

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

11:00 AM

**8:26-10269    Chase Albert Kalter**

**Chapter 7**

**#1.00**    Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Newport Capital Partners, LLC v Gotta Brands, INC., et al. Case No. 30-2025-01537281-CU-BC-CJC, County of Orange, Central Justice Center

MOVANT: NEWPORT CAPITAL PARTNERS, LLC

EH\_\_

**[Tele. appr. Michael Kogan, rep. Movant]**

Docket      28

**Tentative Ruling:**

**8/4/2025**

**BACKGROUND**

On January 29, 2026, Chase Kalter ("Debtor") filed a Chapter 7 voluntary petition. On April 9, 2026, Newport Capital Partners ("Newport Capital") commenced an adversary proceeding against Debtor, filing a complaint included causes of action under 11 U.S.C. § 523(a)(2)(A), (a)(4), and (a)(6). On May 4, 2026, Debtor received a discharge; three days later, the case was closed.

On July 8, 2026, Newport Capital attempted to file a motion for relief from stay (the "Motion"). A notice to filer was generated indicating that the Motion could not be set for hearing in a closed case. On July 13, 2026, the Court reopened the bankruptcy case upon motion by Newport Capital. After the case was reopened, the Motion was set for hearing.

On July 21, 2026, Debtor filed an opposition to the Motion. On July 27, 2026, Newport Capital filed a reply.

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**CONT... Chase Albert Kalter**

**Chapter 7**

The Motion requests both straight relief from stay and annulment of the automatic stay. It also requests that the order be binding indefinitely.

**DISCUSSION**

The Court notes that the automatic stay expired on May 4, 2026 --- the date of Debtor's discharge --- pursuant to 11 U.S.C. § 362(c)(2)(C). Furthermore, upon reopening of the case, the automatic stay does not "spring back into effect." *In re Menk*, 241 B.R. 896, 914 (B.A.P. 9th Cir. 1999). As a result, the straight request for relief from stay is moot. It is the Court's consistent position that a party may not create a justiciable issue by essentially requesting that the automatic stay not be applicable in the future, when there is no automatic stay in the present.

As a result, the only substantive request in the Motion that the Court can properly address is the request for annulment of the automatic stay. In this case, the automatic stay was in effect from January 29 to May 4, 2026.

As noted in the opposition, the Motion does not address what actions were taken in violation of the automatic stay. The state court docket attached to the Motion appears to indicate that there likely were *some* actions taken while the automatic stay was in effect. Yet, the Motion (and the reply) also does not address when and how Newport Capital learned of the bankruptcy filing. As a result of these deficiencies, it is entirely impossible for the Court to apply the traditional *Nat'l Env't Waste Corp.* analysis.

**TENTATIVE RULING**

Given the magnitude of the deficiencies in the Motion, the Court is inclined to DENY the Motion without prejudice.

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

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

Chase Albert Kalter

Represented By  
Leslie A Cohen

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**CONT... Chase Albert Kalter**

**Chapter 7**

**Trustee(s):**

Thomas H Casey (TR)

Pro Se

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

**Chapter 7**

**#2.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 6613 Canopy Lane #37, Fontana, CA 92336

MOVANT: EARL MINNIS, TRUSTEE OF THE EARL MINNIS TRUST DATED 5/13/1991

EH\_\_

Docket 121

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO AUGUST 25, 2026 AT 11:00 AM**

**Tentative Ruling:**

- NONE LISTED -

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

Kristopher Rene Gomez

Represented By  
Monica Graham

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Yang Yang  
Melissa Davis Lowe

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**8:26-11477 Jacob Lamar McKeithan**

**Chapter 7**

**#3.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 11049 Atkinson Avenue, Inglewood, CA 90303

MOVANT: ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION

EH\_\_

**[Tele. appr. Keith Higginbotham, rep. Movant]**

Docket 15

**Tentative Ruling:**

**8/4/2026**

**Service: Proper**

**Opposition: None**

Having reviewed the motion, service being proper, and no opposition having been filed, which the Court deems consent to the relief requested pursuant to 11 U.S.C. § 362(g)(2), the Court is inclined to:

- GRANT relief from stay pursuant to § 362(d)(1) and (2);
- GRANT waiver of Rule 4001(a)(3) stay;
- GRANT requests under ¶¶ 2 and 3.

