Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Lewis R. Landau, Attorney at Law (SBN 143391) 23564 Calabasas Road, Suite 104 Calabasas, CA 91302 Voice and Fax (888)822-4340	FILED APR 12 2007 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Tesoriero Debtor(s).	CASE NO.: SV 06-10552 KT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 5/3/07	**Time:** 11:00 a.m.
Location: Courtroom of Judge Thompson; 21041 Burbank Blvd., Crtrm 301, Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 4/19/07

Description of Property to be Sold: 19656 Sherman Way, Reseda, California

Terms and Conditions of Sale: Opening bid of $2,000,000 under existing purchase agreement and escrow instructions. Public sale in open court; first overbid at $2,010,000 and subsequent bids at $10,000 increments. Buyer must accept terms of pending purchase agreement and escrow instruction and deposit $100,000 to qualify. May 31, 2007 closing. Property sold "as is."

Proposed Sale Price: Opening bid $2,000,000; $10,000 bidding increments.

Overbid Procedure (If Any): To qualify for bidding, at the sale hearing noted above, bidder must tender a check to counsel for Debtor for $100,000 prior to commencement of auction (subject to waiver by Debtor).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: Same.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Debtor's Counsel:
Lewis R. Landau, Attorney at Law
23564 Calabasas Road, Suite 104
Calabasas, CA 91302
Voice and Fax: (888)822-4340
Email: LewLandau@cs.com

Debtor's Real Estate Broker:
Brad Stone
Stone Miller
11620 Wilshire Blvd, Suite 520
Los Angeles, CA 90025
Phone: (310)202-9008
Fax: (310)202-0630
Email: BStone@Stone-Miller.com

Date: 4/9/07