

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Jaurigue Law Group Michael J. Jaurigue, SBN 208123 Nam H. Le, SBN 254718 114 N. Brand Blvd., Suite 200 Glendale, CA 91203 Tel: 818.630.7280 Fax: 888.879.1697 michael@jlglawyers.com nam@jlglawyers.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Daniel and Pamela Steinberg</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>DANIEL STEINBERG and PAMELA STEINBERG,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:14-BK-11558-VK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 11/19/2015</p>	<p>Time: 2:00 pm</p>
<p>Location: Courtroom 301, U.S. Bankruptcy Court, 21401 Burbank Blvd., Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 11/05/2015

Description of property to be sold: 2537 Federal Avenue, Los Angeles, CA 90064
Parcel 1: Lot 325, of Tract No. 5498, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in Book 90, Page(s) 10 and 11 of maps in the office of the County Recorder of said County.
Parcel 2: An easement for ingress and egress over the Southerly 15 inches of Lot 324, Tract No. 5498, in the City of Los Angeles, State of California, as per map recorded in Book 90 Page(s) 10 and 11 of maps, in the office of the County Recorder, in the office of the County Recorder of said county. APN 4258-001-042

Terms and conditions of sale: See Exhibit A - Notice of Motion for Sale

Proposed sale price: \$ 800,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Exhibit A - Notice of Motion for Sale

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

Date: 11/19/2015

Time: 2:00 p.m.

Location: Courtroom 301, U.S. Bankruptcy Court, 21401 Burbank Blvd., Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nam H. Le

JAURIGUE LAW GROUP

114 N. Brand Blvd, Ste #200

Glendale, CA 91203

phone: 818-630-7280

email: nam@jlglawyers.com

Date: 10/20/2015

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
114 N. Brand Blvd., Suite 200, Glendale, CA 91203

A true and correct copy of the foregoing document entitled: **NOTICE OF DEBTORS-IN-POSSESSION'S MOTION FOR ORDER AUTHORIZING SALE OF 2537 FEDERAL AVENUE; NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/20/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee- ustpreion16.wh.ecf@usdoj.gov

Russell Clementson Representing United States Trustee- russell.clementson@usdoj.gov

Michael Daniels Representing Nationstar Mortgage LLC- BKECFnotifications@nationstarmail.com

Vincent V Frounjian Representing AMERICAN HONDA FINANCE CORPORATION- vvf.law@gmail.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/20/2015, I serve the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Victoria S. Kaufman

United States Bankruptcy Court

21041 Burbank Boulevard, Suite 354

Woodland Hills, CA 91367

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/20/2015

Vian Knight

/s/ Vian Knight

Date

Printed Name

Signature

ADDITIONAL SERVICE INFORMATION:

Todd S Garan Representing Nationstar Mortgage LLC, Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc Pass Through Certificates 2005-QO2, The Bank of New York Mellon as Trustee for CWHEQ Home Equity Loan Asset Backed Secured, Series 2007-S2, and Courtesy NEF- ch11ecf@piteduncan.com
Nichole Glowin The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 06-00011, Mortgage Pass-Through Certificates, Series 06-00011
nglowin@wrightlegal.net
Leslie M Klott Representing Ocwen Loan Servicing, LLC and Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2006-A15 Mortgage Pass-Through Certificates Series 2006-O-
bankruptcy@zievelaw.com
Valerie L Makarewicz Representing UNITED STATES OF AMERICA on behalf of the INTERNAL REVENUE
SERVICE- valerie.makarewicz@usdoj.gov
Marisol A Nagata Representing Wells Fargo Bank, N.A.- cdcaecf@bdfgroup.com
Joshua L Scheer Representing NSP LA TRUST, its successors and/or assignees- jscheer@scheerlawgroup.com
Darlene C Vigil For Courtesy NEF cdcaecf@bdfgroup.com

ADDITIONAL SERVICE INFORMATION:

Russell Clementson
United States Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

Trotter's Tax Service
Attn: Charles Trotter
4934 West 142nd Street
Hawthorne, CA 90250
(Secretary of State-California)
Via Certified Mail

Daniel & Pamela Steinberg
8211 Melba Ave.,
West Hills, CA 91304

Chase Bank, NA
Attn: Officer
201 North Walnut Street
Wilmington, DE 19801
(FDIC)
Via Certified Mail

Securities Exchange Commission
5670 Wilshire Boulevard, 11th Floor
Los Angeles, CA 90036

American Honda Finance
POB 168088
Irving TX 75016-8088
(Proof of Claim)

DEUTSCHE BANK NATIONAL TRUST COMPANY,
c/o Ocwen Loan Servicing, LLC
Attn: Bankruptcy Department
P.O. BOX 24605
West Palm Beach, FL 33416-4605
(Proof of Claim)

Bank of America, N.A.
Attn: Officer
100 N. Tryon St.
Charlotte, NC 28202
(FDIC)
Via Certified Mail

Deutsche Bank Trust Company Americas
Nationstar Mortgage LLC
ATTN: Bankruptcy Dept 2
PO Box 630267
Irving, Texas 75063
(Proof of Claim)

Citibank, National Association
Attn: Officer
701 East 60th Street North
Sioux Falls, SD 57104
(FDIC)
Via Certified Mail

Deutsche Bank Trust Company Americas
Attn: Officer
60 Wall Street
New York, NY 10005
(FDIC)

Via Certified Mail

Franchise Tax Board
Bankruptcy Section MS A340
PO BOX 2952
Sacramento CA 95812-2952
(Proof of Claim)

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101
(Proof of Claim)

Los Angeles County Tax Collector
PO Box 54110
Los Angeles, CA 90054
(Proof of Claim)

Department Stores National Bank/Macy's
Bankruptcy Processing
PO Box 8053
Mason, OH 45040
(Proof of Claim)

Ocwen Loan Servicing L
12650 Ingenuity Dr
Orlando, FL 32826

Residential Credit Solutions
P. O. BOX 163229
Forth Worth, Texas 76161
(Proof of Claim)

Residential Credit Solutions, Inc.
Corporation Service Company which will do business in
California as csc - lawyers incorporating service
2710 gateway oaks dr ste 150n
Sacramento, CA 95833
(Secretary of State-California)