

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey I. Golden, State Bar No. 133040 jgolden@go2.law Ryan W. Beall, State Bar No. 313774 rbeall@go2.law GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, CA 92626 Telephone: 714-966-1000 Facsimile: 714-966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: SCARLET KITCHEN & LOUNGE LLC, Debtor(s).	CASE NO.: 8:25-bk-11641-SC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/16/2026	Time: 10:00 am
Location: 411 W 4th St, Santa Ana, California 92701, Courtroom 5C	

Type of Sale: Public Private **Last date to file objections:** 04/09/2026

Description of property to be sold:
 Debtor's fixtures, furniture and equipment at its former restaurant location
 Debtor's Type 47 Liquor License

Terms and conditions of sale:
 Pursuant to the Purchase Agreement, the Trustee negotiated the sale to the Buyer of all rights of the Trustee, the Debtor and the Estate as the tenant under the lease of real property as well as personal property of the Estate. The Lease shall be assigned to the Buyer at the closing of the sale pursuant to the terms and conditions of the Assignment and Assumption & Sixth Modification to Lease Agreement the Trustee as assignor, and the Buyer as assignee

Proposed sale price: \$ 125,000.00

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): See attachment A

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

April 16, 2026 at 10:00 am, 411 W 4th St, Santa Ana, California 92701, Courtroom 5C

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

Counsel for the Trustee, Jeffrey I. Golden, Golden Goodrich LLP by email at jgolden@go2.law, by mail at 3070 Bristol Street, Suite 640, Costa Mesa, California 92626 or by telephone at (714) 966-1000.

Date: 04/03/2026

1 Jeffrey I. Golden, State Bar No. 133040
jgolden@go2.law
2 Ryan W. Beall, State Bar No. 313774
rbeall@go2.law
3 **GOLDEN GOODRICH LLP**
3070 Bristol Street, Suite 640
4 Costa Mesa, California 92626
Telephone: (714) 966-1000
5 Facsimile: (714) 966-1002
6 Special Litigation Counsel for
Chapter 7 Trustee, Weneta M.A. Kosmala
7

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **SANTA ANA DIVISION**

11 In re:
12 SCARLET KITCHEN & LOUNGE LLC,
13 Debtor.

Case No. 8:25-bk-11641-SC
Chapter 7

**NOTICE OF SHORTENED TIME HEARING
ON CHAPTER 7 TRUSTEE'S MOTION
FOR ORDER:**

- (1) AUTHORIZING SALE OF PERSONAL PROPERTY PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);
- (2) DEEMING BUYER TO BE A GOOD FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m);
- (3) APPROVING OVERBID PROCEDURES; AND
- (4) AUTHORIZING AND APPROVING ASSUMPTION AND ASSIGNMENT OF LEASE PURSUANT TO 11 U.S.C. § 365

HEARING:

DATE: April 16, 2026
TIME: 10:00 a.m.
PLACE: 411 W 4th St
Santa Ana, California 92701
Courtroom 5C

14 TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY
15 JUDGE, AND TO ALL PARTIES IN INTEREST:

16 PLEASE TAKE NOTICE that the Court has signed an Order Shortening Time for
17 the hearing on the Motion for Order: (1) Authorizing Sale of Personal Property Pursuant to
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Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 11 U.S.C. §§ 363(b) and (f); (2) Deeming Buyer to be a Good-Faith Purchaser Pursuant to
2 11 U.S.C. § 363(m); (3) Approving Overbid Procedures; (4) Authorizing and Approving
3 Assumption of Lease Pursuant to 11 U.S. C. § 365 (the "Sale Motion") filed by Weneta
4 M.A. Kosmala, the chapter 7 trustee (the "Trustee") for SCARLET KITCHEN & LOUNGE
5 LLC (the "Debtor"). The hearing is set for **April 16, 2026 at 10:00 a.m. in Courtroom SC**
6 **of the United States Bankruptcy Court located at 411 West Fourth Street, Santa Ana,**
7 **California 92701.**

8 **NOTICE IS FURTHER GIVEN** that on April 16, 2026, at 10:00 a.m. in Courtroom
9 5C of the United States Bankruptcy Court located at 411 West Fourth Street, Santa Ana,
10 California 92701, the Trustee will seek an order approving a sale of property of the Estate.

