

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Laura J. Portillo (CA Bar No. 186813) Kevin C. Ronk (CA Bar No. 241598) PORTILLO RONK LEGAL TEAM 5716 Corsa Ave, Suite 207 Westlake Village, CA 91362 Tel: 805.203.6123   Fax: 805.830.1717 E-mail: Attorneys@portilloronk.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: The BW Hampton Group, Inc.	

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  THE BW HAMPTON GROUP, INC.,          Debtor(s).	CASE NO.: 2:23-bk-13518-SK CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 01/10/2024	<b>Time:</b> 4:00 pm
<b>Location:</b> 255 E Temple St, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 12/27/2023

**Description of property to be sold:**

Real property located at 1210 – 1212 S. Brand Blvd, Glendale, CA 91202  
APN 5640-013-004

**Terms and conditions of sale:**

Sale on an as-is basis, without representations or warranty, subject to overbids

**Proposed sale price:** \$ 3,200,000.00

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):**

\$100,000 initial overbid (\$3,300,000 sale price), \$50,000 overbid increments thereafter. Potential overbidders must pre-qualify and tender a \$96,000 deposit, which will be non-refundable if the overbidder is ultimately the approved and fails to close. Otherwise the deposit will be refunded following bidding.

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

January 10, 2024, 9:00 a.m., United States Bankruptcy Court, 255 E. Temple Street, Courtroom 1575, Los Angeles, CA 90012. The hearing will also be conducted via ZoomGov. Information to access the hearing will be provided by the Court in its tentative prior to the hearing. The Court's tentative may be accessed on line on Judge Klein's posted hearing calendar, which is available at: <https://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=SK>

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

Kevin Ronk  
Portillo Ronk Legal Team  
5716 Corsa Avenue, Suite 207  
Westlake Village, CA 91362  
Tel: (805) 20-6123  
Email: Attorneys@portilloronk.com

Date: 12/20/2023

## 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:  
5716 Corsa Avenue, Suite 207, Westlake Village, CA 91362

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)* 12/20/2023, 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:

- Ron Maroko ron.maroko@usdoj.gov;
- Kevin C Ronk Kevin@portilloronk.com, Attorneys@portilloronk.com;
- Allan D Sarver ADS@asarverlaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

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

On *(date)* 12/20/2023, 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 Service 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)* 12/20/2023, 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.

12/20/2023  
Date

Kevin Ronk  
Printed Name

/s/ Kevin Ronk  
Signature

CONTINUED SERVICE LIST

Served by U.S. Mail, postage fully prepaid:

Allstar Financial Services Inc  
Attn Sumana Sur  
20700 Ventura Boulevard Suite 222  
Woodland Hills, CA 91364

David L Smith  
416 N Glendale Avenue Suite202  
Glendale, CA 91206

Securities and Exchange  
Commission  
444 South Flower St., Suite 900  
Los Angeles, CA 90071-2934

Allstar Financial Services Inc.  
c/o Law Offices of Allan D. Sarver  
16000 Ventura Blvd, Suite 1000  
Encino, CA 91436-2762

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

The BW Hampton Group, Inc.  
1210 South Brand Blvd.  
Glendale, CA 91204-2615

Asian Journal Publications, Inc.  
1212 South Brand Blvd.  
Glendale, CA 91204-2615

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

Total Lender Solutions  
10505 Sorrento Valley Rd,  
Suite 125  
San Diego, CA 92121

ASJ Media LLC  
South Brand Boulevard  
Glendale, CA 91204-2615

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

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

California Franchise Tax Board  
PO Box 942857  
Sacramento, CA 94257-0001

Los Angeles County Treasurer and  
Tax Collector  
Attn: Bankruptcy Unit  
PO Box 54110  
Los Angeles, CA 90054-0110

Hon, Sanra R. Klein  
LOS ANGELES DIVISION U.S.  
Bankruptcy Court Roybal Federal  
Building 255 E. Temple Street, Ste 1582  
Los Angeles, CA 90012

Cora Oriel  
Roger Oriel  
1210 S. Brand Boulevard  
Glendale, CA 91204

Office of Finance  
City of Los Angeles  
200 N. Spring Street, RM 101  
City Hall  
Los Angeles, CA 90012-3224

The Telecom Centre  
Attn: Lynn Leung, Registered Agent  
957 W. Glenoaks Blvd.  
Glendale, CA 91202