

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. Figueroa St., Suite 1200 Los Angeles, CA 90012 T: 213.250.1800 F: 213.250.7900	FOR COURT USE ONLY  <div style="font-size: 48pt; font-weight: bold; transform: rotate(-15deg); opacity: 0.5;">COPY</div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: RAYMOND SENH CHONG,          Debtor(s).	CASE NO.: LA04-36421-SB  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;">FILED</div> <div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold; font-size: 1.2em;">SEP - 8 2005</div> <div style="font-size: 0.8em; text-align: center; margin-top: 2px;">           CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk         </div> </div>

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> October 4, 2005	<b>Time:</b> 11:00 a.m.
<b>Location:</b> 255 E. Temple St., Ctrm 1575, Los Angeles, CA 90012	

Type of Sale:  Public:  Private: Last date to file objections: September 20, 2005

Description of Property to be Sold: Parcel of residential real property located at 220 S. Avenue 52, Los Angeles, California.

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: \$400,000.00 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):

William Friedman  
Coldwell Banker  
7231 W. Manchester Ave.  
Los Angeles, CA 90045  
Telephone 310.670.2080

Date: September 6, 2005

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 proposed buyer) must be present either physically or telephonically at the sale hearing 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 proposed buyer) must have at the sale hearing a deposit in cash or a cashier's check made payable to R. Todd Neilson, Chapter 7 Trustee, in the amount of \$12,000.00. The \$12,000.00 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 minimum overbid amount and the minimum overbid increment amount for the subject property shall be determined by the Court at the hearing;<sup>1/</sup>

d. Each party (including the proposed buyer) must pay the full amount of the successful bid to the Trustee within 11 days from the date of entry of an order granting the within motion;

e. In the event that the proposed 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 counteroffer;

f. In the event 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 ("Alternate Buyer") and the successful bidder's deposit shall be non-refundable;

g. The above-terms and conditions shall also apply to Alternate Buyer, except that Alternate Buyer shall have until and including 10 days from the date of receipt of written notification from the Trustee within which to consummate the

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<sup>1/</sup>The Trustee proposes a minimum overbid amount of \$410,000.00 or any higher and better offer. The Trustee also proposes minimum overbid increments of \$2,500.00.

purchase of the subject property;

h. In the event the successful bidder consummates the purchase of the subject property, the Trustee shall return to Alternate Buyer his/her \$12,000.00 deposit plus accrued interest, if any; and

i. In the event the Alternate Buyer does not pay the full amount of the sale price or otherwise fails to consummate the purchase of the subject property within 10 days from the date of receipt of written notification from the Trustee within which to consummate the purchase of the subject property, the Trustee is authorized to (1) retain Alternate Buyer's \$12,000.00 deposit and (2) re-market the subject property if there are no additional Alternate Buyers.