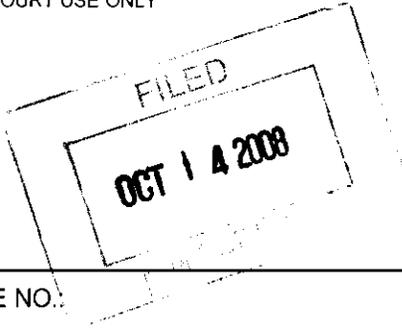


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Howard I. Camhi (SBN 149194) Moldo Davidson Fraioli Seror & Sestanovich 2029 Century Park East, 21st Floor Los Angeles, CA 90067 Tel: (310) 551-3100 - Fax: (310) 551-0238	FOR COURT USE ONLY 
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: RONALD BURTON KARNO and ELAINE SALLY KARNO   <p style="text-align: center;">Debtor(s).</p>	CASE NO.:  1:08-bk-12864 GM

### NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> 11/4/08	<b>Time:</b> 10:00 a.m.
<b>Location:</b> 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367	

Type of Sale:    Public     Private           Last date to file objections: 10/21/08

Description of Property to be Sold: Commercial Property located at 19900 Ventura Blvd., Woodland Hills, CA

\_\_\_\_\_

\_\_\_\_\_

Terms and Conditions of Sale: See Attached.

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\_\_\_\_\_

Proposed Sale Price: \$4,500,000.00.

Overbid Procedure (If Any): See Attached.

\_\_\_\_\_

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):

Howard I. Camhi  
Moldo Davidson Fraioli Seror & Sestanovich LLP  
2029 Century Park East, 21st Floor  
Los Angeles, CA 90067  
Tel: (310) 551-3100 - Fax: (310) 551-0238

Date: 10/13/08

Terms and Conditions of Sale:

The sale is on an “**as-is, where-is**” basis. The Trustee makes no representations or warranties of any kind as to the condition of the Property.

The sale shall close within eleven (11) calendar days following the entry of an order of the Bankruptcy Court approving the proposed sale, unless the parties agree to a different date.

A 5% broker’s commission is being paid as part of the sale.

Escrow fees, the cost of title insurance and fees and costs related to the sale, including attorneys’ fees, are being shared as agreed by the parties.

Overbid Procedure:

To qualify for overbid, the buyer(s) must have a Cashier’s Check, payable to “David Seror, Chapter 7 Trustee,” in the amount of \$50,000.00. In order to participate in the bidding, any bidder must also provide evidence of a pre-approved loan based on the buyer’s written application and credit report, or have cash, and evidence of the same, in an amount necessary to consummate the sale at the time of hearing.

The Trustee recommends that all overbids must be in increments of not less than \$50,000.00, with a starting minimum overbid of \$4,550,000.00.