

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	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: WESTERN REGIONAL PROPERTIES,	

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

In re: WESTERN REGIONAL PROPERTIES, LLC	CASE NO.: 1:24-bk-10860 MB CHAPTER: 11
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 03/18/2025	<b>Time:</b> 1:30 pm
<b>Location:</b> 21041 Burbank Boulevard, Courtroom 303, Woodland Hills, California 91436	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/04/2025

**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:**

March 18, 2025, 1:30 pm

Courtroom 303, 21401 Burbank Boulevard, Woodland Hills, CA 91436

**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: 02/21/2025

## 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)* 02/21/2025, 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)* 02/21/2025, 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)* 02/21/2025, 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.

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.

02/21/2025  
Date

RICHARD T. BAUM  
Printed Name

/s/ Richard T Baum  
Signature