Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
JEREMY W. FAITH (State Bar No. 190647) ROBINSON, DIAMANT & WOLKOWITZ A Professional Corporation 1888 Century Park East, Suite 1500 Los Angeles, CA 90067 Phone: 310-277-7400 Fax: 310-277-7584	FILED SEP 30 2005 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk
UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**	
In re: JOYCE ESTHER KERMOIAN, Debtor(s).	CASE NO.: LA 04-35108 BR

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: October 25, 2005	**Time:** 10:00 a.m.
Location: Roybal Federal Building, Courtroom 1668, 255 E. Temple St., Los Angeles, California 90012	

Type of Sale: [x] Public: [ ] Private: Last date to file objections: October 11, 2005

Description of Property to be Sold: Residential real property, commonly known as 711 S. McBride Avenue, Los Angeles, California.

Terms and Conditions of Sale: The sale is "as is" and "where is", with no representations or warranties.

Proposed Sale Price: $350,000

Overbid Procedure (If Any): The Trustee will seek Bankruptcy Court approval of: (1) a minimum overbid amount of $351,000 with additional bids in $1,000 increments; (2) overbidders must supply a $35,100 deposit in the form of a cashier's check made payable to "Heide Kurtz, Trustee"; (3) deposit shall be non-refundable if overbidder is unable to close sale within 30 days of entry of an order approving 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):

Jeremy W. Faith, Esq.
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Date: September 29, 2005