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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RICHARD T. BAUM SBN 80889 6627 Maryland Drive Los Angeles, California 90048 310.277.2040 fax: 310.286.9525 rickbaum@hotmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

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| In re: WESTERN REGIONAL PROPERTIES, LLC Debtor(s). | CASE NO.: 1:24-bk-10860 MB CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
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| Sale Date: 04/29/2025 | Time: 1:30 pm |
| Location: Courtroom 303, 21401 Burbank Boulevard, Woodland Hills, California 91367 | |

Type of Sale: Public Private **Last date to file objections:** 04/22/2025

Description of property to be sold:
 Tenancy in Common ownership of property located at 119 South Westlake Avenue, Los Angeles, California 90057

Terms and conditions of sale:
 All cash upon closing, no financing contingencies

Proposed sale price: \$ 540,000.00

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*):

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

April 29, 2025, 1:30 PM

Courtroom 303, 21401 Burbank Boulevard, Woodland Hills, California 91467

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

Richard T. Baum, 6627 Maryland Drive, Los Angeles, California 90048; 310.277.2040; rickbaum@hotmail.com

Date: 03/19/2025

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:
6627 Maryland Drive, Los Angeles, California 90048

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)* 03/19/2025, 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:

Russell Clementson russell.clementson@usdoj.gov
Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com
United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/19/2025, 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)* 03/19/2025, 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.

Elizabeth McDonald, TRG Realty, via email Liz@therentalgirl.com
Cristina Brow, TRG Realty, via email browhomes@gmail.com
Temidayo Akinyemi via email takinyemi@mac.com

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.

03/19/2025 RICHARD T. BAUM
Date Printed Name

/s/ Richard T Baum
Signature

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In re WESTERN REGIONAL PROPERTIES, LLC

1:24-bk-10860 MB

Creditor List

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| Alexandra G. Smith 117 South Westlake Avenue Los Angeles, CA 90057 | On Deck 4700 West Daybreak Parkway Suite 200 South Jordan, UT 84009 |
| Alt-Cap David Desai-Ramirez 3415 S Sepulveda Blvd Suite 1103 Los Angeles, CA 90034 | Pedro Jimenez 1537 East 55th Street Los Angeles, CA 90011 |
| Amy Smith 1333 South Beverly Glen Boulevard No. 1001 Los Angeles, CA 90024 | U.S. Small Business Administration Office of General Counsel 312 North Spring Street, 5th Floor Los Angeles, CA 90012 |
| Joseph Gordon Sims 117 ½ South Westlake Avenue Los Angeles, California 90057 | Temidayo Akinyemi 330 North Westlake Avenue No. 511 Los Angeles, CA 90026 |
| Enterprise Recovery LLC 301 Lacey Street West Chester, PA 19382 | Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346 |
| First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 | Becky DeGeorge Gitsit Solutions, LLC 2710 Gateway Oaks Drive, Sacramento, CA 95833 |
| Franchise Tax Board Bankruptcy Section, MS: A-340 P. O. Box 2952 Sacramento, CA 95812-2952 | Los Angeles County Tax Collector PO Box 54110 Los Angeles, CA 90054-0110 |
| GITSIT Solutions, LLC 333 South Anita Drive, Suite 400 Orange, CA 92868 | GITSIT SOLUTIONS, LLC Corporation Service Company 251 Little Falls Drive Wilmington, DE 19808 |