Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Erin P. Moriarty (SBN 146751) LAW OFFICES OF WENETA M.A. KOSMALA P.O. Box 16279 Irvine, CA 92623 Telephone: (714) 540-3600 Facsimile: (714) 708-0666	FILED FEB - 6 2004 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk
UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**	
In re: KEITH ALEXANDER SARGENT, Debtor(s).	CASE NO.: SA 02-17235 RA

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 11, 2004	**Time:** 11:30 a.m.
Location: 411 W. Fourth Street, Courtroom 6D, Santa Ana, California	

Type of Sale: ☒ Public ☐ Private Last date to file objections: February 26, 2004

Description of Property to be Sold: Residential real property located at 937 Ott Avenue, Placentia, CA

Terms and Conditions of Sale: Subject to overbid. Earnest money deposit of 10% of bid required. Sale is "as is, where is", with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court. Contact realtor (below) for offer forms.

Proposed Sale Price: $465,000 or highest bidder.

Overbid Procedure (If Any): Overbid increments: $5,000 initial / $1,000 thereafter. 10% earnest money deposit required. Pre-qualified bidders only. See time and other limits in motion on file with the Clerk.

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):

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614
(949) 794-5724 / (949) 553-9799 fax

Date: 2/5/04