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B1 (Official Form 1) (1/08)

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION				Voluntary Petition	
Name of Debtor (if individual, enter Last, First, Aznar Texas Properties, LLC	Middle):		Name of Joint Debtor (Spouse) (Last, First, N	l Middle):	
All Other Names used by the Debtor in the last (include married, maiden, and trade names): dba Jackson Square Apartments	8 years		All Other Names used by the Joint Debtor in t (include married, maiden, and trade names):	the last 8 years	
Last four digits of Soc. Sec. or Individual-Taxpa than one, state all): 20-8516634	ayer I.D. (ITIN) No./Complete Ell	N (if more	Last four digits of Soc. Sec. or Individual-Taxp than one, state all):	oayer I.D. (ITIN) No./Complete EIN (if more	
Street Address of Debtor (No. and Street, City, 2500 Jackson Keller San Antonio, TX	and State):		Street Address of Joint Debtor (No. and Stree	et, City, and State):	
	ZIP CODI 78230			ZIP CODE	
County of Residence or of the Principal Place of Bexar	of Business:		County of Residence or of the Principal Place	e of Business:	
Mailing Address of Debtor (if different from stre 2500 Jackson Keller San Antonio, TX	et address):		Mailing Address of Joint Debtor (if different fro	om street address):	
	ZIP CODI 78230			ZIP CODE	
Location of Principal Assets of Business Debto	r (if different from street address	s above):		ZIP CODE	
Type of Debtor (Form of Organization) (Check one box.) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Busine (Check one box) Health Care Business Single Asset Real Estate in 11 U.S.C. § 101(51B) Railroad Stockbroker Commodity Broker Clearing Bank Other Tax-Exempt Ent (Check box, if applica Debtor is a tax-exempt or under Title 26 of the Unit Code (the Internal Reven) as defined tity able.) ganization ed States	Chapter of Bankruptcy Co the Petition is Filed Chapter 7 Chapter 9 Chapter 11 Chapter 12 Chapter 13 Nature o (Check or Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house- hold purpose."	 (Check one box.) Chapter 15 Petition for Recognition of a Foreign Main Proceeding Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding f Debts ne box.) ✓ Debts are primarily business debts. 	
Filing Fee (Che	eck one box.)		Check one box:		
 Full Full Full Full Full Full Full Full			 Debtor is a small business debtor as defined by 11 U.S.C. § 101(51D). Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: Debtor's aggregate noncontigent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. Check all applicable boxes: A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). 		
Statistical/Administrative Information	ole for distribution to unsecured roperty is excluded and adminis			THIS SPACE IS FOR COURT USE ONLY	
Estimated Number of Creditors Image: International system Image: International system Image: International system 1-49 50-99 100-199 200-999	1,000- 5,001- 5,000 10,000	10,001- 25,000] er 0,000	
Estimated Assets Image: State of the state of t	\$1,000,001 \$10,000,0	01 \$50,000	0,001 \$100,000,001 \$500,000,001 Mc] pre than billion	
Estimated Liabilities \$0 to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1 milli] vre than billion	

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Voluntary Petition (This page must be completed and lifed in every case) Nere at backnig: Attract Texas Properties, LLC Inter programs to be completed and lifed in every case) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.) Due Filed:	B1 (Official Form	1) (1/08)		Page 2		
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Interne of Diabot: Date Field: Destrict: Audige: Destrict: Exhibit A Crole completed if debtor is equiprets to the periodic months (e.g., forms 10% and for the Securities Exhibit A is introduced in the periodic months (e.g., forms 10% and for the Securities Exhibit A is an equesting relef under chapter 11) of the Securities Exhibit A is attached and made a part of this petition. Exhibit A introduced to the periodic months (e.g., forms 10% and formed the petitioner that have exhibited in the transmitted informed the petitioner that have exhibited in the exhibited informed the petitioner that have exhibited in the exhibited in the exhibit A is attached and made a part of this petition. Exhibit A is attached and made a part of this petition. Does the debtor own or have possession of any property that poses of is atleged to pose a threat of inminent and identifiable harm to public health or safely? No. If the batt C is attached and made a part of this petition. Exhibit D Date If the batt C is attached and made a part of this petition. Exhibit D Date If the batt C is attached and made a part of this petition. Exhibit D Date If the batt C is attached and signed by the ignin debtor is attached and made a part of this petition. If this is a joint petition is field, each spouse must complete and attach a separate Exhibit D.) If this is a joint petition Information Regarding the Debtor Venue (Chork any applicable box). Informat	Location Where File	d:	Case Number:	Date Filed:		
Desite: Relationship: Judge: Childs Exhibit A If to be completed if debtro is required to the perdor reports (o.g., forms 104 and 100) with the Securities and Exhibits and Statutage Commission is Deschard to 100 and in requesting with used in the total intervence in the Securities and Exhibits A is attached and made a part of this petition. If the attorney for the petitioner range in the Securities and Exhibits A is attached and made a part of this petition. If the attorney for the petitioner range in the Securities and Exhibits A is attached and made a part of this petition. If the attorney for the petitioner range in the Securities and Exhibits A is attached and made a part of this petition. Image: Instrument of the petition is field and made a part of this petition. If the attorney is the securities and Exhibit C is attached and made a part of this petition. If the attorney is the securities and Exhibit C is attached and made a part of this petition. Image: Instrument of the petition is field and made a part of this petition. If the attorney is attached and made a part of this petition. Image: Image	Pending B	ankruptcy Case Filed by any Spouse, Partner or	Affiliate of this Debtor (If more t	han one, attach additional sheet.)		
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Control of the parties of the p	10Q) with the Secu of the Securities Ex	debtor is required to file periodic reports (e.g., forms 10K and ities and Exchange Commission pursuant to Section 13 or 15(d) change Act of 1934 and is requesting relief under chapter 11.)	ns 10K and (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice			
Control of the parties of the p			x			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? Yes, and Exhibit C is attached and made a part of this petition. No. Correct optimization of the property individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. If this is a joint petition: Check any applicable box.) Check any applicable box.) Immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. Debtor has been domiciled or has had a residence, principal place of business or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or thes interests of the parties will be served in regard to the relief sought in this District. Check any applicable boxes.) Check and applicable boxes.) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Address of landlord) <t< td=""><td></td><td></td><td>^</td><td>Date</td></t<>			^	Date		
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 monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. 		$\overline{(}$	Address of landlord)			
petition.						
Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(I)).		included in this petition the deposit with the court of any re	ent that would become due during the 3	0-day period after the filing of the		
	Debtor certi	fies that he/she has served the Landlord with this certifica	tion. (11 U.S.C. § 362(I)).			

