

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

**Tuesday, June 23, 2026**

**Hearing Room 6C**

11:00 AM

**8:25-11919 Alfred McZeal**

**Chapter 7**

**#1.00** Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Blue Castle (Cayman) LTD vs. Desmond R. Demonegnac, Et Al. Case No. 2484CV00418, Suffolk County Superior Court, Commonwealth of Massachusetts

MOVANT: Blue Castle (Cayman) LTD: Steven Daniels; Daniels Homes Investmens, LLC; Matthew Braucher; Braucher & Associates

EH\_\_

**[Tele. appr. Arnold L. Graff, rep. Movant]**

**[Tele. appr. Desmond R. Demonegnac, Interested Party]**

Docket 134

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Alfred McZeal

Pro Se

**Trustee(s):**

Jeffrey I Golden (TR)

Represented By  
Anerio V Altman

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**8:26-10028 Juan C Andrade**

**Chapter 7**

**#2.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 Ford F150 Supercrew Cab XL Pickup 4D 5 1/2 ft, VIN: 1FTEW1CP9NKD57031

MOVANT: ALLY BANK

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 30

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: 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 stay pursuant to § 362(d)(1) & (d)(2);
- GRANT waiver of Rule 4001(a)(3) stay; and
- GRANT request under ¶¶ 2 and 5.

APPEARANCES WAIVED. Movant to lodge order within seven days. If oral or written opposition is presented at the hearing, the hearing may be continued.

**Party Information**

**Debtor(s):**

Juan C Andrade

Represented By  
Anerio V Altman

**United States Bankruptcy Court  
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**CONT... Juan C Andrade**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court  
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**8:26-10826 Chulwoo Kim**

**Chapter 7**

**#3.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2023 Ford F150 Lightning Pro Pickup 4D 5 1/2 ft, VIN: 1FTVW1EL3PWG22712

MOVANT: FORD MOTOR CREDIT COMPANY LLC

EH\_\_

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 25

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: Proper**

**Opposition: None**

Debtor had a prior bankruptcy case dismissed on March 13, 2026 --- four days before the petition date. Pursuant to 11 U.S.C. § 362(c)(3)(A), the automatic stay in the instant case expired on April 16, 2026, 30 days after the petition date.

Therefore, the automatic stay having terminated as a matter of law, the Court is inclined to DENY the motion as moot.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Chulwoo Kim

Represented By  
Andrew S Cho

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**CONT... Chulwoo Kim**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court  
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**8:26-10826 Chulwoo Kim**

**Chapter 7**

**#4.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2024 Ford Transit 250 Cargo Van Medium Roof w/LWB Van 3D, VIN: 1FTBR1C85RKB10761

MOVANT: FORD MOTOR CREDIT COMPANY LLC

EH\_\_

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 26

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: Proper**

**Opposition: None**

Debtor had a prior bankruptcy case dismissed on March 13, 2026 --- four days before the petition date. Pursuant to 11 U.S.C. § 362(c)(3)(A), the automatic stay in the instant case expired on April 16, 2026, 30 days after the petition date.

Therefore, the automatic stay having terminated as a matter of law, the Court is inclined to DENY the motion as moot.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Chulwoo Kim

Represented By  
Andrew S Cho

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**CONT... Chulwoo Kim**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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8:26-10826 Chulwoo Kim

Chapter 7

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2024 Ford F250 Super Duty Crew CabXL Pickup 4D 8 ft, VIN: 1FT7W2BAXRED78874

MOVANT: FORD MOTOR CREDIT COMPANY LLC

EH\_\_

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 27

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: Proper**

**Opposition: None**

Debtor had a prior bankruptcy case dismissed on March 13, 2026 --- four days before the petition date. Pursuant to 11 U.S.C. § 362(c)(3)(A), the automatic stay in the instant case expired on April 16, 2026, 30 days after the petition date.

Therefore, the automatic stay having terminated as a matter of law, the Court is inclined to DENY the motion as moot.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Chulwoo Kim

Represented By  
Andrew S Cho

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**CONT... Chulwoo Kim**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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**8:26-10826 Chulwoo Kim**

**Chapter 7**

**#6.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 Ford Commercial E450 E450 Cube Van 12', VIN: 1FDXE4FN7MDC14133

MOVANT: FORD MOTOR CREDIT COMPANY LLC

EH\_\_

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 28

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: Proper**

**Opposition: None**

Debtor had a prior bankruptcy case dismissed on March 13, 2026 --- four days before the petition date. Pursuant to 11 U.S.C. § 362(c)(3)(A), the automatic stay in the instant case expired on April 16, 2026, 30 days after the petition date.

