

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number 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	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="font-size: 24px; margin: 0;">FILED</p> <p style="font-size: 24px; margin: 0;">SEP - 5 2003</p> </div> <p style="font-size: 8px; margin: 0;">CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</p>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: SA 03-10701 JB
In re: <u>RAFAEL BENABOU AND MONA BENABOU,</u> <div style="text-align: right;">Debtor(s).</div>	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 23, 2003	Time: 10:30 A.M.
Location: 411 W. Fourth Street, Courtroom 6D, Santa Ana, California	

Type of Sale: Public Private Last date to file objections: September 9, 2003

Description of Property to be Sold: Residential real property located at 2 Chaparral Court,
Rancho Santa Margarita, 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: \$790,000 or highest bidder.

Overbid Procedure (If Any): Overbid increments: \$10,000 initial / \$5,000 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: 8/29/03