11 **NOTICE IS FURTHER GIVEN** that the relief requested in the Sale Motion is as
12 follows:

- 13 1. The Trustee entered into an asset purchase agreement ("Purchase
14 Agreement") with a third party buyer, RJB7 Restaurant Group, LLC (the
15 "Buyer"), a copy of which is attached to the Sale Motion as Exhibit "1".
- 16 2. Pursuant to the Purchase Agreement, the Trustee negotiated the sale to the
17 Buyer of all rights of the Trustee, the Debtor and the Estate as the tenant under
18 the lease of real property (the "Lease") as well as personal property of the
19 Estate (together, the "Property"). The Lease shall be assigned to the Buyer at
20 the closing of the sale pursuant to the terms and conditions of the Assignment
21 and Assumption & Sixth Modification to Lease Agreement (the "Lease
22 Assignment, between landlord RMV Sendero Marketplace, LLC (the
23 "Landlord"), the Trustee as assignor, and the Buyer as assignee, a copy of
24 which is attached to the Sale Motion as Exhibit "2".
- 25 3. The purchase price (the "Purchase Price") for the Property is \$125,000.
- 26 4. The Property, as more fully described in the Purchase Agreement, includes but
27 is not limited to:
 - 28 • All Furniture in front of house and patio at the Premises
 - All Fixtures at the Premises

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Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

- 1 • All Artwork at the Premises
- 2 • All of the Debtor's Bar & Kitchen Equipment
- 3 • Type 47 Liquor License
- 4 • All of the Debtor's Operating Supplies
- 5 • All Leasehold Improvements
- 6 • All of the Debtor's Non-Perishable Inventory
- 7 • Debtor's POS System
- 8 • Debtor's Television(s) and Tablets
- 9 • Debtor's Office Supplies
- 10 5. The Property is being sold as-is, where-is, with no representations or
- 11 warranties.
- 12 6. The Property is being sold free and clear of all liens and encumbrances. The
- 13 Trustee does not believe that the Property is subject to any liens and
- 14 encumbrances.
- 15 7. Debtor has waived any exemption in the Property or in any proceeds generated
- 16 from the sale of the Property.
- 17 8. The sale of the Property is subject to higher and better bids as set forth below:
- 18 a. Bid at least \$130,000 in cash (\$5,000 more than the total of the Purchase
- 19 Price) no later than 24 hours before the hearing on the Motion;
- 20 b. Set forth in writing the terms and conditions of the offer that are at least
- 21 as favorable to the Trustee as those set forth in the Purchase Agreement
- 22 attached as Exhibit "1" to the Sale Motion;
- 23 c. Be financially qualified, in the Trustee's exercise of his sound business
- 24 judgment, to close the sale as set forth in the Purchase Agreement;
- 25 d. Submit an offer that does not contain any contingencies to closing the
- 26 sale, including, but not limited to, financing contingencies, and that
- 27 includes an agreement with the Landlord with respect to the Lease that is
- 28 at least as favorable to the Trustee as the Settlement with the Landlord;
- e. Submit a cash payment of \$130,000 (the "Overbid Deposit") which shall
- be non-refundable if the bid is deemed to be the Successful Bid. The
- Overbid Deposit, written offer, and evidence of financial qualification

1 must be delivered to the Trustee's counsel no later than 24 hours before
2 the hearing on the Motion. The Trustee's counsel's address is listed in
3 the upper left hand corner of page 1 of this Notice.

4 **NOTICE IS FURTHER GIVEN** that opposition to the Sale Motion, if any, must be
5 filed not later than April 9, 2026, shall be served upon Trustee's counsel and the United
6 States Trustee, and a copy shall be personally delivered to chambers.

7 **NOTICE IS FURTHER GIVEN** that any reply to any opposition, if any, must be filed
8 not later than April 15, 2026, shall be served upon any party opposition the Sale Motion
9 and the United States Trustee, and a copy shall be personally delivered to chambers.

10 **NOTICE IS FURTHER GIVEN** that any party requesting a copy of the Sale Motion
11 or any supporting documents filed with the Court with respect to the Sale Motion may
12 contact counsel for the Trustee, Jeffrey I. Golden, Golden Goodrich LLP by email at
13 jgolden@go2.law, by mail at 3070 Bristol Street, Suite 640, Costa Mesa, California 92626
14 or by telephone at (714) 966-1000.