Therefore, the automatic stay having terminated as a matter of law, the Court is inclined to DENY the motion as moot.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Chulwoo Kim

Represented By  
Andrew S Cho

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**CONT... Chulwoo Kim**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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**8:26-10826 Chulwoo Kim**

**Chapter 7**

**#7.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2023 Ford F150 Supercrew Cab XL Pickup 4D 5 1/2 ft, VIN: 1FTFW1E59PKF30730

MOVANT: FORD MOTOR CREDIT COMPANY LLC

EH\_\_

**[Tele. appr. Rosemary Hong, rep. Movant]**

Docket 29

**Tentative Ruling:**

**Tentative Ruling:**

**06/23/26**

**Service: Proper**

**Opposition: None**

Debtor had a prior bankruptcy case dismissed on March 13, 2026 --- four days before the petition date. Pursuant to 11 U.S.C. § 362(c)(3)(A), the automatic stay in the instant case expired on April 16, 2026, 30 days after the petition date.

Therefore, the automatic stay having terminated as a matter of law, the Court is inclined to DENY the motion as moot.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Chulwoo Kim

Represented By  
Andrew S Cho

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**CONT... Chulwoo Kim**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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**8:26-11611 Wayne Bronson Hill**

**Chapter 13**

**#8.00** Notice of Motion and Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 9676 Visalia Ave, Lucerne Valley, CA 92356

EH\_\_

**[Tele. appr. Kevin Tang, rep. Debtor]**

Docket 14

**Tentative Ruling:**

**TENTATIVE RULING:**

**06/23/26**

**Service: Proper  
Opposition: None**

11 U.S.C. § 362(c)(3)(A) provides that where a debtor has had one prior case dismissed within one year, the automatic stay terminates on the 30<sup>th</sup> day after filing of the later case. Here, the Debtor had one case dismissed within the previous year, thus the automatic stay is set to expire within 30 days of filing. Section 362(c)(5)(B) provides that the Court can extend the automatic stay if the debtor "demonstrates that the filing of the later case is in good faith as to the creditors to be stayed." A presumption of bad faith arises in this case pursuant to the operation of 11 U.S.C. § 362(c)(4)(D)(i)(I) and (II). Section 362(c)(4)(D) requires that a debtor rebut the presumption of bad faith "by clear and convincing evidence."

The Court has reviewed the motion and supporting declaration and finds that Debtor has not met his burden under the "clear and convincing" standard. The Debtor's current records do not support substantial changes in his financial circumstances. The Debtor stated that the prior dismissal resulted from unexpected vehicle repair costs and temporary loss of rental income due to his tenants' hardship. The Debtor asserted that both issues have now resolved and thus he filed the current Chapter 13 case in

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**CONT... Wayne Bronson Hill**

**Chapter 13**

good faith. However, he provided no detailed evidence to support his assertions (i.e., as to timing and/or amount). Also, his disposable income has declined compared to the prior Chapter 13 case (\$1866.62 in 26-10458 and \$1568.14 in current case).

On that basis, the Court is inclined to DENY the motion.

APPEARANCES REQUIRED

<b>Party Information</b>
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**Debtor(s):**

Wayne Bronson Hill

Represented By  
Kevin Tang

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

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**8:25-11408 Ronald Stephen Welty**

**Chapter 11**

**#9.00 Application for Payment of Final Fees and Expenses (11 U.S.C. § 330)**

RE: Robert Paul Goe (TR), Trustee, Period: 5/27/2025 to 5/27/2026, Fee: \$36,971.00, Expenses: \$132.82

EH\_\_

**[Tele. appr. Robert P. Goe, rep. Trustee]**

Docket 124

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ronald Stephen Welty

Represented By  
Misty A Perry Isaacson

**Trustee(s):**

Robert Paul Goe (TR)

Pro Se

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8:25-11408 Ronald Stephen Welty

Chapter 11

#9.10 First and Final Fee Application for Allowance of Fees and Cost by Pagter and Perry Isaacson and MPI Law, P.C.

RE: MPI LAW, P.C., Debtor's Attorney, Period: 5/25/2025 to 9/30/2025, Fee: \$39,900, Expenses: \$168.42: for Pagter and Perry Isaacson, APLC, Debtor's Attorney, Period: 10/1/2025 to 6/1/2026, Fee: \$26,415, Expenses: \$828.72.

EH\_\_

**[Tele. appr. Joseph Boufadel, rep. Debtor's General Counsel MPI Law, P.C.]**

Docket 128

**Tentative Ruling:**

**06/23/2026**

**Application:** MPI LAW, P.C: **\$39,900** in fees and **\$168.42** in expenses; Pagter and Perry Isaacson, APLC: **\$26,415** in fees and **\$828.72** in expenses

**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.*,

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**Ronald Stephen Welty**

**Chapter 11**

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").

