Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
CARMELA T. PAGAY (State Bar No. 195603) LEVENE, NEALE, BENDER, RANKIN & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, CA 90067 Email: ctp@lnbrb.com (310) 277-7400 (310) 277-7584	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: VAHIK SATOORIAN aw SATOORIAN ACCOUNTANCY CORPORATION and OPHELIA SATOORIAN aka OPHELIA KESHISHIAN, Debtor(s).	CASE NO.: 2:09-bk-24108-BR

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: June 1, 2010	**Time:** 2:00 p.m.
Location: U.S. Bankruptcy Court, Ctrm 1668, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: [X] Public [ ] Private Last date to file objections: May 18, 2010

Description of Property to be Sold: 4520 Pennsylvania Avenue, #136, La Crescenta, CA 91214

Terms and Conditions of Sale: The Property shall be sold "as is" and "where is" and without any representations or warranty, express or implied; 6% brokers' commission

Proposed Sale Price: $470,000

Overbid Procedure (If Any): Initial overbid of $1,000 above the proposed price, with each additional bid of $1,000; overbidders must deliver a cashier's check in the amount of $47,100 payable to "Timothy J. Yoo, Ch. 7 Trustee" to the Trustee's counsel at the hearing

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
June 1, 2010, 2:00 p.m., U.S. Bankruptcy Court, Ctrm 1668, 255 E. Temple Street, Los Angeles, CA 90012

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

CARMELA T. PAGAY, ESQ.
LEVENE, NEALE, BENDER, RANKIN & BRILL L.L.P.
10250 Constellation Blvd., Suite 1700
Los Angeles, CA 90067
Tel: (310) 229-1234 Fax: (310) 229-1244

Date: May 11, 2010