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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Steven T. Gubner - State Bar No. 156593 Talin Keshishian - State Bar No. 201830 Ainat Kiewe - State Bar No. 207439 EZRA BRUTZKUS GUBNER LLP 16830 Ventura Blvd., Suite 310, Encino, CA 91436 Tel. (818) 995-0215 Fax (818) 501-3618 | FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"> FILED JAN - 9 2006 <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY _____</small> </div> |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA | CASE NO.: LA04-10052-TD |
| In re: STEPHEN LAW, an individual <div style="text-align: right;">Debtor(s).</div> | |

NOTICE OF SALE OF ESTATE PROPERTY

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| Sale Date: February 1, 2006 | Time: 10:30 a.m. |
| Location: Courtroom 1345, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012 | |

Type of Sale: Public: Private: Last date to file objections: January 18, 2006

Description of Property to be Sold: Single family residential property commonly known as 16150 La Monde Street, Hacienda Heights, CA 91745, APN No. 8205-012-009

Terms and Conditions of Sale: Sale price of at least \$549,000, on an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies, free and clear of liens, interests and encumbrances pursuant to 11 U.S.C. Section 363(f)(2) and Fed. R. Bankr. P. 6004.

Proposed Sale Price: \$549,000.00

Overbid Procedure (If Any): Overbids shall be in increments of \$5,000 and the Sale to an overbidder must close within eleven (11) days of the entry of the order approving the Motion to Sell. The overbidder must tender a bid deposit of \$20,000 in the form of certified funds to the Trustee at or before the hearing on the Motion to Sell. The Trustee reserves the right in his discretion to amend overbid increments during the Sale. 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):
Steven T. Gubner, Esq. / Talin Keshishian, Esq. / Ainat Kiewe, Esq.
EZRA | BRUTZKUS | GUBNER LLP
16830 Ventura Blvd., Suite 310
Encino, CA 91436
Tel. (818) 995-0215; Fax (818) 501-3618

Date: December 28, 2005