

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>EDWARD M. WOLKOWITZ (SBN 68298) 800 S Figueroa Street, #1260 Los Angeles, CA 90017 Telephone: (310) 229-3367 Telecopier: (213) 627-7194 Email: emw@lnbyb.com</p> <p>Chapter 7 Trustee</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: MOSHE NIV & LISA NIV,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:10-bk-11838-RN CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 05/29/2013</p>	<p>Time: 9:00 am</p>
<p>Location: Courtroom 1645, 255 East Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 05/15/2013

Description of property to be sold:

Single-family residence located at 1812 Roxbury Drive, Los Angeles, CA 90035

Terms and conditions of sale:

All cash. Closing to occur 15 days after entry of a final order approving the sale.
See Trustee's Sale Motion for further information.

Proposed sale price: Pending offer - \$3,390,000 Initial overbid \$3,800,000

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):

\$100,000.00 deposit due on or before May 15, 2013 to qualify as overbidder. Initial overbid \$3,800,000.00.

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

N/A

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

W Darrow Fiedler
Keller Williams Realty
23670 Hawthorne Blvd., Suite 100
Torrance, CA 90505
darrow@kw.com
310.600.0757

Date: 05/06/2013

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: 800 S Figueroa Street, #1260, Los Angeles, CA 90017

A true and correct copy of the foregoing document entitled (*specify*): **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*) May 6, 2013, 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:

- **COURTESY NEF** Jenelle C Arnold jarnold@piteduncan.com, ecfcacb@piteduncan.com
- **COURTESY NEF** Robert D Bass rbass@greenbass.com
- **COUNSEL FOR DEBTOR** Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com
- **COURTESY NEF** Robert G Berke info@berkelawoffices.com
- **COUNSEL FOR CREDITOR** Yevgeniya Lisitsa glisitsa@msn.com
- **ASSIGNED CREDITOR**: Amy Payment amy.payment@jeffersoncapitalinternational.com
- **COUNSEL FOR CREDITOR** Michael Shemtoub michael@lexingtonlg.com
- **PRIOR COUNSEL FOR CREDITOR** Patrick H Sherwood psherwood@sherwood-hardgrove.com
- **UNITED STATES TRUSTEE** (LA) ustpreion16.la.ecf@usdoj.gov
- **TRUSTEE** Edward M Wolkowitz (TR) emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) May 6, 2013, I served 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.

PRESIDING JUDGE

Honorable Richard M. Nieter
U.S. Bankruptcy Court
255 E Temple Street, Room 1652
Los Angeles, CA 90012

COURTESY MANUAL NOTICE

Nathaniel Kelly
9107 Wilshire Blvd Ste 450
Los Angeles, CA 90012

DEBTORS

Moshe Niv & Lisa Niv
1812 Roxbury Drive
Los Angeles, CA 90035

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) May 6, 2013, 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.

COUNSEL FOR CITIMORTGAGE, INC.

Balpreet Thiara, Esq.
Pite Duncan, LLP
4375 Jutland Drive, Suite 200
San Diego, CA 92117
Via email: bthiara@piteduncan.com

CO-COUNSEL FOR DEBTOR

Eli J. Karpeles, Esq.
Karpeles & Associates
8383 Wilshire Boulevard, Suite 346
Beverly Hills, CA 90211
Via email: ejkarpeles@sbcglobal.net

COUNSEL FOR CREDITOR - Notis Enterprises, Inc.

Peter L. Weinberger & Associates
468 N. Camden Drive
Second Floor
Beverly Hills, CA 90210
(W) (310) 860-5630
(Fax) (424) 288-5582
Via email: weinbergerlaw@yahoo.com

COUNSEL FOR CREDITOR – Douglas Emmet 1997, LLC.

Leland P. Smith
Douglas Emmett
808 Wilshire Blvd., Suite 200
Santa Monica, CA 90401
Via email: lsmith@douglasemmett.com

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.

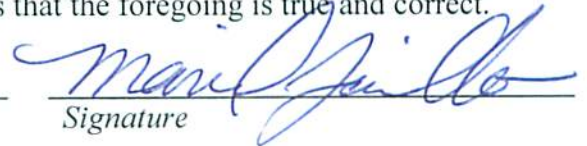
May 6, 2013

Marisol Jaramillo

Date

Printed Name

Signature



Label Matrix for local noticing
0973-2

Case 2:10-bk-11838-RN
Central District Of California
Los Angeles
Wed May 1 15:51:59 PDT 2013

Keller Williams
23670 Hawthorne Blvd. Ste. 101
Torrnace, CA 90505-5978

% AT&T Services Inc.
James Grudus, Esq.
One AT&T Way, Room 3A218
Bedminster, NJ 07921-2693