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

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

Jacob Lamar McKeithan

Pro Se

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**CONT... Jacob Lamar McKeithan**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

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**8:26-11731 Ruby Louise Hunter and Arther Kazuo Masaoka**

**Chapter 7**

**#4.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: Contents of Storage Units A119, B115, B117, B119, B121, F103, G127, G140, H117, H118, H119, H121, H137, H138, H139, and H148 located at 14500 Temescal Canyon Road, Lake Elsinore, CA 92530

MOVANT: MOVANT: RANCH RV & SELF STORAGE - TEMESCAL VALLEY, LLC

EH\_\_

**[Tele. appr. Jennifer Tullius, rep. Movant]**

Docket 18

**Tentative Ruling:**

- NONE LISTED -

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

|                    |        |
|--------------------|--------|
| Ruby Louise Hunter | Pro Se |
|--------------------|--------|

**Joint Debtor(s):**

|                      |        |
|----------------------|--------|
| Arther Kazuo Masaoka | Pro Se |
|----------------------|--------|

**Trustee(s):**

|                     |        |
|---------------------|--------|
| Karen S Naylor (TR) | Pro Se |
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**8:26-11731 Ruby Louise Hunter and Arther Kazuo Masaoka**

**Chapter 7**

**#5.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: Contents of Storage Units A135, A152, A205, A216, C109, D102, D103 and D134 located at 36610 Briggs Road, Murrieta, CA 92563

MOVANT: RANCH RV & SELF STORAGE - FRENCH VALLEY, LLC

EH\_\_

**[Tele. appr. Jennifer Tullius, rep. Movant]**

Docket 17

**Tentative Ruling:**

- NONE LISTED -

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

|                    |        |
|--------------------|--------|
| Ruby Louise Hunter | Pro Se |
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**Joint Debtor(s):**

|                      |        |
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| Arther Kazuo Masaoka | Pro Se |
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**Trustee(s):**

|                     |        |
|---------------------|--------|
| Karen S Naylor (TR) | Pro Se |
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**8:26-12160 Rosemaria Geraldine Altieri**

**Chapter 11**

**#5.10** Notice of Motion and Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate

EH\_\_

**[Tele. appr. Larry Webb, rep. Creditor Stephanie Bryson]**

**[Tele. appr. Greg Campbell, rep. Creditor U.S. Bank National Association]**

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

Docket 11

**Tentative Ruling:**

8/4/2026

**Service: Proper**

**Opposition: Yes**

11 U.S.C. § 362(c)(3)(A) provides that the automatic stay expires on the 30th day of this case because Debtor had a previous case dismissed in the preceding 1-year period. Section 362(c)(3)(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." Section 362(c)(3)(C)(i)(II)(aa) provides for a presumption of bad faith if the previous case was dismissed due to certain reasons. Here, given that the prior case was dismissed on eligibility grounds because Debtor was over the debt limit for Chapter 13, it does not appear that the presumption of bad faith arises under that subsection. The Court notes that while § 362(c)(3)(C)(i)(III) provides for a presumption of bad faith if there has not been a substantial change in affairs such that the Court can conclude the case will result in a confirmed and fully performed plan, in practice if a debtor cannot make that showing, it is unlikely that the motion will be granted with or without a presumption of bad faith. As a result, it is really the "preponderance of evidence" standard that applies to the specific bad faith trigger

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**CONT... Rosemaria Geraldine Altieri**

**Chapter 11**

listed in § 362(c)(3)(C)(i)(III) and --- if Debtor fails to establish that --- then Debtor would have to somehow otherwise establish good faith by "clear and convincing" evidence.

Here, Debtor asserts that she has refiled under an appropriate chapter in which she is eligible to be a debtor and that her financial problems arise from problematic tenants that cause a temporary disruption to her financial circumstances.

