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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number ERIC P. ISRAEL (State Bar No. 132426) JOHN N. TEDFORD, IV (State Bar No. 205537) DANNING, GILL, DIAMOND & KOLLITZ, LLP 2029 Century Park East, Third Floor Los Angeles, California 90067 Tel: (310) 277-0077, Fax: (310) 277-5735	FOR COURT USE ONLY FILED 2003 MAY -6 PM 2:15 U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA DON D. CERETTO, CLERK OF COURT BY _____ DEPUTY CLERK CASE NO.: SV 02-16989-KL
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: GHOOGAS AND LISA NAHABEDIAN, <p style="text-align: center;">Debtor(s).</p>	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 27, 2003	Time: 11:00 a.m.
Location: Courtroom "301", 21041 Burbank Blvd., Woodland Hills, California	

Type of Sale: Public Private Last date to file objections: May 13, 2003

Description of Property to be Sold: commercial real property commonly described as
3501 Ocean View Boulevard, Glendale, California

Terms and Conditions of Sale: "AS-IS" AND "WHERE-IS" WITH NO WARRANTY OR RECOURSE WHATSOEVER;
SUBJECT TO COURT APPROVAL; SUBJECT TO OVERBIDS; SUCCESSFUL
BIDDER'S DEPOSIT NON-REFUNDABLE IF BUYER FAILS TO CLOSE SALE TIMELY; ESCROW MUST CLOSE
NO MORE THAN 30 BUT NOT LESS THAN 15 CALENDAR DAYS AFTER ENTRY OF ORDER APPROVING
SALE MOTION

Proposed Sale Price: \$645,000

Overbid Procedure (If Any): MINIMUM OVERBID OF \$660,000; INCREMENTS OF \$2,000; MUST BRING
CASHIER'S CHECK PAYABLE TO "BRAD KRASNOFF, TRUSTEE" IN THE SUM OF \$22,500 TO HEARING

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: May 27, 2003
 (see above)

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

WILLIAM FRIEDMAN
COLDWELL BANKER
7231 W. Manchester Avenue
Los Angeles, CA 90045
tel: 310.559.9020, fax: 310.836.4720

Date: May 5, 2003