Allied Collection Svcs
7120 Hayvenhurst Ave Ste
Van Nuys, CA 91406-3813

(p)AMERICAN HONDA FINANCE
P O BOX 168088
IRVING TX 75016-8088

Bank Of America
4060 Ogletown/Stan
Newark, DE 19713

Chase
Po Box 15298
Wilmington, DE 19850-5298

Citi
Po Box 6241
Sioux Falls, SD 57117-6241

City of Los Angeles
PO Box 30087
Los Angeles, CA 90030-0087

Credit Management
4200 International Pwy
Carrollton, TX 75007-1912

DOUGLAS EMMETT 1997 LLC
808 Wilshire Boulevard
Suite 200
Attn: Leland P. Smith
Santa Monica, CA 90401-1889

Notis Enterprises, Inc.
5455 Wilshire Blvd., Suite 901
Los Angeles, CA 90036-4276

Able Credit
P.o. Box 471630
San Francisco, CA 94147-1630

American Express
c/o Becket and Lee
Po Box 3001
Malvern, PA 19355-0701

American Infosource Lp As Agent for
American Honda Finance
PO Box 248838
Oklahoma City, OK 73124-8838

Caine & Weiner
21210 Erwin Street
Woodland Hills, CA 91367-3714

Chase Auto Finance
PO BOX 78101
Phoenix, AZ 85062-8101

Citi Mortgage Inc.
P.O. Box 5237
Englewood, CO 80155-5237

Client Services, Inc.
PO Box 1503
Saint Peters, MO 63376-0027

DBI Housing, LLC
4808 W. Washington Blvd.
Los Angeles, CA 90016-1502

Jefferson Capital Systems, LLC
PO BOX 7999
Saint Cloud, MN 56302-7999

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Accounts Receivable Technologies
One Woodbridge Center, Ste. 410
Woodbridge, NJ 07095-1151

American Express Bank, FSB
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

Asi Electric Inc.
9909 Topanga Canyon Blvd., # 213
Chatsworth, CA 91311-3602

Certegy Payment Recovery
11601 Rosselvelt Blvd
Saint Petersburg, FL 33716-2202

Chase Bank USA, N.A.
PO Box 15145
Wilmington, DE 19850-5145

City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210-4817

Cmre Financial Services Inc
3075 E Imperial Hwy
Suite 200
Brea, CA 92821-6753

DON C SHERWOOD
C/O MOSHE NIV AND PREF INC
11812 SAN VICENTE BLVD STE 210
LOS ANGELES CA 90049-6622

David Alan Flooring, Inc
369 South Doheny Dr., Ste.
Beverly Hills, CA 90211-3577

De Lage Landen
P.O. Box 41601
Philadelphia, PA 19101-1601

Discover Bank
DFS Services LLC
PO Box 3025
New Albany, OH 43054-3025

Discover Fin Svcs Llc
Po Box15316
Wilmington, DE 19850-5316

Douglas Emmett 1997 LLC
c/o Sherwood and Hardgrove
11812 San Vicente Blvd, Ste 210
Los Angeles, CA 90049-6622
Attn: Don C Sherwood, Esq

Dsnb Bloom
Bloomingdale's Bankruptcy
Po Box 8053
Mason, OH 45040-8053

Expo/chsd
Po Box 6497
Sioux Falls, SD 57117-6497

FIA Card Services, NA/Bank of America
by American InfoSource LP as its agent
PO Box 248809
Oklahoma City, OK 73124-8809

Family First
6505 . Sepulveda Blvd.
Los Angeles, CA 90045-1524

Fazio Cleaners
9260 W. Oylmpc Blvd
Beverly Hills, CA 90212

First Premier Bank
601 S Minnesota Ave
Sioux Falls, SD 57104-4868

Franchise Tax Board
P.O. Box 419001
Rancho Cordova, CA 95741-9001

Franchise Tax Board
POB 2952
Sacramento CA 95812-2952

GC Aquascapes
Gregory A. Ceniceros
1903 California Ave
Santa Monica, CA 90403-4404

GC Services
6330 Gulfton
Houston, TX 77081-1198

GE Money Bank
c/o Recovery Management Systems Corporat
25 SE 2nd Ave Suite 1120
Miami FL 33131-1605

Gemb/pacific Sales
Po Box 981439
El Paso, TX 79998-1439

Gmac Automotive Bank
P.o. Box 380901
Bloomington, MN 55438-0901

Granite Loans
10770 E. Briarwood Ave. Ste. 280
Englewood, CO 80112-3807

Grant & Weber
26575 West Agoura Road
Calabasas, CA 91302-2975

HSBC Bank Nevada, N.A.
by PRA Receivables Management, LLC
PO Box 12907
Norfolk VA 23541-0907

Hillcrest
Kimball, Tirey & St, John, LLP
350 S. Figueroa St., Ste. 498
Los Angeles, CA 90071-1203

Hsbc Bank
Attn: Bankruptcy
Po Box 5253
Carol Stream, IL 60197-5253

Hunt & Henriques
Attorney At Law
151 Bernal Road, Suite B
San Jose, CA 95119-1306

J J Mac Intyre Co Inc
1801 California Ave
Corona, CA 92881-7251

Jean C Wilcox, ESQ
Hershshorin and Henry, LLP
27422 Portola Parkway, Ste. 360
Foothill Ranch, CA 92610-2837