Both U.S. Bank National Association ("U.S. Bank") and Stephanie Bryson ("Bryson") have filed oppositions. U.S. Bank asserts that the motion does not contain an adequate explanation as to how this Chapter 11 will be successful and that Debtor's financial situation has actually been declining, not improving, and that the contemplated reorganization is infeasible. Bryson asserts that the motion is significantly lacking in evidence.

The Court notes that --- as stated in the oppositions --- the feasibility of Debtor's Chapter 11 case appears dependent on her ability to generate enough personal income to offset her expenses. Specifically, the motion includes a six-month budget that shows a surplus of \$3,414 --- but only after Debtor receives a \$75,000 bonus in December. The motion does not include any detail or explanation regarding this bonus and the Court notes that it is expressly **discretionary**. Furthermore, assuming this is an annual bonus, it would appear that Debtor cannot rely on such a bonus to cover the losses over the course of a full year. At best, it appears questionable whether Debtor can propose a feasible plan.

Other than possibly remedying the situation with a non-paying tenant, which based on the record before the Court may take some time, it is not exactly clear what other steps Debtor is planning on taking to present a viable reorganization. Even in the six months of the budget, Debtor is projecting income of \$37,012 and total expenses of \$44,326 --- and the motion is silent as to how it will improve after that. As such, Debtor has not presented adequate evidence that this case is likely to result in a fully performed plan.

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

APPEARANCES REQUIRED.

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**CONT... Rosemaria Geraldine Altieri**

**Chapter 11**

**Debtor(s):**

Rosemaria Geraldine Altieri

Represented By

Aaron E. De Leest

Sarah Rose Hasselberger

**Movant(s):**

Rosemaria Geraldine Altieri

Represented By

Aaron E. De Leest

Sarah Rose Hasselberger

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

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**8:26-11453    Deaun Jordan and Treona Jordan**

**Chapter 7**

**#5.20**    Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 6240 W. 3rd Street #117, Los Angeles, CA 90036

MOVANT: La Park La Brea A, LLC

EH\_\_

Docket        30

**Tentative Ruling:**

**8/4/2026**

**Service: Improper**

**Opposition: None**

The Court notes that Judge Houle's self-calendaring instructions allow this matter to be set on shortened notice without Court order if certain procedures are followed. Among the procedures is that the parties entitled to notice of the hearing are to receive telephonic notice of the hearing at least five business days prior to the hearing. Here, Movant has not provided any evidence that telephonic notice of the hearing was provided.

Given that the matter was improperly set for hearing, the Court is not inclined to rule on the merits of the motion. On that basis, the Court is inclined to CONTINUE the hearing for telephonic notice to Debtor.

APPEARANCES REQUIRED.

APPEARANCES REQUIRED.

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

Deaun Jordan

Pro Se

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**CONT... Deaun Jordan and Treona Jordan**

**Chapter 7**

**Joint Debtor(s):**

Treona Jordan

Pro Se

**Trustee(s):**

Weneta M.A. Kosmala (TR)

Pro Se

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**8:26-11731 Ruby Louise Hunter and Arther Kazuo Masaoka**

**Chapter 7**

**#5.30** Order to Show Cause Why: (1) Case Should Not Be Dismissed; and (2) Ruby Hunter Should Not Be Sanctioned

EH\_\_

**[Tele. appr. Ken Miskin, rep. U.S. Trustee]**

**[Tele. appr. Karen Sue Naylor, Trustee - Listen Only]**

**[Tele. appr. Evan Tanna, Creditor Allsize Laguna Niguel]**

**[Tele. appr. Jennifer Tullius, rep. Creditors Ranch RV and Self-Storage French Valley]**

Docket 31

**Tentative Ruling:**

- NONE LISTED -

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

Ruby Louise Hunter

Pro Se

**Joint Debtor(s):**

Arther Kazuo Masaoka

Pro Se

**Trustee(s):**

Karen S Naylor (TR)

Pro Se

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**8:25-12907 Bootlegger's Brewery, LLC**

