Rebekah L. Parker SBN 143674 445 S. Figueroa Street, 26th Floor Los Angeles, CA 90071 Tel. No. (213) 687-1145 Fax No. (213) 687-1149 *Attorney for Howard Ehrenberg, Chapter 7 Trustee*	FOR COURT USE ONLY FILED 04 SEP 24 AM 11:57 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY _____ DEPUTY CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re Anna Sue Tocco also known as Anna Sue Ishikawa Debtor	Case Number: SA-99-32720-ER Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: *October 20, 2004*	Time: *10:00 a.m.*
Location: *U.S. Bankruptcy Court, Los Angeles Division* *255 E. Temple Street, RM 1568* *Los Angeles, CA 90012*	

Type of Sale: *Private* Last Date to File Objections: *October 6, 2004*

Description of Property to be Sold: *A triplex consisting of two separate parcels,* Assessor Parcel Numbers 7337-002-003, *which contains a single-family residence, and Assessor Parcel Number* 7337-002-004 *which contains two separate single-family residences,* more commonly known as 545, 547, and 549 E, 213th Street, Carson, California, *Zoning may permit construction of an apartment, townhouse, or condominium complex. Prospective Buyers must verify zoning and/or permitted use. This estate makes no representations as to zoning or permitted uses.*

Terms and Condition of Sale: *Cash Sale, "As Is", Free and Clear of All Liens and Interests.*

Proposed Sales Price: *$1,000,000.00, Cash*

Overbid Procedure: Overbid will be considered in increments of $10,000.00. Parties interested in bidding must present themselves at the above referenced hearing with a Cashier's Check for $25,000.00, made payable to Howard Ehrenberg, Chapter 7 Trustee, as an earnest money deposit. If over bids are submitted, the Court will conduct an auction. The prevailing party will be given no less than 72 hours, or such amount of time as the Trustee Ehrenberg and the Court deems proper, to tender the balance of the bid price. If the prevailing party fails to pay the bid amount within the allotted time, the $25,000.00 earnest money deposit will be forfeited as liquidated damages to the estate and the next highest bidder, subject to the Court's approval, will be given the option of purchasing the property. The property is being sold as is where is with no warranties or representations as to condition or suitability for any intended use. Bidders are deemed to accept these terms and conditions.

If property being sold free and clear of liens or other interest, list date, time and location of hearing: *Hearing to be held on October 20, 2004, at 10:00 a.m., before the Honorable Earnest Robles, Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012*

Contact Person for Potential Bidders:

Rebekah L. Parker
445 S. Figueroa Street, 26th Floor
Los Angeles, CA 90071
Tel. No. (213) 687-1145 / Fax No. (213) 687-1149

Date: September 22, 2004

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