGAARD & SMITH LLP 221 N. Figueora St., Suite 1200 Los Angeles, CA 90012 T 213-250-1800	FOR COURT USE ONLY 2004 FEB 20 PM 12:17 U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA U.S. DISTRICT COURT BY _____ DEPUTY CLERK
F 213-250-7900 UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: SV03-18130-GM
In re: CYNTHIA L. HERRERA and MANNY R. HERRERA III Debtor(s).	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 17, 2004	Time: 10:00 a.m.
Location: 21041 Burbank Boulevard, Ctrm 303, Woodland Hills, California	

Type of Sale: Public: Private: Last date to file objections: March 3, 2004

Description of Property to be Sold: Parcel of residential real property located at 1453 Crocker Street, Simi Valley, California 93065

Terms and Conditions of Sale: On an "as is" and "where is" basis. Offer subject to overbid at the hearing on the Sale Motion.

Proposed Sale Price: \$445,000 subject to overbid.

Overbid Procedure (If Any): See Attachment.

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):

Amy L. Goldman, Esq.

Lewis Brisbois Bisgaard & Smith LLP

221 N. Figueora St., Suite 1200

Los Angeles, CA 90012

Tel 213-250-1800 Fax 213-250-7900

Date: February 20, 2004

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including the Buyer) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of \$13,350.00. The \$13,350.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;

c. The bidding for the Subject Property shall begin at \$447,500.00 with overbids being made in minimal increments of \$1,000.00; and

d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within fourteen (14) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.