**Chapter 11**

**#6.00** Motion for Order Authorizing 1) Sale of Equipment and Personal Property; 2) Determination of Good Faith Purchaser; 3) Approving Overbid Procedures; 4) Authorizing Distribution of Sale Proceeds; 5) Waiving 14-Day Stay Imposed By FRBP 6004(h)

EH\_\_

**[Tele. appr. Andrew Bisom, rep. Debtor]**

Docket 79

**Tentative Ruling:**

8/4/2026

**BACKGROUND**

On October 15, 2025, Bootlegger's Brewery, LLC ( "Debtor") filed a Chapter 7, Subchapter V voluntary petition. On Schedule B, Debtors listed "brewery equipment" with a fair market value of \$35,000.

Debtor previously operated out of locations in Costa Mesa and Fullerton. Postpetition, Debtor decided to cease operations at the Costa Mesa location and vacate the premises. On June 25, 2026, Debtor filed its *Motion for Order: (1) Authorizing Sale of Equipment and Personal Property; (2) Determination of Good Faith Purchaser; (3) Approving Overbid Procedures; (4) Authorizing Distribution of Sale Proceeds; and (5) Waiving 14-Day Stay Imposed by Federal Rules of Bankruptcy Procedure 6004(h)* (the "Motion") [Dkt. No. 79]. Pursuant to the Motion, Debtor seeks to sell a variety of brewery equipment to Ambitious Ales for \$13,500. The Court notes that the declaration of Debtor's principal, however, states: "In my business judgment, the proposed sale price of \$21,000 represents the Property's fair market value."

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**CONT... Bootlegger's Brewery, LLC**

**Chapter 11**

**DISCUSSION**

*I. Sale of Estate Property*

11 U.S.C. § 363(b)(1) allows a trustee to sell property of the estate outside of the ordinary course, after notice and a hearing. A sale pursuant to § 363(b) requires a demonstration that the sale has a valid business justification. *In re 240 North Brand Partners, Ltd.*, 200 B.R. 653, 659 (B.A.P. 9<sup>th</sup> Cir. 1996). "In approving any sale outside the ordinary course of business, the court must not only articulate a sufficient business reason for the sale, it must further find it is in the best interest of the estate, i.e. it is fair and reasonable, that it has been given adequate marketing, that it has been negotiated and proposed in good faith, that the purchaser is proceeding in good faith, and that it is an "arms-length" transaction." *In re Wilde Horse Enters., Inc.*, 136 B.R. 830, 841 (Bankr. C.D. Cal.).

Here, the Motion does not include any meaningful evidence regarding attempts to sell the brewery equipment nor is there any detailed evidence regarding the value of the equipment to be sold.

*II. 14-Day Stay*

FED. R. BANKR. P. Rule 6004(h) states: "An order authorizing the use, sale, or lease of property other than cash collateral is stayed until the expiration of 14 days after entry of the order, unless the court orders otherwise." The Court deems the absence of objections to be consent to the relief requested, and, therefore, will waive the stay of Rule 6004(h).

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**CONT... Bootlegger's Brewery, LLC**

**Chapter 11**

*III. Miscellaneous Provisions*

The Court has reviewed the remainder of Debtor's miscellaneous requests and notes a few issues, other than the absence of any evidence describing efforts to arrange a sale of the equipment:

- (a) The overbid procedures require an initial overbid of at least \$5,000 more than the current offer. This appears rather excessive given that the current offer is \$13,500.
- (b) The Motion appears to include a variety of boilerplate language likely recycled from sale motions used in different contexts. For example,

-The title and introductory section of the motion includes "(4) authorizing distribution of sale proceeds" although it is unclear what that means in this situation.

-The introductory section appears to be reciting the title of the motion although it uses a slightly different title with some parts omitted and with the phrase "free and clear of all liens and encumbrances" added.

-The summary says that "Debtor requests approval of the sale of the Property and the overbid procedures, and authority to pay lien holders." At the bottom of page 4 of the Motion, however, it says "There are no creditors that hold liens against the Property."

-The request for relief includes the "free and clear" language despite it appearing that there are no liens and encumbrances.

