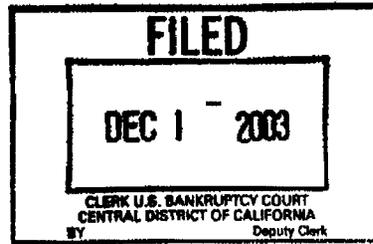


ORIGINAL

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Andrew K. Mauthe (Bar No. 107255)
30448 Rancho Viejo Road, Suite 120
San Juan Capistrano, California 92675
Tel: 949.240.6288; Fax: 949.240.7353

FOR COURT USE ONLY



UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA

In re:
HAMID NEKOUIE

CASE NO.: SA 03-11668 RA

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/12/03

Time: 1:00 p.m.

Location: Ramada Inn, 15494 Palmdale Rd., Victorville, CA

Type of Sale: Public Private Last date to file objections: 12/11/03

Description of Property to be Sold: 18.39 +/- acres of vacant land located on Village Drive, Victorville CA, described as Assessor's Parcel #0395-091-12,, Section 5, T-5 N, R.4 W, S.B.M. Parcel 4, Map 7390.

Terms and Conditions of Sale: To qualify all prospective bidders must deposit a \$100,000 Cashier's Check made payable to Ostrin & Ostrin prior to auction. 30 day escrow may be established at an escrow office agreeable to buyer and Trustee. Balance of funds to be remitted no later than December 16, 2003, at 3:00 p.m. Minimum opening bid for \$150,000. Trustee to pay off any encumbrances.

Proposed Sale Price: See above.

Overbid Procedure (If Any): Auction 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):

Gary Ostrin

Ostrin & Ostrin

4101 Birch Street, Newport Beach, CA 92660

Tel: 949.261.6169

Fax: 949.261-5118

Date: 11/25/03

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