

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Rosendo Gonzalez (State Bar No. 137352) Chapter 7 Trustee 530 S. Hewitt Street, Suite 148 Los Angeles, CA 90013 (t) 213-452-0070 (f) 213-452-0080 E-mail: rossgonzalez@gonzalezplc.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: 714 ALEXANDRIA LLC LLC aka 714 ALEXANDRIA, LLC, Debtor(s).	CASE NO.: 2:24-bk-12640-BR CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 12/17/2024	Time: 10:00 am
Location: Courtroom 1668	

Type of Sale: Public Private **Last date to file objections:** 12/03/2024

Description of property to be sold:

Debtor's and bankruptcy estate's claims and causes of action identified in Schedule "B," filed on October 23, 2023, and related to state court action (LASC Case No. 24STCV22418)

Terms and conditions of sale: see Trustee's filed motion

Proposed sale price: \$ 40,000.00

Overbid procedure (if any): see Trustee's filed motion

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

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

Rosendo Gonzalez, Chapter 7 Trustee, 530 S. Hewitt Street, Suite 148, Los Angeles, CA 90013; 213-452-0070;
rossgonzalez@gonzalezplc.com

Date: 11/15/2024

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:

530 S. Hewitt Street #148, Los Angeles, CA 90013

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) 11/20/2024, 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:

See Attached List

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/20/2024 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.

See Attached List

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.

11/20/2024
Date

Gabrielle I. Gonzalez
Printed Name

/s/Gabrielle I. Gonzalez
Signature

ADDITIONAL SERVICE INFORMATION

VIA NOTICE OF ELECTRONIC COURT FILING (NEF):

- **John A Baik** John@BaikLawGroup.com, jasblaw@gmail.com
- **Moses S Bardavid** mbardavid@hotmail.com
- **Rosendo Gonzalez (TR)** rgonzalez@ecf.axosfs.com,
rossgonzalez@gonzalezplc.com;jzavala@gonzalezplc.com;zig@gonzalezplc.com;
gig@gonzalezplc.com
- **Arnold L Graff** agraff@wrightlegal.net,
bkudgeneralupdates@wrightlegal.net;jpowell@wrightlegal.net
- **Matthew Harrison** matt@proclaw.com
- **Stella A Havkin** stella@havkinandshrago.com, shavkinesq@gmail.com
- **Chris D. Kuhner** c.kuhner@kornfieldlaw.com
- **Dare Law** dare.law@usdoj.gov
- **Ron Maroko** ron.maroko@usdoj.gov
- **Kerry A. Moynihan** kerry@kamlegal.com
- **Michael N Nicastro** courtfiling@nicastropc.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Reilly D Wilkinson** rwilkinson@scheerlawgroup.com,
rwilkinson@ecf.courtdrive.com
- **Lukasz I Wozniak** lwozniak@wrightlegal.net, jevaristo@wrightlegal.net

VIA U.S. MAIL

U.S. Bankruptcy Judge
The Honorable Barry Russell
United States Bankruptcy Court
255 East Temple Street,
Suite 1660
Los Angeles, CA 90012

Debtor
714 Alexandria LLC
800 W. 6th Street, 16th FL.
Los Angeles, CA 90017

Label Matrix for local noticing
0973-2
Case 2:24-bk-12640-BR
Central District of California
Los Angeles
Wed Nov 20 14:31:36 PST 2024

714 Alexandria LLC
800 W 6th Street
16th Floor
Los Angeles, CA 90017-2704

Agoura Hills Financial, Inc.
c/o LAW OFFICES OF MOSES S. BARDAVID
15910 Ventura Boulevard
Suite 1405
Encino, CA 91436-2836

North Star Capital Fund, LLC
1470 Civic Court
Suite 340
Concord, CA 94520-5230

Scott Capital Management Fund 1, LLC, an Ari
Wright, Finlay & Zak, LLP
4665 MacArthur Court, Suite 200
Newport Beach, CA 92660-1811

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

2007 Bentley Max Richard Revocable Trust dat
5851 Clear Valley Road
Hidden Hills, CA 91302-1204

Agoura Hills Financial, Inc.
21820 Burbank Blvd. Ste 250
Woodland Hills, CA 91367-6487

Alvarez Construction Service Inc
2918 Camino Del Zuro
Thousand Oaks, CA 91360-4601

Betula Lenta Inc
800 W 6th Street
16th Floor
Los Angeles, CA 90017-2704

Bowles & Verna LLP
2121 N California Boulevard Suite 875
Walnut Creek, CA 94596-7387

CGE Fire Protection
1046 S Norton Ave # 7
Los Angeles, CA 90019-3208

David M Browne
21900 Burbank Blvd Suite 112
Woodland Hills, CA 91367-7927

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA, PA 19101-7346

J Woo Engineers
1411 Riderwood Ave
Hacienda Heights, CA 91745-2631

J Woo Engineers
411 Riderwood Ave
Hacienda Heights, CA 91745

Jason E Micheals
Micheals Family 2021 Family Trust Octobe
1248 Tellum Drive
Pacific Palisades, CA 90272-2246

Jonathan Pae
800 W 6th St
16th Floor
Los Angeles, CA 90017-2704

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE
ATTN BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

Moses Bardavid
15910 Ventura Blvd Ste 1405
Encino, CA 91436-2836

National Construction Rentals
PO Box 841461
Los Angeles, CA 90084-1461

Office of the U.S. Trustee
915 Wilshire Blvd Suite 1850
Los Angeles, CA 90017-3560

Pacific Bell Telephone Company dba AT&T
Attn Risk Management
1010 Pine 6W-P-02
St Louis, MO 63101-2015

Schifrin, Gagnon & Dickey
3914 Murphy Canyon Rd A-232
San Diego CA 92123-4416

Schindler Elevator Corporation
1530 Timberwolf Drive
Holland, OH 43528-9161

Scott Capital Management Fund 1 LLC
7181 E Camelback Rd Ste 105
Scottsdale, Az 85251-1280

Spectrum
PO Box 60074
City of Industry, CA 91716-0074

Steve's Construction & Plumbing LLC
745 Alabama Ave #14
Canoga Park, CA 91304

Stevens Construction & Plumbing LLC
745 Alabama Ave # 14
Canoga Park, CA 91304-6638

T. Robert Finlay
Wright Finlay & Zak LLP
4665 MacArthur Court Suite 200
Newport Beach, CA 92660-1811

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Wright, Finlay & Zak, LLP
Attn: Arnold L. Graff, Esq.
4665 MacArthur Court, Ste. 200
Newport Beach, CA 92660-1811

Matthew Harrison
Prometheus Civic Law
120 Vantis Dr Ste 300
Suite 300
Aliso Viejo, CA 92656-2677

Rosendo Gonzalez (TR)
Gonzalez & Gonzalez Law, P.C.
530 S. Hewitt Street, Suite 148
Los Angeles, CA 90013-1906

Stella A Havkin
Havkin & Shrago
5950 Canoga Avenue, Suite 400
Woodland Hills, CA 91367-5037

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).

Los Angeles County Tax Collector
PO Box 54018
Los Angeles, CA 90054-0088

(d) Los Angeles County Treasurer and Tax Collector
Attn: Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054

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

(u) Courtesy NEF

(d) North Star Capital Fund LLC
1470 Civic Court Suite 340
Concord, CA 94520-5230

End of Label Matrix	
Mailable recipients	34
Bypassed recipients	2
Total	36