

1 Lenore L. Albert, Esq. SBN 210876  
 2 LAW OFFICES OF LENORE ALBERT  
 3 7755 Center Avenue, Suite #1100  
 4 Huntington Beach, CA 92647  
 5 Telephone (714) 372-2264  
 6 Facsimile (419) 831-3376  
 7 Email: lenorealbert@msn.com

8 Attorney for Plaintiffs, Eddie Yau, et al, an individual  
 9 *on behalf of themselves and all others similarly situated*

10 **UNITED STATES DISTRICT COURT**  
 11 **CENTRAL DISTRICT OF CALIFORNIA**

12 EDDIE YAU, et al, *an individual, on*  
 13 *behalf of themselves and all others*  
 14 *similarly situated,*

CASE NO. *SACV 11-006-JVS (RNBx)*

Assigned to the Hon. James V. Selna

15 Plaintiffs,

**PRELIMINARY INJUNCTION**

16 vs.

Date: TBD  
 Time: TBD  
 Courtroom: 10C

17 DEUTSCHE BANK NATIONAL  
 18 TRUST COMPANY, N.A., et al.,  
 19 Defendants.

**PRELIMINARY INJUNCTION**

1           The court having considered the moving and opposing papers filed in this action,  
2 all oral argument of counsel, and the evidence submitted thereon, Plaintiffs' Joanne  
3 Anderson and Angela Brown's request for a Preliminary Injunction is hereby  
4 **GRANTED.**

5  
6           Defendant Aurora Loan Services, LLC, its employees, agents, representatives and  
7 all others acting in concert therewith, are hereby enjoined from selling the homes of  
8 Joanne Anderson or Angela Brown; transferring title of the homes of Joanne Anderson  
9 or Angela Brown; sending out a new notice of sale date; publishing a new sale date;  
10 sending out realtors to the home to evict or otherwise dispossess the Plaintiffs from their  
11 property; or do any act to further transfer or impair any interest in their properties, or  
12 take any further action affecting title to or possession of their properties until further  
13 order of this Court.  
14

15  
16           The properties affected by this Order are located at:

17  
18           24291 Park Pl Dr., Laguna Niguel, CA 92677

19  
20           and

21  
22           4516 Abruzzi Circle, Stockton, CA 95206

23  
24           The court declines to require a bond at this time.  
25  
26  
27  
28

1           The Court directs Aurora Loan Services, LLC to give Nationstar Mortgage LLC  
2 immediate notice of this Preliminary Injunction.

3  
4           **IT IS SO ORDERED.**

5  
6  
7 Dated: July 10, 2013



8  
9           \_\_\_\_\_  
10           HON. JAMES V. SELNA  
11           UNITED STATES DISTRICT COURT JUDGE  
12           CENTRAL DISTRICT OF CALIFORNIA

1 PROOF OF SERVICE

2  
3 STATE OF CALIFORNIA, COUNTY OF ORANGE:

4 I declare that I am over the age of 18 years, and not a party to the within action; that I  
5 am employed in Orange County, California; my business address is 7755 Center Avenue  
Suite #1100, Huntington Beach, CA 92647.

6 On July 8, 2013, I served a copy of the following document(s) described as:  
7 **[PROPOSED] PRELIMINARY INJUNCTION**

8 On the interested parties in this action as follows:  
9 See Mailing List

10 **[x] BY CM/ECF** – I caused such document(s) to be transmitted to the office(s) of the  
11 addressee(s) listed above by electronic mail at the e-mail address(es) set forth pursuant to  
FRCP 5(d)(1).

12 **[x] BY EMAIL\*** – I caused such document(s) to be transmitted to the office(s) of the  
13 addressee(s) listed above by electronic mail at the e-mail address(es) set forth.

14 **[ ] BY FAX** – I caused such document(s) to be transmitted facsimile from the offices  
15 located in Westminster, California this business day to the aforementioned recipients.

16 I declare under penalty of perjury under the laws of the State of California and the United  
17 States of America that the foregoing is true and correct.

18 Dated: July 8, 2013

19 /s/ Lenore Albert

20 Lenore Albert

MAILING LIST

Nationstar Mortgage LLC\*

350 Highland Dr  
Lewisville, TX 75067  
Fax: 866-245-5896  
icon@nationstarmail.com  
loganathon.gopal@nationstarmail.com  
kamal.ramasamy@nationstarmail.com

For Defendant Aurora Loan Services, LLC:

Victoria Edwards & Justin D Balser  
Akerman Senterfitt LLP  
725 South Figueroa Street, 38<sup>th</sup> Floor  
Los Angeles, CA 90017-5433  
Ph: 213-688-9500  
Fx: 213-627-6342  
Justin.balser@akerman.com  
Victoria.edwards@akerman.com