**APPEARANCES REQUIRED.**

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| <b>Party Information</b> |
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**CONT... Bootlegger's Brewery, LLC**

**Chapter 11**

**Debtor(s):**

Bootlegger's Brewery, LLC

Represented By  
Andrew S Bisom

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Chapter 11**

**#7.00** Motino for Order Authorizing Sale of Real Property: (A) Outside the Ordinary Course of Business; (B) Free and Clear of Liens; (C) Subject to Overbids; and (D) For Determination of Good Faith Purchaser Under 11 U.S.C. § 363(M) RE: 25761 Highplains Terrace, Laguna Hills, California, 92653-6316

EH\_\_

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

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

**[Tele. appr. Jennifer Toyama, rep. Real Estate Agent for Debtor]**

**[Tele. appr. Clarence Yoshikane, rep. Real Estate Agent for Debtor]**

**[Tele. appr. Mehdi Taghie, rep. Broker Agent Ramin Montazeri and Melika Chitsaz]**

Docket 116

**Tentative Ruling:**

8/4/2026

**BACKGROUND**

On November 13, 2025, Hamid & Elham Hojati (collectively, "Debtors") filed a Chapter 11, Subchapter V voluntary petition. On Schedule A, Debtors listed certain real property located at 25761 Highplains, Laguna Hills, CA (the "Property") with a fair market value of \$3,999,900. On December 30, 2025, the Court entered an order approving the employment of real estate agents; the order was amended on December 31, 2025. On May 28, 2026, the Court approved a stipulation between Debtor, Shellpoint Mortgage Servicing and the San Bernardino County Tax Collector

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**CONT... Hamid Hojati and Elham Hojati**

**Chapter 11**

regarding plan treatment. On July 1, 2026, Debtors' Chapter 11 plan was confirmed.

On May 29, 2026, Debtors their *Motion for Order Authorizing Sale of Real Property: (A) Outside the Ordinary Course of Business; (B) Free and Clear of Liens; (C) Subject to Overbids; and (D) For Determination of Good Faith Purchaser Under 11 U.S.C. § 363(m)* (the "Motion") [Dkt. No. 116]. The proposed sale price is \$3,650,000, with estimated net proceeds to the estate of \$360,143.40. Debtors propose to pay: (a) \$3,052,606.60 on account of the lien of Morgan Stanley Bank, N.A. ("Morgan Stanley"); (b) \$91,250 for seller's broker's commission; (c) \$73,000 for buyer's broker's commission; (d) \$73,000 for costs of sale; and (e) \$306,143.40 on account of Debtors' homestead exemption.

On July 21, 2026, Morgan Stanley filed a conditional non-opposition to the Motion, stating that the amount listed in the Motion understated its claim by approximately \$220,247.63.

**DISCUSSION**

*I. Sale of Estate Property*

11 U.S.C. § 363(b)(1) allows a trustee to sell property of the estate outside of the ordinary course, after notice and a hearing. A sale pursuant to § 363(b) requires a demonstration that the sale has a valid business justification. *In re 240 North Brand Partners, Ltd.*, 200 B.R. 653, 659 (B.A.P. 9<sup>th</sup> Cir. 1996). "In approving any sale outside the ordinary course of business, the court must not only articulate a sufficient business reason for the sale, it must further find it is in the best interest of the estate, i.e. it is fair and reasonable, that it has been given adequate marketing, that it has been negotiated and proposed in good faith, that the purchaser is proceeding in good faith, and that it is an "arms-length" transaction." *In re Wilde Horse Enters., Inc.*, 136 B.R.

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**CONT...**      **Hamid Hojati and Elham Hojati**  
830, 841 (Bankr. C.D. Cal.).

**Chapter 11**

Here, the Motion indicates that the Property began being marketed in late 2025. The declaration of Debtors' real estate agent says it was listed on over 30 real estate websites and that the agent received 23 phone calls from other agents, 8 inquiries from interested buyers, and that the agent conducted multiple showings. Therefore, the Motion has adequately alleged a sufficient business reason and that a customary and adequate sale process has been completed. Finally, the Motion contains evidence establishing that the buyer is proceeding in good faith and that the sale is an arms-length transaction.