**TENTATIVE RULING:**

On May 25, 2025, Ronald Stephen Welty ("Debtor") filed a voluntary Chapter 11 petition electing to proceed under Subchapter V. The United States Trustee appointed Robert P. Goe as Subchapter V Trustee ("Trustee"). The Court confirmed the Debtor's First Amended Chapter 11 Plan on March 26, 2026, and the Debtor filed a Notice of Substantial Consummation on April 22, 2026. The Court employed Pagter and Perry Isaacson, APLC ("PPI") as General Insolvency Counsel effective July 1, 2025, pursuant to Court order. On May 28, 2026, the Court modified that order to reflect that PPI served as Welty's insolvency counsel from the commencement of the case through September 30, 2025, and that Misty Perry Isaacson of MPI Law, P.C. ("MPI") continued as successor insolvency counsel effective October 1, 2025 through June 1, 2026. PPI and MPI (collectively, the "Firm") now jointly seek their first and final allowance of fees and costs.

Specifically, PPI seeks approval of \$26,415.00 in fees and \$828.72 in costs for services rendered from May 25, 2025 through September 30, 2025, for a total of \$27,243.72, of which \$0.00 remains due and payable after application of the initial retainer. MPI seeks approval of \$39,900.00 in fees and \$168.42 in costs for services rendered from October 1, 2025 through June 1, 2026, for a total of \$40,068.42, of which \$20,610.14 remains due and payable after application of the retainer. The combined fees sought total \$66,315.00 in fees and \$997.14 in costs, for a combined total of \$67,312.14.

Debtor's primary income derives from royalty streams attributable to past recordings, performances, and publishing rights associated with The Offspring, as well as ongoing music production activities conducted through his business entity, Neon Moon Flag, Inc. This case involved extremely contested pre-petition litigation between the Debtor and The Offspring, resulting in a judgment of about

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**Ronald Stephen Welty**

**Chapter 11**

one million dollars in favor of The Offspring and related parties, which directly prompted the bankruptcy filing.

Throughout the case, the Firm performed a broad range of necessary services. At the outset, the Firm prepared and filed the Chapter 11 petition and related schedules, statements, motions, and compliance documents, including preparation of debtor interview materials, seven-day package documentation, monthly operating reports, and debtor-in-possession account matters. The Firm engaged in extensive negotiations and communications with major creditors, including creditors affiliated with The Offspring, concerning settlement proposals, plan treatment, attorney fee issues, objections to exemptions, and consensual resolution of disputed claims. The Firm also coordinated with the Debtor's special litigation counsel concerning potential malpractice litigation and mediation efforts that affected the bankruptcy estate. A substantial portion of the Firm's services involved formulation, negotiation, amendment, and confirmation of the Debtor's plan of reorganization, including drafting amended plans and related confirmation documents, analyzing feasibility and projected plan payments, negotiating plan language and creditor treatment, and preparing for and attending confirmation hearings. Following confirmation, the Firm continued to advise the Debtor concerning plan compliance obligations, payment structures, and post-confirmation administration matters.

The billing records reflect time spent across the following task categories for PPI's period: Asset Analysis & Recovery (0.3 hrs, \$150); Budgeting (5.05 hrs, \$2,730); Case Administration (23.15 hrs, \$13,260); Claims Administration and Objections (0.6 hrs, \$300); Fee/Employment Application (11.65 hrs, \$6,190); Fee/Employment Objections (0.6 hrs, \$300); Financing and Cash Collateral (3.05 hrs, \$1,785); Litigation (16.2 hrs, \$9,520); Meeting and Communication with Creditors (4.3 hrs, \$2,220); Plan and Disclosure Statement (43.3 hrs, \$24,160); Reports; Monthly Operating Reports and Accounting (11 hrs, \$5,340); and Valuation (0.7 hrs, \$300).

The time expended across each category appears reasonable given the complexity of the case. The Plan and Disclosure Statement category represents the single largest allocation at 43.3 hours and approximately 58% of PPI's total fees, which is consistent with the demands of a contested Subchapter V case involving

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**Ronald Stephen Welty**

**Chapter 11**

significant pre-petition litigation, creditor negotiations, multiple plan iterations, and ultimately successful plan confirmation. The Firm provided detailed narrative descriptions and itemized billing records supporting the time expended in this category, and the Court finds the allocation appropriate.

The Court observes no unnecessary, duplicative, or clerical billing entries apparent from the record. The hourly rates charged are \$600.00 for Misty Perry Isaacson and \$700.00-\$800.00 for R. Gibson Pagter, Jr., yielding a blended rate of \$552.63 across the Application Period. These rates are consistent with those disclosed in the Firm's employment application and the modified employment order and are supported by the professional biographical information provided in Exhibit 3 to the Application. The rates are within the range of customary compensation charged by comparably skilled insolvency practitioners in the Central District of California.

With respect to costs, the Firm seeks combined reimbursement of \$997.14, comprising document reproduction (\$276.51), postage (\$134.97), miscellaneous charges including court reporting services, recording fees, Westlaw, and real property record searches (\$376.66), and court fees including PACER, motion fees, certified copy, and telephonic hearing charges (\$209.00). These expenses appear actual and necessary to the administration of the case. No opposition has been filed, and nothing in the record suggests the requested fees or costs are excessive or unreasonable.

