

**United States Bankruptcy Court
Central District of California
Santa Ana
Mark Houle, Presiding
Courtroom 6C Calendar**

Tuesday, January 6, 2026

Hearing Room

6C

11:00 AM

8:25-13099 Binh Thanh Lam

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: RESIDENTIAL REAL PROPERTY: 1369 Eastbridge Street Westminster CA 92683

MOVANT: EASTBRIDGE TRUST #13694 SOUTHLAND HOMES REAL ESTATE AND INVESTMENT LLC AS TRUSTEE

EH__

[Tele. appr. Larry Rothman, rep. Movant]

Docket 18

Tentative Ruling:

01/06/2026

Service is Proper

Opposition: None

Having reviewed the motion, service being proper, no opposition having been filed, and good cause appearing, the Court is inclined to:

- GRANT relief from the stay under § 362(d)(1);
- GRANT waiver of FRBP 4001(a)(3) stay;
- GRANT request under ¶ 2;
- DENY request under § 362(d)(2) for lack of cause shown as Movant has not checked box 5(c) on page 4 of the motion;
- DENY request for relief of co-debtor stay as Movant has not served any co-debtor; and
- DENY request to confirm there is no stay in place as Movant does not have a prepetition judgement for possession.

APPEARANCES REQUIRED

Party Information

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CONT... Binh Thanh Lam

Chapter 7

Debtor(s):

Binh Thanh Lam

Pro Se

Trustee(s):

Karen S Naylor (TR)

Pro Se

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8:25-13097 Monica Lisa Pinon

Chapter 13

#1.10 CONT. Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 207 N. Raymond Avenue Fullerton CA 92831

MOVANT: LAURA MASHINI

EH__

From: 12-18-25

[Tele. appr. Larry Rothman, rep. Movant]

Docket 17

Tentative Ruling:

01/06/2026

Service is Proper

Opposition: None

Having reviewed the motion, service being proper, no opposition having been filed, and good cause appearing, the Court is inclined to:

- GRANT relief from the stay under § 362(d)(1);
- GRANT waiver of FRBP 4001(a)(3) stay;
- GRANT request under ¶ 2;
- DENY request under § 362(d)(2) for lack of cause shown as Movant has not checked box 5(c) on page 4 of the motion;
- DENY request for relief of co-debtor stay as Movant has not served any co-debtor; and
- DENY request to confirm there is no stay in place as Movant does not have a prepetition judgement for possession.

APPEARANCES REQUIRED

Party Information

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CONT... Monica Lisa Pinon

Chapter 13

Debtor(s):

Monica Lisa Pinon

Represented By
Kahlil J McAlpin

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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8:25-13437 Richard William Sawicky

Chapter 13

#1.20 Notice of Motion and Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 28225 La Caleta Mission Viejo, CA .

EH__

[Tele. appr. Russ Stong, rep. Debtor]

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Richard William Sawicky

Represented By
Matthew D. Resnik

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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8:25-12315 Elite Designs and Remodeling, Inc.

Chapter 11

#2.00 Application for Payment of Final Fees and/or Expenses [11 U.S.C. § 331 or § 330] for Arturo Cisneros (TR), Trustee, Period: 8/21/2025 to 11/5/2025, Fee: \$4,080.00, Expenses: \$0.00

EH__

[Tele. appr. Arturo Cisneros, Trustee]

Docket 55

Tentative Ruling:

01/06/2026

Application: \$4,080.00 in fees

Opposition: N/A

LEGAL STANDARD:

11 U.S.C. § 330(a)(1) provides that the court may award attorney fees for "reasonable compensation for actual, necessary services" and for "reimbursement for actual, necessary expenses." § 330(a)(3)(F) provides that in determining the reasonableness of the fees the court shall consider "whether the compensation is reasonable based on the customary compensation charged by comparably skilled practitioners in cases other than cases under this title."

"[T]he burden is on the fee applicant to produce satisfactory evidence—in addition to the attorney's own affidavits—that the requested rates are in line with those prevailing in the community for similar services by lawyers of reasonably comparable skill, experience and reputation." *Camacho v. Bridgeport Fin., Inc.*, 523 F.3d 973, 980 (9th Cir. 2008) *citing* *Blum v. Stenson*, 465 U.S. 886, 896 (1984) at n. 11; *see also* *In re Walker*, 652 Fed. Appx. 539, 540 (9th Cir. 2016) (unpublished) ("[chapter 13 debtor's counsel] did not carry its burden of proving its entitlement to the fees requested because it failed to produce sufficient evidence that the fee request was reasonable").

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CONT... Elite Designs and Remodeling, Inc.

Chapter 11

TENTATIVE RULING:

On August 20, 2025, Elite Designs and Remodeling, Inc. ("Debtor") filed a voluntary Chapter 11 petition electing to proceed under Subchapter V. The United States Trustee appointed Arturo M. Cisneros as Subchapter V Trustee on August 21, 2025. Fee Application at 4. The case was dismissed on November 5, 2025, and the Court retained jurisdiction to hear any final fee applications. Fee App at 6. The Trustee now seeks approval of \$4,080.00 in fees for 9.3 hours of services performed between August 21, 2025, and November 5, 2025, including time spent preparing the instant Fee Application. No expenses are requested. Fee App at 2.