*II. Sale Free & Clear of Liens*

11 U.S.C. § 363(f) (2010) states:

(f) The trustee may sell property under subsection (b) or (c) of this section free and clear of any interest in such property of an entity other than the estate, only if-

- (1) applicable nonbankruptcy law permits sale of such property free and clear of such interest;
- (2) such entity consents;
- (3) such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- (4) such interest is in bona fide dispute; or
- (5) such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.

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**CONT... Hamid Hojati and Elham Hojati**

**Chapter 11**

Here, the sale price exceeds the aggregate value of all liens on the Property such that 11 U.S.C. § 363(f) is satisfied.

*III. 14-Day Stay*

FED. R. BANKR. P. Rule 6004(h) states: "An order authorizing the use, sale, or lease of property other than cash collateral is stayed until the expiration of 14 days after entry of the order, unless the court orders otherwise." The Court deems the absence of objections to be consent to the relief requested, and, therefore, will waive the stay of Rule 6004(h).

*IV. Miscellaneous Provisions*

The Court has reviewed the remainder of Trustee's miscellaneous requests. The Court has reviewed the proposed overbidding procedures and finds such procedures to be reasonable. The Court has reviewed the requested broker compensation of an aggregate of 4.5% of the sale price (totaling \$164,250) and finds such compensation to be reasonable and customary. The Court has reviewed Trustee's proposed distribution of sale proceeds, and the Court finds that such distribution is reasonable and proper.

Finally, the Court has reviewed the declarations of the purchasers and notes that the Motion utilizes electronic signatures without following the Court's electronic signature requirements.

**TENTATIVE RULING**

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**CONT... Hamid Hojati and Elham Hojati**

**Chapter 11**

The Court is inclined to GRANT the motion in its entirety. Specifically, the Court is inclined to authorize the sale of the Property free and clear of liens, approve the overbid procedures, approve the broker's compensation, authorize the distribution of sale proceeds, determine that the purchaser is a good faith purchaser and waive the 14-day stay under Rule 6004(h).

APPEARANCES REQUIRED.

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

**Debtor(s):**

Hamid Hojati

Represented By  
David Wood  
Aaron E. De Leest

**Joint Debtor(s):**

Elham Hojati

Represented By  
David Wood  
Aaron E. De Leest

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

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

**Chapter 11**

**#8.00** CONT. Post Confirmation - 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; 6-23-26

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

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

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

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

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

**Chapter 11**

**#9.00 Debtor and Debtor-In-Possession's Motion for Approval of Disclosure Statement  
Describing Debtor's Liquidating Chapter 11 Plan of Reorganization**

**EH\_\_**

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

**[Tele. appr. Bernie Kornberg, rep. Creditor Live Oak Banking Company]**

Docket 127

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Pappas Piping Service, Inc.

Represented By  
David Wood  
Aaron E. De Leest

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

1:30 PM

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

**Chapter 11**

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

EH\_\_

From: 2-3-26, 5-12-26; 6-23-26

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

**[Tele. appr. Bernie Kornberg, rep. Creditor Live Oak Banking Company]**

Docket      1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Pappas Piping Service, Inc.

Represented By  
David Wood  
Aaron E. De Leest

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**8:26-10421 Mad Dumplings LLC**

**Chapter 11**

**#11.00** Motion for Order Extending Debtor's Authority to Use Cash Collateral through October 31, 2026

EH\_\_

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

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

Docket 68

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Mad Dumplings LLC

Represented By  
Kevin Tang

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

1:30 PM

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

**Chapter 7**

**#12.00**    CONT. 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

From: 6-23-26

EH\_\_

Docket      80

**\*\*\* VACATED \*\*\*    REASON: CONTINUED TO AUGUST 25, 2026 AT  
11:00 AM**

**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  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**8:26-10578 Hilbert Group LLC**

**Chapter 11**

**#13.00** CONT. Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 27415, 27445, 27481, 27515, and 27535 Jefferson Avenue, Temecula, CA 92590