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Dated: April 2, 2026

GOLDEN GOODRICH LLP

By: /s/ Jeffrey I. Golden
JEFFREY I. GOLDEN

Special Litigation Counsel for Chapter 7
Trustee, Weneta M.A. Kosmala

Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey I. Golden, State Bar No. 133040 jgolden@go2.law Kerry A. Moynihan, State Bar No. 250571 kerry@kamlegal.com Ryan W. Beall, State Bar No. 313774 rbeall@go2.law GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002 <input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Special Litigation Counsel for Chapter 7 Trustee, Weneta M.A. Kosmala</i>	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p style="color: blue; font-weight: bold; font-size: 1.2em;">FILED & ENTERED</p> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p style="color: red; font-weight: bold; font-size: 1.5em;">APR 02 2026</p> </div> <p style="color: blue; font-size: 0.8em;">CLERK U.S. BANKRUPTCY COURT Central District of California BY bolte DEPUTY CLERK</p> </div>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -SANTA ANA DIVISION</p>	
In re: SCARLET KITCHEN & LOUNGE LLC, Debtor.	CASE NO.: 8:25-bk-11641-SC CHAPTER: 7 <p>ORDER:</p> <input checked="" type="checkbox"/> GRANTING APPLICATION AND SETTING HEARING ON SHORTENED NOTICE <input type="checkbox"/> DENYING APPLICATION FOR ORDER SETTING HEARING ON SHORTENED NOTICE <p style="text-align: right;">[LBR 9075-1(b)]</p>
<p>Movant (name): Chapter 7 Trustee, Weneta M.A. Kosmala</p>	

1. Movant filed the following motion together with supporting declarations and (if any) supporting documents:
 - a. *Title of motion:* Chapter 7 Trustee’s Motion for Order (1) Authorizing Sale of Personal Property Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Deeming Buyer to be a Good Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (3) Approving Overbid Procedures; and (4) Authorizing and Approving Assumption and Assignment of Lease Pursuant to 11 U.S.C. § 365
 - b. *Date of filing of motion:* March 31, 2026
2. Pursuant to LBR 9075-1(b), movant also filed an Application for Order Setting Hearing on Shortened Notice (Application) together with supporting declaration(s):

Date of filing of Application: March 31, 2026
3. Based upon the court’s review of the application, it is ordered that:
 - a. The Application is denied. The motion may be brought on regular notice pursuant to LBRs.

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

- b. The Application is granted, and it is further ordered that:
(1) A hearing on the motion will take place as follows:

Hearing date: 4/16/26	Place:
Time: 10:00 a.m.	<input type="checkbox"/> 255 East Temple Street, Los Angeles, CA 90012
Courtroom: 5C	<input type="checkbox"/> 21041 Burbank Boulevard, Woodland Hills, CA 91367
	<input type="checkbox"/> 3420 Twelfth Street, Riverside, CA 92501
	<input checked="" type="checkbox"/> 411 West Fourth Street, Santa Ana, CA 92701
	<input type="checkbox"/> 1415 State Street, Santa Barbara, CA 93101

- (2) No later than the deadlines given, **telephonic notice** of the hearing must be provided to all persons/entities listed:

(A) <u>Deadlines:</u> Date: 4/2/26 Time:	(B) <u>Persons/entities to be provided with telephonic notice:</u> <i>All interested parties.</i> <input type="checkbox"/> See attached page
	(C) <u>Telephonic notice is also required upon</u> the United States trustee

- (3) No later than the deadlines given, **written notice of the hearing** and a **copy of this order** must be served upon all persons/entities listed using: one of the methods checked all of the methods checked

(A) Personal Delivery Overnight Mail First class mail Facsimile* Email*

(B) <u>Deadlines:</u> Date: 4/2/26 Time:	(C) <u>Persons/entities to be served with written notice and a copy of this order:</u> <i>All parties required to receive notice.</i> <input type="checkbox"/> See attached page
	(D) <u>Service is also required upon:</u> -- United States trustee (<i>electronic service is not permitted</i>) -- Judge's copy personally delivered to chambers (<i>see Court Manual for address</i>)

- (4) No later than the deadlines given, a copy of the motion, declarations, and supporting documents (if any), must be served on all persons/entities listed using: one of the methods checked all of the methods checked
- (A) Personal Delivery Overnight Mail First Class Mail Facsimile* Email*

(B) <u>Deadlines:</u> Date: 4/2/26 Time:	(C) <u>Persons/entities to be served with motion, declarations, supporting documents:</u> <i>All parties required to receive notice.</i> <input type="checkbox"/> See attached page
(D) <u>Service is also required upon:</u> -- United States trustee (<i>no electronic service permitted</i>) -- Judge's copy personally delivered to chambers (see Court Manual for address)	

- (5) Regarding **opposition to the motion**
- opposition to the motion may be made **orally** at the hearing
- no later than the deadlines given, **written opposition to the motion** must be filed with the court and served upon all persons/entities listed using: one of the methods checked all of the methods checked
- (A) Personal Delivery Overnight Mail First Class Mail Facsimile* Email*