According to the Application, 1.7 hours were written off as "no charge," resulting in a blended hourly rate of approximately \$438.71. Fee App at 6. The billing records and category summaries reflect time spent on case administration; reviewing the Debtor's schedules and statements; preparing for and attending the Initial Debtor Interview and § 341(a) meeting; reviewing and addressing status reports; attending status conferences; addressing issues related to cash collateral and the Order to Show Cause ("OSC"); and preparing this final Fee Application. Fee App at 5–11. The time expended in the Case Administration, Initial Debtor Interview and § 341(a) Meetings, Status Conferences, Financing and Cash Collateral, and Fee Application categories appears reasonable given the duration of the case and the issues that arose, including Debtor noncompliance and the OSC that ultimately led to dismissal.

The Court observes no unnecessary, duplicative, or clerical billing entries. The Trustee appropriately utilized lower-billing staff where applicable and exercised billing discretion by excluding certain time from compensation. The Trustee's blended hourly rate is supported by the experience and qualifications described in the Application and supporting declarations. Fee App at 6, 11–13. No opposition has been filed, and nothing in the record suggests the requested fees are excessive or unreasonable. Based on the Court's review of the Fee Application, supporting declarations, and detailed billing records, the Court finds the requested fees reasonable under § 330.

In accordance with the foregoing, the Court is inclined to APPROVE fees in the

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CONT... **Elite Designs and Remodeling, Inc.**
amount of **\$4,080.00** on a final basis.

Chapter 11

APPEARANCES WAIVED. Movant to lodge order within 7 days.

Party Information

Debtor(s):

Elite Designs and Remodeling, Inc.

Represented By
Anerio V Altman

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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8:25-13266 Sara Elizabeth Vigeland and Jay Todd Vigeland

Chapter 11

#3.00 Application to Employ Financial Relief Law Center, APC as General Bankruptcy Counsel Effective as of the Petition Date

EH__

[Tele. appr. Richard Sturdevant, rep. Debtors]

[Tele. appr. Queenie K. Ng, rep. U.S. Trustee]

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sara Elizabeth Vigeland

Represented By
Andy C Warshaw
Richard L. Sturdevant

Joint Debtor(s):

Jay Todd Vigeland

Represented By
Andy C Warshaw
Richard L. Sturdevant

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8:25-13413 North Shore Poke Co., Inc.

Chapter 11

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 214 5th St., #101, Huntington Beach, CA 92648

MOVANT: ROBERT KOURY, TRUSTEE OF THE ROBERT & VIRGINIA KOURY TRUST

EH__

[Tele. appr. Edward L. Laird II, rep. Lessor Robert Koury, Trustee of the Robert & Virginia Koury Trust]

Docket 18

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

North Shore Poke Co., Inc.

Represented By
James A Dumas Jr

Trustee(s):

Mark M Sharf (TR)

Pro Se

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8:25-13335 S El Camino Real, LLC

Chapter 11

#5.00 Order (1) Setting Scheduling Hearing and Case Management Conference And
(2) Requiring Status Report

EH__

[Tele. appr. Michael Jay Berger, rep. Debtor]

**[Tele. appr. Jeffrey S. Shinbrot, rep. Creditor The Dorothy V. Calabrese
Revocable Trust dated September 15 2021]**

[Tele. appr. Queenie K. Ng, rep. U.S. Trustee]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

S El Camino Real, LLC

Represented By
Michael Jay Berger

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8:25-13531 Laurus Group Inc

Chapter 11

#6.00 Order to Show Cause Why Case Should Not Be Dismissed
(Set per OSC on 12/18/25)

EH__

**[Tele. appr. Juan Salas, rep. Creditors Nishith Choksi, as Trustee of the
Separate Property Trust Dated September 11, 2012 and Gemcrest LLC]**

[Tele. appr. Timothy Silverman, rep. Creditor Enterprise Bank & Trust]

[Tele. appr. Queenie K. Ng, rep. U.S. Trustee]

Docket 4

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Laurus Group Inc

Pro Se

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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

**#7.00 Debtors Motion for Entry of Order Rejecting Unexpired Leases of Non-residential Real Property
(Set per OST on 12/24/25)**

EH__

[Tele. appr. Belinda Vega, rep. Debtor]

[Tele. appr. Paul J. Battista, rep. Debtor]

[Tele. appr. Eric Jacobs, rep. Debtor]

[Tele. appr. Carl Chang, Founder - Listen Only]

[Tele. appr. Robert Goe, Trustee]

[Tele. appr. Ryan Shufflebotham, Unsecured Creditors]

[Tele. appr. Nahal Zarnighian, Landlord ASVRF Dublic Place, LP]

[Tele. appr. Ivan M. Gold, rep. Landlord TC Property, LLC]

Docket 47

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega
J. Bennett Friedman

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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CONT...

The Little Brown Box Pizza, LLC

Chapter 11