Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
James J. Joseph (SBN: 053840) Chapter 11 Trustee 2029 Century Park East, Third Floor Los Angeles, CA 90067 (310) 277-0077 (310) 277-5735	FILED NOV 3 2006 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk
UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**	
In re: THE VENICE GROUP, LLC Debtor(s).	CASE NO.: SA 06-11079-TA

ORIGINAL

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: November 29, 2006	**Time:** 10:00 a.m.
Location: 411 West 4th Street, Santa Ana, California, Courtroom "5B"	

Type of Sale: [x] Public: [ ] Private: Last date to file objections: November 15, 2006

Description of Property to be Sold: Real property commonly known as 2 Breeze Avenue, Venice, California

Terms and Conditions of Sale: Sale is subject to overbid, all cash to Trustee with Buyer to provide his own financing. If overbids include a commission, Trustee will honor same but will evaluate all bids on a net to the estate basis.

Proposed Sale Price: $7,250,000.00

Overbid Procedure (If Any): Overbidders must present a $350,000 cashier's check issued by a financial institution acceptable to Trustee payable to James J. Joseph, Trustee." Initial overbid shall be $100,00, and bidding will be in $1,000 increments.

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):

James J. Joseph, Trustee
2029 Century Park East, Third Floor
Los Angeles, CA 90067
Tel: (310) 277-0077 - Fax: (310) 277-5735
E-mail: JJOSEPH@DGDK.COM

Date: November 3, 2007