

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors and Debtors in Possession	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: In re:	CASE NO.: 8:25-bk-13452-MH (Lead Case No.)
THE LITTLE BROWN BOX PIZZA, LLC, &  KUSTOM PARTNER, LLC  Jointly Administered Debtors.  Debtor(s).	CHAPTER: 11   <p align="center"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<b>Sale Date:</b> 04/28/2026	<b>Time:</b> 2:30 pm
<b>Location:</b> 411 W. Fourth St., Santa Ana, CA 92701, Courtroom 6C	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/14/2026

**Description of property to be sold:**  
Substantially all of the Debtors' Assets

**Terms and conditions of sale:**  
The Purchased Assets shall be sold on an "as is, where is" basis and without representations or warranties of any kind, nature or description by the Debtors except as expressly set forth in the Purchase Agreement.

**Proposed sale price:** \$ 525,000.00

**Overbid procedure (if any):**

If the Debtors receive one or more Qualified Bids from one or more Qualified Bidders prior to the Bid Deadline (which is April 21, 2026 at 3:00 p.m.), then the Debtors shall conduct an Auction. See Notice of Sale Motion for additional details.

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

Date: April 28, 2026

Time: 2:30 p.m.

Place: 411 W. Fourth St., Santa Ana, CA 92701, Courtroom 6C

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

Paul J. Battista

VENABLE LLP

801 Brickell Ave., Suite 1500

Miami, Florida 33131

pjbattista@venable.com

T 305.349.2300/F 305.349.2310

Counsel for Debtors and Debtors in Possession

Date: 04/06/2026

**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: 801 Brickell Ave., Suite 1500, Miami, Florida 33131.

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 April 6, 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:

US Trustee: United States Trustee (SA)	<a href="mailto:ustpreion16.sa.ecf@usdoj.gov">ustpreion16.sa.ecf@usdoj.gov</a>
Robert Paul Goe (TF) Goe Forsythe Hodges	<a href="mailto:bktrustee@goeforlaw.com">bktrustee@goeforlaw.com</a> <a href="mailto:kwareh@goeforlaw.com">kwareh@goeforlaw.com</a> <a href="mailto:bkadmin@goeforlaw.com">bkadmin@goeforlaw.com</a> <a href="mailto:C187@ecfbis.com">C187@ecfbis.com</a> ; <a href="mailto:kmurphy@goeforlaw.com">kmurphy@goeforlaw.com</a> <a href="mailto:rgoe@goeforlaw.com">rgoe@goeforlaw.com</a>
Ronald K. Brown, Jr., on behalf Creditors Cypress Village Retail Center, LP and Pacific Castle Red Rock, LLC	<a href="mailto:ron@rkbrownlaw.com">ron@rkbrownlaw.com</a>
J. Bennett Friedman, on behalf of Interested Party Courtesy NEF	<a href="mailto:jfriedman@flg-law.com">jfriedman@flg-law.com</a> , <a href="mailto:msobkowiak@flg-law.com">msobkowiak@flg-law.com</a> ; <a href="mailto:jmartinez@flg-law.com">jmartinez@flg-law.com</a> <a href="mailto:cbryant@flg-law.com">cbryant@flg-law.com</a>
Dustin P Branch Nahal Zarnighian BallardSpahr on behalf of Creditor ASVRF Dublin Place, LP	<a href="mailto:branchd@ballardspahr.com">branchd@ballardspahr.com</a> , <a href="mailto:carolod@ballardspahr.com">carolod@ballardspahr.com</a> , <a href="mailto:zarnighiann@ballardspahr.com">zarnighiann@ballardspahr.com</a>
Ivan M. Gold Allen Matkins on behalf of Cerritos TC Property, LLC	<a href="mailto:igold@allenmatkins.com">igold@allenmatkins.com</a>
Ernie Zachary Park, on behalf of Creditor Irvine Spectrum Center LLC	<a href="mailto:ernie.park@bewleylaw.com">ernie.park@bewleylaw.com</a>
William McCormick, on behalf of Tennessee Department of Revenue	<a href="mailto:bill.mccormick@ag.tn.gov">bill.mccormick@ag.tn.gov</a>
Christopher J. Langley, on behalf of Interested Party Courtesy NEF	<a href="mailto:chris@slclawoffice.com">chris@slclawoffice.com</a> , <a href="mailto:john@slclawoffice.com">john@slclawoffice.com</a> ; <a href="mailto:langleycr75251@notify.bestcase.com">langleycr75251@notify.bestcase.com</a>
Shawn M Christianson, on behalf of Interested Party Courtesy NEF	<a href="mailto:cmcintire@buchalter.com">cmcintire@buchalter.com</a> , <a href="mailto:schristianson@buchalter.com">schristianson@buchalter.com</a>

Service information continued on attached page

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

On \_\_\_\_\_, 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. [PROOF OF SERVICE TO BE SUPPLEMENTED]

Service information continued on attached page

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

**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 \_\_\_\_\_, 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. [PROOF OF SERVICE TO BE SUPPLEMENTED]

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04.06.2026

Paul J. Battista

/s/ Paul J. Battista

Date

Printed Name

Signature