

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michelle A. Marchisotto (SBN 181906) ROQUEMORE, PRINGLE & MOORE, INC. 13300 Crossroads Parkway North, Suite 185 City of Industry, CA 91746 Telephone No. (323) 724-3117 Fax No. (323) 724-5410 mmarchisotto@rpmlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John P. Pringle, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: MAMA'S LEGACY fdba OCEAN VIEW BAR & GRILL, Debtor(s).	CASE NO.: 2:25-bk-11732-BR CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/26/2025	Time: 10:00 am
Location: 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 08/21/2025

Description of property to be sold:

"On-Sale General Eating Place" license number 47-584073, currently issued for the premises at 3826 Ocean View Blvd, Montrose, California 91020 (the "Property" or "Liquor License")

Terms and conditions of sale:

The transfer of the liquor license to the Buyer or highest back up bidder is subject to final approval and permanent transfer by the Department of Alcoholic Beverage Control.

Proposed sale price: \$ 80,000.00

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): Bidder must notify Trustee's counsel & make a deposit of \$8,000.00 by cashier's check or bank check payable to California Escrow Business, Inc. & tender to Trustee's counsel at least two days prior to the sale along with evidence or cash necessary to consummate sale. All overbids must be in increments of no less than \$1,000.

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

Date: August 26, 2025

Time: 10:00 a.m.

Location:

255 E. Temple Street, Courtroom 1668
Los Angeles, CA 90012

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

Michelle A. Marchisotto, SBN 181906
ROQUEMORE, PRINGLE & MOORE, INC.
13300 Crossroads Parkway North, Suite 185
City of Industry, CA 91746
Telephone No. (323) 724-3117
Fax No. (323) 724-5410
mmarchisotto@rpmlaw.com

Date: 08/19/2025

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:

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) _____, 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:

☐ Service information continued on attached page

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

On (date) _____, 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) _____, 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.

Date

Printed Name

Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.