Based on the Court's review of the Fee Application, supporting declaration, 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 amount of

**\$39,900** and expenses in the amount of **\$168.42 for MPI Law, P.C.;**  
and  
**\$26,415** and expenses in the amount of **\$828.72 for Pagter and Perry Isaacson, APLC** on a final basis.

APPEARANCES WAIVED. Movant to lodge order within 7 days.

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**CONT... Ronald Stephen Welty**

**Chapter 11**

**Party Information**

**Debtor(s):**

Ronald Stephen Welty

Represented By

Misty A Perry Isaacson

**Trustee(s):**

Robert Paul Goe (TR)

Pro Se

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**8:25-11408 Ronald Stephen Welty**

**Chapter 11**

**#9.20 Motion To Withdraw as Attorney Reorganized Debtor's General Insolvency  
Counsel**

EH\_\_

**[Tele. appr. Joseph Boufadel, rep. Debtor's General Counsel MPI Law,  
P.C.]**

Docket 130

**Tentative Ruling:**

**BACKGROUND**

On June 1, 2026, Misty Perry Isaacson and MPI LAW, P.C. ("MPI") (collectively, "Counsel") filed a motion to withdraw as general insolvency counsel for Ronald Stephen Welty ("Debtor") ("Motion"). Counsel argues that she is in the process of winding down and closing her law practice and will no longer be engaged in the practice of law during the remaining term of the confirmed Plan.

The Court confirmed Debtor's First Amended Plan of Reorganization on March 26, 2026. The confirmed Plan requires quarterly installment payments to creditors and a refinance resulting in a lump-sum payment due on or before September 22, 2026. Debtor has commenced performance under the confirmed Plan and has made the initial installment payments required thereunder. The next scheduled installment payment is due July 1, 2026.

No opposition has been filed.

**DISCUSSION**

When addressing a motion to withdraw, the consent of the client is not dispositive. *See Robinson v. Delgado*, No. CV 02–1538 NJV, 2010 WL 3259384, at \*2 (N.D. Cal. Aug. 18, 2010). Courts look at several factors, including the reasons counsel seeks to

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withdraw; the possible prejudice that withdrawal may cause to other litigants; the harm that withdrawal might cause to the administration of justice; and the extent to which withdrawal will delay resolution of the case. *Id.*; see also *Beard v. Shuttermart of Cal., Inc.*, No. 07-cv-00594-WQH-NLS, 2008 WL 410694, at \*2 (S.D. Cal. Feb. 13, 2008). Ultimately, a ruling on a motion to withdraw "must involve a balancing of the equities." *Id.* The Court may permit withdrawal if it finds good cause under *Robinson*.

"Unless good cause is shown and the ends of justice require, no substitution or withdrawal will be allowed that will cause unreasonable delay in prosecution of the case or proceeding to completion." LBR 2091-1(e). Additionally, California Rule of Professional Conduct Rule 3–700 states:

A member shall not withdraw from employment until the member has taken reasonable steps to avoid reasonably foreseeable prejudice to the rights of the client, including giving due notice to the client, allowing time for employment of other counsel, complying with Rule 3–700(D) [which addresses the disposition of client papers and property], and complying with applicable laws and rules.

CAL. R. OF PROF'L CONDUCT 3–700(A)(2).

Permissive withdrawal of counsel is limited to certain situations, including when the client "insists upon presenting a claim or defense that is not warranted under existing law and cannot be supported by good faith argument for extension, modification", "by other conduct renders it unreasonably difficult for the member of the State Bar to carry out his employment effectively," or "insists, in a matter not pending before a tribunal, that the member engage in conduct that is contrary to the judgment and advice of the member but not prohibited under these rules or the State Bar Act." CAL. R. OF PROF'L CONDUCT 3–700(c)(1)(a), (d), and (e).

Here, Counsel has demonstrated good cause. Counsel is closing her law practice entirely and will no longer be practicing law during the remaining term of the Plan. Continued representation is therefore not possible. This constitutes good cause for withdrawal under Rule 1.16.

The Court further finds that withdrawal will not cause material prejudice to the

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Debtor, other litigants, or the administration of the estate because: (1) Counsel provided sufficient notice of her intent to withdraw; (2) this case is in the post-confirmation implementation phase and no active contested matters, adversary proceedings, or evidentiary hearings are presently pending; (3) the remaining obligations primarily concern Debtor's ongoing compliance with the confirmed Plan; (4) Debtor is an individual who may appear pro se if desired and retains the ability to retain substitute counsel should future legal issues arise; and (5) Counsel represents that she has taken steps to ensure an orderly transition of the matter. Additionally, in her Declaration, Counsel states that she will continue to provide guidance to Debtor regarding implementation of the confirmed Plan, further mitigating any potential prejudice from her withdrawal as counsel of record.

