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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**	
In re: STEVEN OSCHEROWITZ and SUSAN OSCHEROWITZ, and UNIVERSAL MERCHANTS, INC., a Delaware corporation, Debtor(s).	CASE NO.: LA 04-22926-BB (Substantively Consolidated with LA 04-31426-BB)

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 6/7/06	**Time:** 10:00 a.m.
Location: Courtroom 1475, 225 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☐ Public ☒ Private Last date to file objections: 5/24/06

Description of Property to be Sold: Estate's rights, title and interests in 111 N. Citrus Avenue, Los Angeles, California 90036 and in 117 N. Citrus Avenue, Los Angeles, California 90036.

Terms and Conditions of Sale: See Trustee's Motion for Order: (1) Approving Compromise of Controversy with Steven Oscherowitz; Susan Oscherowitz; Michael Horowitz; Alona Horowitz; Asher Gottesman; Countrywide Home Loans, Inc.; Shalom Mozes; Shevach Mozes; Washington Mutual; Errol Oscherowitz; and Marlene Oscherowitz; and (2) Approving Form of Settlement Agreement

Proposed Sale Price: $625,000

Overbid Procedure (If Any):

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):

Gil Hopenstand
Weinstein, Weiss & Ordubegian LLP
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310-203-9393 310-203-8110 fax
ghopenstand@wwolawyers.com

Date: 5/12/06