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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Alan I. Nahmias Russell H. Rapoport PLOTKIN, RAPOPORT & NAHMIAS 16633 Ventura Blvd., Suite 800 Encino, CA 91436-1836 818-906-1600	FOR COURT USE ONLY 2002 MAR 27 PM 1:29 JON D. CERETTO, C U.S. BANKRUPTCY CENTRAL DISTRICT OF CALIFORNIA
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: _____ DEPUTY SV 01-18518 RR Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 29, 2002	Time: 10:00 a.m.
Location: U.S. Bankruptcy Court, 21041 Burbank Bl. Woodland Hills, California	

Type of Sale: Public: Private: Last date to file objections: April 4, 2002

Description of Property to be Sold: The bankruptcy estate will sell its one-half interest in the real property located at 23808 Burbank Blvd., Woodland Hills, CA to Seror Shaffa, former spouse and owner of the other one-half interest in the subject real property.

Terms and Conditions of Sale: All cash. A non-refundable deposit of \$15,000 has been tendered to the Trustee. The balance shall be all due and payable in ten (10) days after entry of an order approving this sale/compromise. In the event Court approval is obtained and the Buyer is unable to close within the aforementioned ten days, the \$15,000 being held by the Trustee shall be forfeited to the Trustee.

Proposed Sale Price: Seventy Thousand Dollars U.S. Currency (\$70,000 U.S.) plus waiver of disputed claims.

Overbid Procedure (If Any): None

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):
Russell H. Rapoport
Plotkin, Rapoport & Nahmias
16633 Ventura Bl. #800
Encino, CA 91436-1836

Date: March 26, 2002