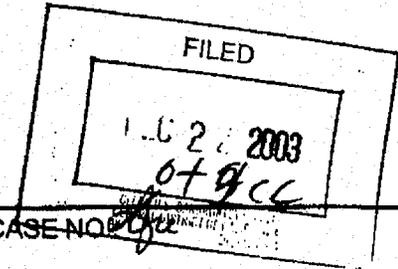


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number  
BRAD D. KRASNOFF, State Bar No. 125065  
SCOTT LEE, State Bar No. 204564  
LEWIS BRISBOIS BISGAARD & SMITH LLP  
221 North Figueroa Street, Suite 1200  
Los Angeles, California 90012-2601  
T (213)250-1800 F (213)250-7900

FOR COURT USE ONLY

ORIGINAL



UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA

In re: CONCHITA R. VILLAR,

CASE NO. LA03-13800-SB

Debtor(s).

chp 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: February 3, 2004

Time: 11:00 a.m.

Location: 255 East Temple Street, Ctrm 1575, Los Angeles, California

Type of Sale:  Public:  Private: Last date to file objections: January 20, 2004

Description of Property to be Sold: A parcel of residential real property located at 1321 Paseo Fortuno, San Dimas, California ("Subject Property").

Terms and Conditions of Sale: The sale will be on an "as" and "where is" basis without any representations and/or warranties whatsoever. In addition, the sale will be subject to Bankruptcy Court approval and overbid.

Proposed Sale Price: \$400,000 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):

Brad D. Krasnoff, Esq.  
Lewis Brisbois Bisgaard & Smith LLP  
221 N. Figueroa Street, Suite 1200  
Los Angeles, CA 90012-2601  
Tel (213) 250-1800 Fax (213) 250-7900

Date: December 10, 2003

**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 Jose Jesus Perez and/or his nominee (collectively, 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 twelve thousand dollars (\$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 bidding for the Subject Property shall begin at forty-two thousand one hundred fifty dollars (\$401,000.00) cash with overbids being made in minimal increments of one thousand dollars (\$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 attached to the Motion 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 attached to the Motion. 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.