**TENTATIVE RULING**

For the foregoing reasons, the Court intends to GRANT the Motion.

APPEARANCES WAIVED. Movant to lodge order within 7 days.

<b>Party Information</b>
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**Debtor(s):**

Ronald Stephen Welty

Represented By

Misty A Perry Isaacson

**Trustee(s):**

Robert Paul Goe (TR)

Pro Se

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8:25-12223 Oasis Interiors, Inc.

Chapter 11

#10.00 Application for Payment of Final Fees and Expenses [11 U.S.C. § 331 or § 330]

RE: Arturo Cisneros Trustee, Period: 8/11/2025 to 5/8/2026, Fee: \$14,740.00,  
Expenses: \$0.00

EH\_\_

**[Tele. appr. Arturo Cisneros, Trustee]**

**[Tele. appr. Kevin Tang, rep. Debtor]**

Docket 103

**Tentative Ruling:**

**06/23/2026**

**Application: \$14,740.00** in fees and **\$0.00** in expenses

**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)

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**CONT...**

**Oasis Interiors, Inc.**

**Chapter 11**

(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").

**TENTATIVE RULING:**

On August 11, 2025, Oasis Interiors, 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 11, 2025. Fee App. at 4. The Court confirmed the Debtor's Second Amended Plan on April 20, 2026, and entered the discharge order on May 5, 2026. Fee App. at 7–8. The Trustee now seeks approval of \$14,740.00 in fees for 28.2 hours of services rendered between August 11, 2025, and May 8, 2026, plus reimbursement of \$0.00 in costs, for a total of \$14,740.00. Fee App. at 2. No retainer was received and no prior fee applications were filed. Fee App. at 2.

The billing records and category summaries reflect time spent across six task categories: Case Administration; Initial Debtor Interview and 341(a) Meeting; Status Conferences; Financing and Cash Collateral; Disclosure Statement and Plan; and Fee Application. Fee App. at 8–9; Exhibit 1.

The time expended across each category appears reasonable given the complexity of the case, which required the Trustee to analyze plan confirmability under both § 1191(b) and § 1191(a) as the Debtor initially declined to solicit votes on its Plan and First Amended Plan before ultimately submitting a Second Amended Plan to balloting, which received acceptance from both impaired classes and was confirmed consensually. Fee App. at 6–10. The largest time allocation, Plan work, is consistent with the demands of a Subchapter V case requiring the Trustee to file two substantive Statements on Plan Confirmation and support confirmation through two successive plan iterations.

The Court observes no unnecessary, duplicative, or clerical billing entries apparent from the record. The hourly rates charged are \$600.00 for the Trustee and \$200.00 for law clerk Adam Sohn, yielding a blended rate of approximately \$522.70. Fee App. at 2; Exhibit 1. These rates are supported by the professional biographical information provided in Exhibit 2 to the Application. The Court further notes that

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**CONT...**

**Oasis Interiors, Inc.**

**Chapter 11**

2.1 hours were rendered at no charge, reflecting restraint consistent with the overall reasonableness of the Application. Fee App. at 4.

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 declaration, 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 amount of

**\$14,740.00** and expenses in the amount of **\$0.00** on a final basis.

APPEARANCES WAIVED. Movant to lodge order within 7 days.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Oasis Interiors, Inc.

Represented By  
Kevin Tang

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court  
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**8:25-12616 Simba IL Holdings, LLC**

**Chapter 7**

**#11.00 Motion to Allow Claim After Claim Bar Date**

EH\_\_

Docket 311

**\*\*\* VACATED \*\*\* REASON: CASE CONVERTED TO CHAPTER 7 ON  
5/27/26**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Simba IL Holdings, LLC

Represented By  
Leonard M. Shulman  
Alan J Friedman  
Max Casal

**Movant(s):**

CitiMortgage, Inc.

Represented By  
Marisol A Nagata

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court  
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**8:25-12907 Bootlegger's Brewery, LLC**

**Chapter 11**

Adv#: 8:26-01050 Bootlegger's Brewery, LLC v. Clara Capital Servicing, LLC

**#12.00** Status Conference re Complaint by Bootlegger's Brewery, LLC against Clara Capital Servicing, LLC. Nature of Suit: (91 (Declaratory judgment)),(12 (Recovery of money/property - 547 preference)),(13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other))

EH\_\_

**[Tele. appr. Andrew S Bisom, rep. Plaintiff]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Bootlegger's Brewery, LLC

Represented By  
Andrew S Bisom

**Defendant(s):**

Clara Capital Servicing, LLC

Pro Se

**Plaintiff(s):**

Bootlegger's Brewery, LLC

Represented By  
Andrew S Bisom

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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**8:25-13127 Zuum Transportation Inc.**