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B1 (Official Form 1) (1/08) Voluntary Petition	Page Name of Debtor(s): Aznar Texas Properties, LLC		
(This page must be completed and filed in every case)			
	jnatures		
Signature(s) of Debtor(s) (Individual/Joint)			
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).	Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.		
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.			
X	X		
Χ	(Signature of Foreign Representative)		
Telephone Number (If not represented by attorney)	(Printed Name of Foreign Representative)		
Date	Date		
Signature of Attorney*	Signature of Non-Attorney Bankruptcy Petition Preparer		
X /s/ Michael J. O'Connor	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as		
Michael J. O'ConnorBar No. 15187400Law Office of Michael J. O'ConnorThe Ariel House8118 Datapoint DriveSan Antonio, TX 78229Phone No.(210) 614-6400Fax No.(210) 614-6401	have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.		
08/28/2009	Printed Name and title, if any, of Bankruptcy Petition Preparer		
Date *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)		
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.			
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Address X		
Aznar Texas Properties, LLC			
X /s/ Luana Staudinger Signature of Authorized Individual	Date Signature of bankruptcy petiton preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.		
Luana Staudinger Printed Name of Authorized Individual	Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.		
Manager			
Title of Authorized Individual	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.		
08/28/2009	A bankruptcy petition preparer's failure to comply with the provisions of title 11		
Duit	and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.		

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B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Aznar Texas Properties, LLC

Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, goverment contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured also state value of security]
William A. Waller Allcity Water Purification LLC 323 Spencer Lane, San Antonio, TX 78201		Mechanics' lien		\$8,630.00 Value: \$0.00
State Comptroller of Public Accounts Revenue Accounting Bankruptcy Sect. PO Box 13528 Austin, TX 78711		Sales Tax / Franchise Tax	Unliquidate	d \$6,943.24
For Rent Magazine 75 Remittance Drive #1711 Chicago, IL 60675-1711		Advertising	Unliquidate	d \$4,949.99
Conservice LLC PO Box 4696 Logan, UT 84323-4696		Services		\$2,107.00
Glidden Co. d/b/a ICI Paints 11256 Cornell Park Dr. Ste. 500 Cincinnati, OH 45242		Mechanics materialmans lien	Contingen Unliquidated Dispute	1
Waste Management Receivables Mgmt Services PO Box 509 4836 Brecksville Rd. Richfield, OH 44286		Services	Unliquidated Disputed	

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B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Aznar Texas Properties, LLC

Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 1

(1) Name of creditor and complete mailing address, including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, goverment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	(5) Amount of claim [if secured also state value of security]
State Comptroller of Public Accounts Revenue Accounting Bankruptcy Sect. PO Box 13528 Austin, TX 78711		Sales Tax / Franchise Tax	Unliquidated Disputec	
Leasing Telephone Concepts dba LTC Answering Service 2211 NW Military Dr. Ste 218 San Antonio, TX 78213		Services	Unliquidatec	i \$400.36
Greystone Servicing Corp. c/o Jay Krystinik Bryan Cave 2200 Ross Ave. #3300 Dallas, TX 75201		Pu	Unliquidated Disputec	

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the <u>Manager</u> of the <u>Corporation</u> named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: 08/28/2009

Signature: /s/ Luana Staudinger Luana Staudinger Manager 09-53308-rbk Doc#1 Filed 08/28/09 Entered 08/28/09 16:21:04 Main Document Pg 6 of 8

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Aznar Texas Properties, LLC

CASE NO

CHAPTER 11

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 08/28/2009

Signature /s/ Luana Staudinger Luana Staudinger

Manager

Date _____

Signature _____

Conservice LLC PO Box 4696 Logan, UT 84323-4696

Core Group Management Inc. Carrie Girgus CPM 15586 Capital Port San Antonio, TX 78249

For Rent Magazine 75 Remittance Drive #1711 Chicago, IL 60675-1711

Glidden Co. d/b/a ICI Paints 11256 Cornell Park Dr. Ste. 500 Cincinnati, OH 45242

Greystone Servicing Corp. c/o Jay Krystinik Bryan Cave 2200 Ross Ave. #3300 Dallas, TX 75201

Leasing Telephone Concepts dba LTC Answering Service 2211 NW Military Dr. Ste 218 San Antonio, TX 78213

Pavecon Management, Inc. 3022 Roy Orr Blvd. Grand Prairie, TX 75050

State Comptroller of Public Accounts Revenue Accounting Bankruptcy Sect. PO Box 13528 Austin, TX 78711

Waste Management Receivables Mgmt Services PO Box 509 4836 Brecksville Rd. Richfield, OH 44286 09-53308-rbk Doc#1 Filed 08/28/09 Entered 08/28/09 16:21:04 Main Document Pg 8 of 8

William A. Waller Allcity Water Purification LLC 323 Spencer Lane, San Antonio, TX 78201