MOVANT: DS PE HOLDCO, LLC

EH\_\_

From: 4-28-26; 6-9-26

Docket 10

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 10/13/26 AT 1:30 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Hilbert Group LLC

Represented By  
William J Wall

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**8:26-10578 Hilbert Group LLC**

**Chapter 11**

**#14.00** CONT. DS PE Holdco, LLC's Motion to Dismiss Chapter 11 Case with Prejudice

EH\_\_

From: 4-28-26; 6-9-26

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

Docket 11

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 10/13/26 AT 1:30 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Hilbert Group LLC

Represented By  
William J Wall

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

1:30 PM

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

**Chapter 7**

**#15.00**    CONT. 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

From: 6-23-26

EH\_\_

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

**[Tele. appr. Joshua M. Nyman, rep. Trustee Jeffrey Golden]**

**[Tele. appr. Jeffrey Golden, Trustee]**

**[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP]**

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

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**CONT... Belwood Investments LLC**

**Chapter 7**

-DENY 362(d)(2) for lack of cause shown.

APPEARANCES REQUIRED

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

**Debtor(s):**

Belwood Investments LLC

Represented By  
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  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

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

**Chapter 7**

**#16.00** CONT. 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\_\_

From: 6-23-26

**[Tele. appr. Joshua M. Nyman, rep. Trustee Jeffrey Golden]**

**[Tele. appr. Jeffrey Golden, Trustee]**

**[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP]**

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**

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|--------------------------|
| <b>Party Information</b> |
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**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**CONT... Belwood Investments LLC**

**Chapter 7**

**Debtor(s):**

Belwood Investments LLC

Represented By  
Michael Jay Berger

**Movant(s):**

Trinity Life Insurance Company

Represented By  
Shannon A Doyle

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**8:26-11315 Omar Deen**

**Chapter 11**

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

EH\_\_

From: 5-26-26

**[Tele. appr. Jessica M. Simon, rep. Creditor Harvest Small Business Finance, LLC]**

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

**[Tele. appr. Arnold Graff, rep. Interested Parties, Michael Mcgreevy, Ryan Carter]**

**[Tele. appr. Dora Duru, rep. Creditor CalPrivate Bank]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Omar Deen

Represented By  
J Scott Williams

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

1:30 PM

**8:26-11934    FB Emerald Bay LLC, a Delaware LLC**

**Chapter 11**

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

EH\_\_

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

**[Tele. appr. Arnold Graff, rep. Creditor MV Fund I, LLC]**

Docket      1

**Tentative Ruling:**

- NONE LISTED -

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

FB Emerald Bay LLC, a Delaware

Represented By  
J Scott Williams

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

**Tuesday, August 4, 2026**

**Hearing Room      6C**

1:30 PM

**8:26-11935    FB Crescent Cove LLC, a Delaware LLC**

**Chapter 11**

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

EH\_\_

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

**[Tele. appr. Arnold Graff, rep. Creditor MV Fund I, LLC]**

Docket      1

**Tentative Ruling:**

- NONE LISTED -

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

FB Crescent Cove LLC, a Delaware

Represented By  
J Scott Williams

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

1:30 PM

**8:26-11949 Portero Commercial LLC**

**Chapter 11**

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

EH\_\_

**[Tele. appr. Ali Matin, rep. U.S. Trustee]**

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Portero Commercial LLC

Represented By  
Ryan D O'Dea

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

**Tuesday, August 4, 2026**

**Hearing Room**

**6C**

3:30 PM

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

**Chapter 11**

**#21.00** CONT. 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\_\_

From: 6-23-26, 7-14-26

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

Docket 124

**Tentative Ruling:**

- NONE LISTED -

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

|                      |        |
|----------------------|--------|
| Ronald Stephen Welty | Pro Se |
|----------------------|--------|

**Movant(s):**

|                      |        |
|----------------------|--------|
| Robert Paul Goe (TR) | Pro Se |
|----------------------|--------|

**Trustee(s):**

|                      |        |
|----------------------|--------|
| Robert Paul Goe (TR) | Pro Se |
|----------------------|--------|