**Chapter 11**

**#13.00** Motion To Approve Compromise Of Controversy Pursuant To Bankruptcy Rule 9019

EH\_\_

[Tele. appr. Michelle N. Saney, rep. Creditor Trinity Capital]

[Tele. appr. Adrienne Walker, rep. Creditor Trinity Capital]

[Tele. appr. David Goodrich, rep. Creditor Innovative Refunds, LLC]

[Tele. appr. Almina Kubat, rep. Creditor AAA Express LLC]

[Tele. appr. Gregory L. Strausberg, rep. Interested Party General Motors]

[Tele. appr. Dykema Gossett, rep. Interested Party General Motors]

[Tele. appr. Yury Grabovsky, Interested Party Brothers Logistics LLC]

[Tele. appr. Ashwani Kumar, rep. Creditor AAR Logistics, Inc.]

[Tele. appr. Melissa Davis Lowe, rep. Creditor ITF LLC dba ITF Group]

[Tele. appr. Jordan L. Williams, rep. Official Committee of Unsecured Creditors]

[Tele. appr. Ira L. Herman, rep. Official Committee of Unsecured Creditors]

[Tele. appr. David Jencks, rep. Creditor Wex]

Docket 229

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

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1:30 PM

**CONT... Zuum Transportation Inc.**

**Chapter 11**

**Debtor(s):**

Zuum Transportation Inc.

Represented By  
Eve H. Karasik  
Jeffrey S Kwong  
Carmela Pagay

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**8:25-13127 Zuum Transportation Inc.**

**Chapter 11**

**#14.00** CONT. Order to Show Cause Why Case Should Not Be Dismissed or Converted  
(OSC issued 3/19/26)

EH\_\_

From: 3-31-26, 4-8-26; 4-14-26, 5-12-26

**[Tele. appr. Michelle N. Saney, rep. Creditor Trinity Capital]**

**[Tele. appr. Adrienne Walker, rep. Creditor Trinity Capital]**

**[Tele. appr. David Goodrich, rep. Creditor Innovative Refunds, LLC]**

**[Tele. appr. Almina Kubat, rep. Creditor AAA Express LLC]**

**[Tele. appr. Gregory L. Strausberg, rep. Interested Party General Motors]**

**[Tele. appr. Dykema Gossett, rep. Interested Party General Motors]**

**[Tele. appr. Yury Grabovsky, Interested Party Brothers Logistics LLC]**

**[Tele. appr. Ashwani Kumar, rep. Creditor AAR Logistics, Inc.]**

**[Tele. appr. Melissa Davis Lowe, rep. Creditor ITF LLC dba ITF Group]**

**[Tele. appr. Jordan L. Williams, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. Ira L. Herman, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. David Jencks, rep. Creditor Wex]**

Docket 184

**Tentative Ruling:**

- NONE LISTED -

6/23/2026 7:37:48 AM

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1:30 PM

**CONT... Zuum Transportation Inc.**

**Chapter 11**

**Party Information**

**Debtor(s):**

Zuum Transportation Inc.

Represented By  
Eve H. Karasik  
Jeffrey S Kwong  
Carmela Pagay

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1:30 PM

**8:25-13127 Zuum Transportation Inc.**

**Chapter 11**

**#15.00** CONT. Status Conference re Motion For Order: (1) Enforcing The Automatic Stay; (2) Directing The Immediate Payment Of Commissions Due To The Debtor; And (3) Issuing A Bar Order To Preclude Carriers From Collecting The Debtors Brokerage AR From Brokerage Customers

EH\_\_

From: 1-13-26, 1-27-26, 3-31-26, 4-8-26, 4-14-26, 5-12-26

**[Tele. appr. Michelle N. Saney, rep. Creditor Trinity Capital]**

**[Tele. appr. Adrienne Walker, rep. Creditor Trinity Capital]**

**[Tele. appr. David Goodrich, rep. Creditor Innovative Refunds, LLC]**

**[Tele. appr. Almina Kubat, rep. Creditor AAA Express LLC]**

**[Tele. appr. Gregory L. Strausberg, rep. Interested Party General Motors]**

**[Tele. appr. Dykema Gossett, rep. Interested Party General Motors]**

**[Tele. appr. Yury Grabovsky, Interested Party Brothers Logistics LLC]**

**[Tele. appr. Ashwani Kumar, rep. Creditor AAR Logistics, Inc.]**

**[Tele. appr. Melissa Davis Lowe, rep. Creditor ITF LLC dba ITF Group]**

**[Tele. appr. Jordan L. Williams, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. Ira L. Herman, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. David Jencks, rep. Creditor Wex]**

Docket 91

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**CONT... Zuum Transportation Inc.**

**Chapter 11**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Zuum Transportation Inc.

Represented By  
Eve H. Karasik  
Jeffrey S Kwong  
Carmela Pagay

**Movant(s):**

Zuum Transportation Inc.

