Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Franklin C. Adams, Bar No. 85351 BEST BEST & KRIEGER LLP 3750 University Avenue, Suite 400 Riverside, CA 92502-1028 (909) 686-1450 Fax: (909) 686-3083 Attorneys for Trustee, R. L. Goodrich	FOR COURT USE ONLY FILED 03 DEC 23 PM 3:23 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY DEPUTY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: EFREN L. ZUNIGA, Debtor(s).	CASE NO.: ~~RS 00-23045 MG~~ Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: January 22, 2004	**Time:** 11:00 a.m.
Location: U.S. Bankruptcy Court, Courtroom #301, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☑ Public 0 Private Last date to file objections: January 8, 2004

Description of Property to be Sold: The estate's one-half (½) rights, title and interest in commercial real property located at 1614 South Main Street, Santa Ana, California (the "property") and legally described as: Lots 18, 19 and 20 in Block A of Tract No. 531 as shown in Book 18, Pages 2 , and 3 of Miscellaneous Maps, Records of Orange County, California along with the bankruptcy estate's right, title, and interest, if any, in shares of stock in South Main Animal Hospital, Inc.

Terms and Conditions of Sale: The Property and Business Assets are to be sold "as is" and "where is" without representations or warranties of any kind, subject to terms and conditions of the Agreement to Abandon Assets, a copy of which is attached hereto. Any overbidder will be required to execute a similar purchase agreement, however, transfer of the assets will be effectuated by quit claim deed or similar instruments rather than by abandonment and will be free and clear of certain interests and liens.

Proposed Sale Price: $37,500.00 cash from Debtor

Overbid Procedure (If Any): Overbidders are advised that there may be restrictions on the transfer of the Stock. The first acceptable overbid will be $40,000.00 with bidding to continue in minimum increments of $2,500.00 thereafter. Persons desiring to overbid must present a cashier's check in the sum of $40,000.00 made payable to Robert L. Goodrich, Trustee, prior to being permitted to overbid at the hearing. The successful overbidder will be required to enter into a purchase agreement within 3 business days of the hearing approving the sale with substantially the same terms as the Agreement To Abandon Assets attached as Exhibit "1" to the Motion For Order Approving Sale Of Bankruptcy Estate's Rights, Title And Interest, If Any In Real Property And Shares Of Stock Via Abandonment Or, In the Alternative Free And Clear Of Liens And The Interests Of Dr. Orlinia Aspirin, however, the bankruptcy estate's rights, title, and interest, if any, in the assets will be transferred via quitclaim deed or similar instrument rather than by abandonment and the sale is to be pursuant to 11 U.S.C. §363(b)(f)&(h). The acceptance of overbid procedures, overbids and terms of sale shall be subject to approval by the United States Bankruptcy Court.

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):

David W. Newman
BEST, BEST & KRIEGER, LLP
3750 University Avenue, Suite 400
Riverside, California 92501
Tel/Fax: (909) 686-1450/(909) 686-3083

Date: Dec. 23, 2003