(B) <u>Deadlines:</u> Date: 4/9/26 Time:	(C) <u>Persons/entities to be served with written opposition to the motion:</u> -- movant's attorney (or movant, if movant is not represented by an attorney)
(D) <u>Service is also required upon:</u> -- United States trustee (<i>electronic service is not permitted</i>) -- Judge's copy personally delivered to chambers (see Court Manual for address)	

- (6) Regarding a **reply to an opposition:**
- a reply to opposition may be made **orally** at the hearing.
- no later than the deadlines given, a **written reply to an opposition** must be filed with the court and served on all persons/entities listed using: one of the methods checked all of the methods checked
- (A) Personal Delivery Overnight Mail First Class Mail Facsimile* Email*

EXHIBIT A

EXHIBIT A

The sale of the Property is subject to higher and better bids as set forth below:

a. Bid at least \$130,000 in cash (\$5,000 more than the total of the Purchase Price) no later than 24 hours before the hearing on the Motion;

b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached as Exhibit "1" to the Sale Motion;

c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;

d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing contingencies, and that includes an agreement with the Landlord with respect to the Lease that is at least as favorable to the Trustee as the Settlement with the Landlord;

e. Submit a cash payment of \$130,000 (the "Overbid Deposit") which shall be non-refundable if the bid is deemed to be the Successful Bid. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel no later than 24 hours before the hearing on the Motion.

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:

3070 Bristol St., Ste. 640
Costa Mesa, CA 92626

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)* 04/03/2026, 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)* 04/03/2026, 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.

04/03/2026
Date

Leila Usmani
Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Anthony F. Giuliano afg@glpcny.com
Jeffrey I Golden jgolden@go2.law,
kadele@ecf.courtdrive.com;cbmeeker@gmail.com;lbracken@wgllp.com;dfitzgerald@go2.law;g
olden.jeffreyi.b117954@notify.bestcase.com
Shanna M Kaminski skaminski@kaminskilawpllc.com, pjozwiak@schaferandweiner.com
Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titlexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;sdk@txitrustee.com
Kenneth Miskin Kenneth.M.Miskin@usdoj.gov
Randall P Mroczynski randym@cookseylaw.com
Donald W Reid don@donreidlaw.com, angie@donreidlaw.com;don@ecf.courtdrive.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL:

Scarlet Kitchen & Lounge LLC
19801 Meadow Ridge Dr Apt 37
Trabuco Canyon, CA 92679

DEBTOR

Donald W. Reid
Debtor's Counsel
PO Box 2227
Fallbrook, CA 92088

U.S. Trustee
United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4593

Honorable Scott C. Clarkson
United States Bankruptcy Court
Central District of California
411 W. 4th St., Ste 5130/Ctrm 5C
Santa Ana, CA 92701-4593

20 LARGEST UNSECURED CREDITORS:

Biberk
Po Box 113247
Stamford , CT

Braun Linen
16530 So. Garfield Ave.
Paramount, CA 90723

California Department Of Tax And Fee
Admininstration
PO Box 942879
Sacramento , CA, 94279

Celebrations Direct, LLC
Laguna Hills, CA
Address Incomplete

Cintas
14792 Franklin Ave
Tustin, CA 92694

Clearfund Solutions
99 Wall Street
Suite 2613
New York, NY, 10005

County of Orange Treasurer and
TaxCollector
601 N Ross St,
Santa Ana, CA, 92701

Everest Business Funding
12496 Nw 25th Street
Miami , FL, 33182

Forward Financing
53 State St
20th Floor
Boston, MA, 02109

Toast Capital
333 Summer Street
Boston, MA, 02210

H. Mercer Imports Inc.
4036 Higuera St.
Culver City, CA 90232

H&H Gas Grill & Patio Heater
10401 Killarney Dr.
Riverside, CA 92503

I Lend Advance (Velocity Capital Group
LLC)

Address Incomplete

Nature's Produce
Po Box 53866/3305 Bandini Blvd
Vernon, CA, 90058

Paul's Bar & Restaurant Supply
2300 E 57th St.
Vernon, CA 90058

Palmieri Tyler Attorneys At Law
1900 Main St., Ste. 700
Irvine, CA

Regal Wine Company
PO BOX 2160
Windsor, CA 95492

RNDC
PO BOX 743564
Los Angeles, CA 90074

Rom Beer Company
1011 Calle Recodo
San Clemente, CA 92673

West Coast Prime Meats LLC
PO BOX 102189
Pasadena, CA 91189