Represented By  
Eve H. Karasik  
Eve H. Karasik  
Jeffrey S Kwong  
Jeffrey S Kwong  
Carmela Pagay  
Carmela Pagay

**United States Bankruptcy Court  
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**8:25-13127 Zuum Transportation Inc.**

**Chapter 11**

**#16.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report

EH\_\_

From: 12-16-25, 12-18-25, 1-20-26, 1-27-26, 3-31-26, 4-8-26, 4-14-26, 5-12-26

**[Tele. appr. Michelle N. Saney, rep. Creditor Trinity Capital]**

**[Tele. appr. Adrienne Walker, rep. Creditor Trinity Capital]**

**[Tele. appr. David Goodrich, rep. Creditor Innovative Refunds, LLC]**

**[Tele. appr. Almina Kubat, rep. Creditor AAA Express LLC]**

**[Tele. appr. Gregory L. Strausberg, rep. Interested Party General Motors]**

**[Tele. appr. Dykema Gossett, rep. Interested Party General Motors]**

**[Tele. appr. Yury Grabovsky, Interested Party Brothers Logistics LLC]**

**[Tele. appr. Ashwani Kumar, rep. Creditor AAR Logistics, Inc.]**

**[Tele. appr. Melissa Davis Lowe, rep. Creditor ITF LLC dba ITF Group]**

**[Tele. appr. Jordan L. Williams, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. Ira L. Herman, rep. Official Committee of Unsecured Creditors]**

**[Tele. appr. David Jencks, rep. Creditor Wex]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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**CONT... Zuum Transportation Inc.**

**Chapter 11**

**Party Information**

**Debtor(s):**

Zuum Transportation Inc.

Represented By  
Eve H. Karasik  
Jeffrey S Kwong  
Carmela Pagay

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**8:25-13209 Hamid Hojati and Elham Hojati**

**Chapter 11**

**#17.00** CONT'D Hearing on Confirmation of Debtors-in-Possession's Second Amended Chapter 11 Plan of Reorganization Dated June 15, 2026

EH\_\_

From: 4-28-26; 5-26-26

**[Tele. appr. Joseph Boufadel, rep. Creditor San Bernardino County]**

**[Tele. appr. Michael J. Makdisi, rep. Creditor Poppy Bank]**

**[Tele. appr. Arturo Cisneros, Trustee]**

**[Tele. appr. Greg Campbell, rep. Creditor Morgan Stanley Bank, N.A.]**

Docket 105

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hamid Hojati

Represented By  
David Wood

**Joint Debtor(s):**

Elham Hojati

Represented By  
David Wood

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court  
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**8:25-13209 Hamid Hojati and Elham Hojati**

**Chapter 11**

**#18.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report (Subchapter V)

EH\_\_

From: 12-16-25, 2-17-26, 4-28-26; 5-26-26

**[Tele. appr. Michael J. Makdisi, rep. Creditor Poppy Bank]**

**[Tele. appr. Arturo Cisneros, Trustee]**

**[Tele. appr. Greg Campbell, rep. Creditor Morgan Stanley Bank, N.A.]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hamid Hojati

Represented By  
David Wood

**Joint Debtor(s):**

Elham Hojati

Represented By  
David Wood

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

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**8:25-13463 Keylink Enterprises**

**Chapter 11**

**#19.00** CON'T First Amended Disclosure Statement for First Amended Chapter 11 Plan Proposed by the Debtor

EH\_\_

From: 5-26-26

**[Tele. appr. Krystina T. Tran, rep. Debtor]**

Docket 64

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Keylink Enterprises

Represented By  
Krystina T Tran

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1:30 PM

**8:25-13463 Keylink Enterprises**

**Chapter 11**

**#20.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report

EH\_\_

From: 1-20-26, 3-31-26; 5-26-26

**[Tele. appr. Krystina T. Tran, rep. Debtor]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Keylink Enterprises

Represented By  
Krystina T Tran

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**6:25-14281 Jose Arturo Barragan Villa**

**Chapter 11**

**#21.00** CONT. Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 4616 CREEK CIRCLE, JURUPA VALLEY CA 91752

MOVANT: SELENE FINANCE, LP

From: 4-28-26

**[Tele. appr. Summer M Shaw, rep. Debtor]**

**[Tele. appr. Alina Mamlyuk, rep. Debtor]**

**[Tele. appr. Nathan A. Berneman, rep. Creditor Selene Finance]**

Docket 187

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Jose Arturo Barragan Villa

Represented By  
Summer M Shaw

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**8:26-10033 Pappas Piping Service, Inc.**

**Chapter 11**

**#22.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report

EH\_\_

From: 2-3-26, 5-12-26

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Pappas Piping Service, Inc.

