Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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 email: ray@averlaw.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* OSHER AND OSHER, INC.	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re:	CASE NO.: 1:16-bk-10069-MT CHAPTER: 11
OSHER AND OSHER, INC., Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 03/03/2016	**Time:** 9:30 am
Location: Courtroom 302, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/18/2016

Description of property to be sold:
Commercial real property, located at 1310 East Olympic Boulevard, Los Angeles, California 90021 ("Olympic Boulevard Property").

Terms and conditions of sale:
Debtor seeks a Court order authorizing it to sell the Olympic Boulevard Property outside the ordinary course of Debtor's business, pursuant to 11 U.S.C. §363(b), for the purchase price of $1,980,000.00, free and clear of any interest in such property, pursuant to 11 U.S.C. §363(f).

Proposed sale price: $ 1,980,000.00

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: March 3, 2016
Time: 9:30 a.m.
Location: Courtroom 302
United States Bankruptcy Court
21041 Burbank Boulevard
Woodland Hills, California 91367

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 email: ray@averlaw.com

Date: 02/11/2016

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*) 02/11/2016, 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*) 02/11/2016, 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*) 02/11/2016, 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 Maureen A. Tighe
Bin on 1st Floor outside entry to the Intake Section

☐ 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.

02/11/2016	Ani Minasyan	
Date	*Printed Name*	*Signature*

SERVICE LIST

Via NEF

Simon Aron saron@wrslawyers.com
Raymond H Aver ray@averlaw.com
Katherine Bunker kate.bunker@usdoj.gov
Elsa M Horowitz ehorowitz@wrslawyers.com, aparisi@wrslawyers.com
Charles Shamash cs@locs.com, generalbox@locs.com
Shalem Shem-Tov shalem@netshemlaw.com, shalemecf@gmail.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Via First Class Mail

Audrey Max Group
1801 Avenue of the Stars
Century City, CA 90067

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

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Services
300 North Los Angeles Street, Stop 5027
Los Angeles, CA 90012

Jasmin Boodaie
10465 Eastbourne Avenue, Suite 207
Los Angeles, CA 90025

Lakewood Parkway, LLC
15821 Ventura Boulevard, Suite 460
Encino, CA 91436

Lone Oak Fund, LLC
11611 San Vicente Blvd., Suite 640
Los Angeles, CA 90049

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

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90051-0110

Rak Tov Investments, LLC
4400 Radford Avenue
Studio City, CA 91607

Saeid Aminpour
27208 Walnut Spring
Santa Clarita, California 91351

Securities & Exchange Commission
444 South Flower Street, Suite 900
Los Angeles, CA 90071