KG Construction Solution USA, Inc.
DBA Elegant Fireplace Mantels
14876 Raymer St.
Van Nuys, CA 91405-1219

LA County
500 W Temple Street
Los Angeles, CA 90012-2713

LA County DA Bad Check Restitution
P.O 86407
Los Angeles, CA 90086-0407

LA County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

Lisitsa Law Group
5455 Wilshire Blvd., Ste. 901
Woodland Hills, CA 91364

Los Angeles County Treasurer
and Tax Collector
PO Box 54110
Los Angeles CA 90054-0110

Macys/fdsb
9111 Duke Blvd
Mason, OH 45040-8999

Meir and Dina Niv
6617 Vickiview Dr
West Hills CA 91307-2750

Midland Funding LLC
By its authorized agent Recoser, LLC
25 SE 2nd Ave, Suite 1120
Miami, FL 33131-1605

NCO Financial Services
507 Prudential Rd.
Horsham, PA 19044-2368

National Enterprise System
29125 Solon Rad
Solon, OH 44139

Nationwide Credit
2015 Vaughn rd NW #400
Kennesaw, GA 30144-7802

Notis Enterprises dba L&M Construction
Y. Gina Lisitsa, Attorney at Law
5455 Wilshire Blvd, Ste 901
Los Angeles, CA 90036-4276

Notis Enterprises, Inc DBA L&M
4221 Wilshire Blvd., Ste. 282
Los Angeles, CA 90010-3552

PYOD LLC its successors and assigns as assignee
Citibank
c/o Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

PYOD LLC its successors and assigns as assignee
Citibank, N.A.
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Pico Cabinets & Contracting, Inc
2910 Nebraska Ave
Santa Monica, CA 90404-4109

Premier Bankcard/ Charter
P.O. Box 2208
Vacaville, CA 95696-8208

Progressive Mgmt Systems
1521 W Cameron Ave Fl 1
West Covina, CA 91790-2738

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Redline Recovery Services
11675 Rainwater Dr., Ste. 350
Alpharetta, GA 30009-8693

Rjm Acquisitions Llc
575 Underhill Blvd
Suite 224
Syosset, NY 11791-4437

Ron Niv
341 N Sweetzer Ave
Los Angeles CA 90048-2601

Sher, Sherr, Gelb & Company
15060 Ventura Blvd, Suite #300
Sherman Oaks, CA 91403-2426

Sparklettes
POB 660579
Dallas, TX 75266-0579

Sunrise Credit Services
260 Airport Plaza
Farmingdale, NY 11735-4021

Superior Court of California
1633 Purdue Ave
Los Angeles, CA 90025-3117

Swat System Security Group
P.O. Box 3684
Beverly Hills, CA 90212-0684

Target
P.O. Box 038994
Tuscaloosa, AL 35403-8994

The Home Depot Expo
P.O. Box 6405
Dallas, TX 75265

United States Trustee (LA)
725 S Figueroa St., 26th Floor
Los Angeles, CA 90017-5413

Unv1/citi
Attn.: Centralized Bankruptcy
Po Box 20507
Kansas City, MO 64195-0507

Verizon Wireless
PO BOX 3397
Bloomington IL 61702-3397

Verizon Wireless
POB 96088
Bellevue, WA 98009-8800

LABELS/ÉTIQUETTES/ETIQUETAS

Wells Fargo Bank
P.O. Box 5058
Portland, OR 97208-5058

~~Edward M Wolkowitz (TR)
Levene Neale Bender Rankin & Brill LLP
800 South Figueroa Street, Suite 1260
Los Angeles, CA 90017-2581~~

Eli J Karpeles
Karpeles & Associates
8383 Wilshire Blvd Ste 346
Beverly Hills, CA 90211-2434

~~Lisa B Niv
1812 Roxbury Dr.
Los Angeles, CA 90035-4030~~

~~Michael Jay Berger
9454 Wilshire Blvd 6th Fl
Beverly Hills, CA 90212-2937~~

~~Moshe Niv
1812 Roxbury Dr.
Los Angeles, CA 90035-4030~~

~~Robert D. Bass
Greenberg & Bass LLP
16000 Ventura Blvd.
Suite 1000
Encino, CA 91436-2762~~

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

~~American Honda Finance
6261 Katella Ave # 1 A
Cypress, CA 90630~~

~~(d)Honda Finance
P.O. Box 165378
Irving, TX 75016~~

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

~~(u)Courtesy NEF~~

~~(d)Hillcrest
Kimball, Tirey & st. John LLP
350 S. Figueroa St. Ste. 498
Los Angeles, CA 90071-1203~~

~~(d)Jefferson Capital Systems, LLC
PO Box 7999
Saint Cloud, MN 56302-7999~~

End of Label Matrix
Mailable recipients 96
Bypassed recipients 3
Total 99

LABELS/ÉTIQUETTES/ETIQUETAS

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