

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  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  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Daniel and Pamela Steinberg	FOR COURT USE ONLY
--	--------------------

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b>	
In re:  DANIEL STEINBERG and PAMELA STEINBERG,   Debtor(s).	CASE NO.: 1:14-BK-11558-VK CHAPTER: 11  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 07/09/2015	<b>Time:</b> 2:00 pm
<b>Location:</b> Courtroom 301, U.S. Bankruptcy Court, 21401 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:** ☐ Public ☒ Private **Last date to file objections:** 06/25/2015

**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:** \$ 825,000.00

**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: 7/9/2015

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: 06/09/2015

## 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 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)* 06/09/2015, 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- [ustregion16.wh.ecf@usdoj.gov](mailto:ustregion16.wh.ecf@usdoj.gov)

Russell Clementson Representing United States Trustee- [russell.clementson@usdoj.gov](mailto:russell.clementson@usdoj.gov)

Michael Daniels Representing Nationstar Mortgage LLC- [BKECFnotifications@nationstarmail.com](mailto:BKECFnotifications@nationstarmail.com)

Vincent V Frounjan Representing AMERICAN HONDA FINANCE CORPORATION- [vvf.law@gmail.com](mailto:vvf.law@gmail.com)

☒ Service information continued on attached page

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

On *(date)* 06/09/2015, 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.

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.

06/09/2015

*Date*

Nefertari Ramsey

*Printed Name*

/s/ Nefertari Ramsey

*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 CWMBS, 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

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

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

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

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

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

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

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

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)

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

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)