Represented By  
David Wood  
Aaron E. De Leest

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**8:26-10494 Kristopher Rene Gomez**

**Chapter 7**

**#23.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 18852 Canyon Crest Dr., Villa Park, CA 92861

MOVANT: KONSTANTINE LODNIA

EH\_\_

Docket 80

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Kristopher Rene Gomez

Represented By  
Michael Jay Berger

**Movant(s):**

Konstantin Lodnia

Represented By  
Mark B Simpkins

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court  
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**8:26-10849 Belwood Investments LLC**

**Chapter 7**

**#24.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 2541 Jewel Street, East Point, GA 30344

MOVANT: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

EH\_\_

**[Tele. appr. Shannon Doyle, rep. Creditor SN. Servicing Corporation]**

**[Tele. appr. Brett H. Ramsaur, rep. Trustee, Jeffrey Golden]**

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

Docket 92

**Tentative Ruling:**

**6/23/26**

**Service: Proper**

**Opposition: Yes**

Having reviewed the motion, the opposition, service being proper, and good cause appearing, the Court is inclined to:

- GRANT relief from stay pursuant to 11 U.S.C. § 362(d)(1);
- GRANT requests under ¶¶ 2 & 3;
- GRANT waiver of FRBP 4001(a)(3) stay;
- DENY request ¶13 as moot; and
- DENY 362(d)(2) for lack of cause shown.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Belwood Investments LLC

Represented By

**United States Bankruptcy Court  
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1:30 PM

**CONT... Belwood Investments LLC**

**Chapter 7**

Michael Jay Berger

**Movant(s):**

U.S. Bank Trust Company, National

Represented By  
Shannon A Doyle

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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1:30 PM

**8:26-10849 Belwood Investments LLC**

**Chapter 7**

**#25.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1317 Hillview Place, Saint Helena, CA 94574

MOVANT: TRINITY LIFE INSURANCE COMPANY

EH\_\_

**[Tele. appr. Brett H. Ramsaur, rep. Trustee, Jeffrey Golden]**

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

Docket 93

**Tentative Ruling:**

**6/23/26**

**Service: Proper**

**Opposition: Yes**

Having reviewed the motion, the opposition, service being proper, and good cause appearing, the Court is inclined to:

- GRANT relief from stay pursuant to 11 U.S.C. § 362(d)(1);
- GRANT requests under ¶¶ 2 & 3;
- GRANT waiver of FRBP 4001(a)(3) stay;
- DENY request ¶13 as moot; and
- DENY 362(d)(2) for lack of cause shown.

APPEARANCES REQUIRED

**Party Information**

**Debtor(s):**

Belwood Investments LLC

Represented By  
Michael Jay Berger

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**CONT... Belwood Investments LLC**

**Chapter 7**

**Movant(s):**

Trinity Life Insurance Company

Represented By  
Shannon A Doyle

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court  
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2:00 PM

**6:24-16223 Winestead LLC**

**Chapter 11**

**#26.00 CONT. Post-Confirmation Status Conference**

From: 11/26/24, 1/21/25, 4/15/25, 11/4/25, 12/16/25

EH\_\_

**[Tele. appr. Anne C. Manalili, rep. Creditor U.S. Small Business Administration]**

**[Tele. appr. Mark M Sharf, rep. Trustee]**

**[Tele. appr. Abram S. Feuerstein, rep. U.S. Trustee]**

**[Tele. appr. David Shevitz, rep. U.S. Trustee]**

**[Tele. appr. J. Luke Hendrix, rep. Debtor]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Winestead LLC

Represented By  
J. Luke Hendrix

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Chapter 11**

**#27.00 Debtor Possession's Motion to Extend Deadline to Obtain Approval of the Disclosure Statement and Obtain Plan Confirmation**

EH\_\_

**[Tele. appr. Shannon Doyle, rep. Creditor CENLAR FSB]**

**[Tele. appr. Richard Sturdevant, rep. Debtor]**

Docket 142

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

**Chapter 11**

**#28.00 Disclosure Statement Describing Debtors' First Amended Plan of Reorganization**

EH\_\_

**[Tele. appr. Richard Sturdevant, rep. Debtor]**

Docket 136

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

**Chapter 11**

**#29.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report

EH\_\_

From: 12-16-25, 1-27-26, 3-3-26; 4-14-26

**[Tele. appr. Richard Sturdevant, rep. Debtor]**

Docket 1

**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

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

**Tuesday, June 23, 2026**

**Hearing Room 6C**

2:30 PM

**8:26-10494 Kristopher Rene Gomez**

**Chapter 11**

**#30.00** CONT. Order (1) Setting Scheduling Hearing and Case Management Conference And (2) Requiring Status Report

EH\_\_

From: 3-31-26

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE CONVERTED TO CHAPTER 7**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Kristopher Rene Gomez

Represented By  
Michael Jay Berger