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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number<br>Eric P. Israel (SBN 132426)<br>James B. Devine (SBN 205270)<br>Danning, Gill, Diamond & Kollitz, LLP<br>2029 Century Park East, Third Floor<br>Los Angeles, California 90067-2904<br>Tel: (310) 277-0077 Fax: (310) 277-5735 | FOR COURT USE ONLY<br><b>FILED</b><br><br><b>04 MAY 28 PM 3:06</b><br><br>CLERK U.S. BANKRUPTCY COURT<br>CENTRAL DISTRICT OF CALIFORNIA |
| <b>UNITED STATES BANKRUPTCY COURT<br/>         CENTRAL DISTRICT OF CALIFORNIA</b>   | CASE NO.: _____ DEPUTY<br>LA 03-35715-EC<br><br>Debtor(s).  |

## NOTICE OF SALE OF ESTATE PROPERTY

|   |                         |
|---|-------------------------|
| <b>Sale Date:</b> July 1, 2004  | <b>Time:</b> 10:30 a.m. |
| <b>Location:</b> 255 E. Temple St., Courtroom 1639, 16th Floor, Los Angeles, California |                         |

Type of Sale:     Public:     Private:    Last date to file objections: June 16, 2004

Description of Property to be Sold: real property commonly known as 2032 Orchard Lane, La Candada-Flintridge, California 91001 (the "Property")

Terms and Conditions of Sale: James L. Brown, Chapter 7 trustee for the bankruptcy estate (the "Estate") of Jon Moldafsky (the "Debtor") intends to sell the Estate's right, title and interest in the Property to the Debtor for \$35,000 in cash. The sale is "as-is" and "where-is" without any recourse or warranty, subject to Bankruptcy Court approval and overbid. All liens on the Property will remain if the Property is sold by the Debtor.

Proposed Sale Price: \$35,000

Overbid Procedure (If Any): Minimum overbid is \$800,000, with increments of \$2,500. To qualify, overbidders must delivery a cashier's check to the Trustee's counsel in the amount of \$80,000 two (2) days prior to the hearing.

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 B. Devine, Esq.  
Danning, Gill, Diamond & Kollitz, LLP  
2029 Century Park East, Third Floor  
Los Angeles, California 90067-2904  
Tel: (310) 277-0077; Fax: (310) 277-5735; Email: jdevine@dgdk.com

Date: May 27, 2004