

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  RAYMOND H. AVER - SBN 109577 LAW OFFICES OF RAYMOND H. AVER A Professional Corporation 1950 Sawtelle Boulevard, Suite 120 Los Angeles, California 90025 Telephone: (310) 571-3511 e-mail: ray@averlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Albany Investment Properties, LLC	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  ALBANY INVESTMENT PROPERTIES, LLC,   Debtor(s).	CASE NO.: 2:14-bk-26237-BB CHAPTER: 11  <div style="text-align: center; border: 1px solid black; padding: 5px;"> <b>NOTICE OF SALE OF ESTATE PROPERTY</b> </div>

<b>Sale Date:</b> 10/14/2015	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 1475, 255 East Temple Street, Los Angeles, California 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/30/2015

**Description of property to be sold:**

(a) Multifamily apartment building located at 1412 West 10th Place, Los Angeles, California 90015 ("West 10th Place Property"); and (b) multifamily apartment building located at 1019-1021 Albany Street, Los Angeles, California 90015 ("Albany Street Property") (the West 10th Place Property and the Albany Street Property will be collectively referred at the "Albany Properties").

**Terms and conditions of sale:**

The Albany Properties are being sold for the purchase price of \$2.75 million and free and clear of any interest in such properties.

**Proposed sale price:** \$ 2,750,000.00

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):** Not Applicable

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

Date: October 14, 2015

Time: 11:00 a.m.

Location: Courtroom 1475

United States Bankruptcy Court

255 East Temple Street

Los Angeles, California 90012

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

Raymond H. Aver, Esquire

Law Offices of Raymond H. Aver

A Professional Corporation

1950 Sawtelle Boulevard, Suite 120

Los Angeles, California 90025

Telephone: (310) 571-3511

e-mail: ray@averlaw.com

Date: 08/17/2015

## 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:  
1950 Sawtelle Boulevard, Suite 120, Los Angeles, California 90025.

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) 08/17/2015, 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:

Service information continued on attached page

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

On (date) 08/17/2015, 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.

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) 08/17/2015, 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.

Honorable Sheri Bluebond  
Bin outside of Suite 1482

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.

08/17/2015  
Date

Julio Ramos  
Printed Name

  
Signature

**SERVICE LIST**

**VIA NEF**

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M Jonathan Hayes jhayes@srhlawfirm.com,  
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Jeffrey G Thomas jgthomas128@gmail.com, usoldit@hotmail.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

**VIA U.S. MAIL**

Albany Investment Properties, LLC  
333 South Doheny Drive, Suite 312  
Los Angeles, CA 90048-3772

Antonio Magallenes  
10910 Avalon Boulevard, #2  
Los Angeles, CA 90061

City of Los Angeles Office of Finance  
Los Angeles City Attorney's Office  
Attn: Wendy Loo  
200 North Main Street, Suite 916  
Los Angeles, CA 90012-4128

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

Franchise Tax Board  
Bankruptcy Unit  
PO Box 2952  
Sacramento, CA 95812-2952

Frank McHugh  
1285 West Jefferson Boulevard  
Los Angeles, CA 90007-2939

Frank McHugh  
c/o FCI Lender Services  
P.O. Box 27370  
Anaheim, CA 92809-0112

Frank McHugh-O'Donovan Foundation, Inc.  
c/o FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim Hills, CA 92809-0112

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15233 Ventura Boulevard, Suite 250  
Sherman Oaks, California 91403

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918 North Western Avenue  
Los Angeles, CA 90029

Internal Revenue Service  
Centralized Insolvency Operations  
P.O. Box 7346  
Philadelphia PA 19101-7346

Internal Revenue Services  
P.O. Box 21126  
Philadelphia , PA 19114

Kimberly Maxey  
c/o Mindy Bish, Esquire  
22505 Market Street, Suite 104  
Newhall, CA 91321-2978

LADWP  
P.O. Box 30808  
Los Angeles, CA 90030-0808

LADWP  
Attn: Bankruptcy  
P.O. Box 51111  
Los Angeles, California 90051-5700

L.A. County Tax Collector  
Bankruptcy Unit  
P.O. Box 54110  
Los Angeles, CA 90054-0110

Los Angeles City Clerk  
P.O. Box 53200  
Los Angeles, CA 90053-0200

Los Angeles Housing Department  
1200 West 7th Street, Suite 900  
Los Angeles, CA 90017

R. Alexander Comley  
201 Wilshire Boulevard, Suite A3  
Santa Monica, California 90401-1208

Remus  
5812 West Pico Boulevard  
Los Angeles, CA 90019

Securities & Exchange Commission  
5610 Wilshire Avenue, 11th Floor  
Los Angeles, CA 90036-5621

Silvester Mandujan  
1214 West 8th Street, #103  
Los Angeles, CA 90015

Southern California Gas Company  
Mass Markets Credit & Collections  
The Gas Company  
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