

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

Tuesday, August 25, 2026

Hearing Room

6C

11:00 AM

8:26-10494 Kristopher Rene Gomez

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 7782, 7786 7792,7796 LIBERTY DR HUNTINGTON BEACH, CA 92647

MOVANT: SELENE FINANCE LP, AS SERVICER IN FACT FOR WILMINGTON TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR TRYON STREET AQUISITION TRUST 1

EH__

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

Docket 119

***** VACATED *** REASON: CONTINUED TO OCTOBER 27, 2026 AT
11:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kristopher Rene Gomez

Represented By
Monica Graham

Trustee(s):

Richard A Marshack (TR)

Represented By
Yang Yang
Melissa Davis Lowe

**United States Bankruptcy Court
Central District of California
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Tuesday, August 25, 2026

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11:00 AM

8:26-10494 Kristopher Rene Gomez

Chapter 7

#2.00 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, 8-4-26

EH__

Docket 80

***** VACATED *** REASON: CONTINUED TO OCTOBER 27, 2026 AT
11:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

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
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6C

11:00 AM

8:26-10494 Kristopher Rene Gomez

Chapter 7

#3.00 CONT. 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__

From: 8-4-26

Docket 121

***** VACATED *** REASON: ORDER GRANTING MOTION BY
STIPULATION ENTERED ON 8/13/26**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kristopher Rene Gomez

Represented By
Monica Graham

Trustee(s):

Richard A Marshack (TR)

Represented By
Yang Yang
Melissa Davis Lowe

**United States Bankruptcy Court
Central District of California
Santa Ana
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6C

11:00 AM

8:26-10849 Belwood Investments LLC

Chapter 7

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 2385 ELGIN STREET OROVILLE CA 95966

MOVANT: SELENE FINANCE LP

EH__

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

[Tele. appr. Jeffrey Golden, Trustee]

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

[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP - Listen Only]

Docket 152

Tentative Ruling:

Tentative Ruling:

08/25/2026

Service: Proper

Opposition: YES

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

**United States Bankruptcy Court
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11:00 AM

CONT... Belwood Investments LLC

Chapter 7

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):

Belwood Investments LLC

Pro Se

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Hearing Room 6C

11:00 AM

8:26-10849 Belwood Investments LLC

Chapter 7

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 5275 Berard Cir, Beaumont, Texas 77705

MOVANT: CHAMPION FUNDING, LLC

EH__

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

[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP - Listen Only]

Docket 155

Tentative Ruling:

Tentative Ruling:

08/25/2026

Service: Proper

Opposition: N/A

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 11 U.S.C. §§ 362(d)(1) & (d)(2);
- GRANT requests under ¶¶ 2, 3 & 12; and
- GRANT waiver of FRBP 4001(a)(3) stay

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):

Belwood Investments LLC

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, August 25, 2026

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6C

11:00 AM

CONT... Belwood Investments LLC

Chapter 7

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, August 25, 2026

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11:00 AM

8:26-10849 Belwood Investments LLC

Chapter 7

#6.00 CONT. Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 2210 Chautauqua Avenue, Duram, North Carolina 27707

MOVANT: Selene Finance LP, As Servicer In Fact Of Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity But Solely As Trustee For Residential Investment Trust

From: 7-14-26

EH__

[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP - Listen Only]

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

Docket 112

Tentative Ruling:

Tentative Ruling:

08/25/2026

Service: Proper

Opposition: N/A

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

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

11:00 AM

CONT... Belwood Investments LLC

Chapter 7

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):

Belwood Investments LLC

Represented By
Michael Jay Berger

Movant(s):

SELENE FINANCE LP, AS

Represented By
Shana Stark

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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11:00 AM

8:26-10849 Belwood Investments LLC

Chapter 7

#7.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 509 Academy Street, Oriental, NC 28571

MOVANT: U.S. BANK TRUST NATIONAL ASSOCIATION

EH__

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

[Tele. appr. Jasmine Reed, rep. Creditor Anchor Loans, LP - Listen Only]

Docket 149

Tentative Ruling:

Tentative Ruling:

08/25/2026

Service: Proper

Opposition: N/A

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 11 U.S.C. §§ 362(d)(1) & (d)(2);
- GRANT requests under ¶¶ 2 & 3; and
- GRANT waiver of FRBP 4001(a)(3) stay

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):

Belwood Investments LLC

Pro Se

**United States Bankruptcy Court
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11:00 AM

CONT... Belwood Investments LLC

Chapter 7

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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11:00 AM

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

Chapter 7

#8.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 10850 Beach Blvd., Space B006, Stanton, CA 90680

MOVANT: LOW COST STORAGE - STANTON

EH__

Docket 21

***** VACATED *** REASON: WITHDRAWAL OF MOTION FILED
8/17/26**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ruby Louise Hunter	Pro Se
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Joint Debtor(s):

Arther Kazuo Masaoka	Pro Se
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Trustee(s):

Karen S Naylor (TR)	Pro Se
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**United States Bankruptcy Court
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6C

11:00 AM

8:26-11864 Kristen Kalloo

Chapter 7

#9.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2025 HONDA ACCORD VIN. No.: 1HGCY2F53SA045758

MOVANT: AMERICAN HONDA FINANCE CORPORATION

EH__

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kristen Kalloo

Represented By
Michael D Franco

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Mark Houle, Presiding
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Tuesday, August 25, 2026

Hearing Room

6C

11:00 AM

8:26-12295 Maria Ceja Segura

Chapter 13

#9.10 Debtor's Motion for Turnover of Vehicle Relief Concerning the Automatic Stay,
and Sanctions, Against Veros Credit LLC
(Set per OSC on 8/13/26)

EH__

[Tele. appr. Maria Ceja Segura, Debtor]

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Maria Ceja Segura

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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11:00 AM

8:26-12287 Christian De Olivas

Chapter 7

#9.20 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 13204 Myford Rd. #817, Tustin, CA 92782

MOVANT: RANCHO TIERRA APARTMENTS LLC

EH__

[Tele. appr. R. Scott Andrews, rep. Movant]

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Christian De Olivas

Pro Se

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
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1:30 PM

6:24-16223 Winestead LLC

Chapter 11

#10.00 CONT. Post-Confirmation Status Conference

From: 11/26/24, 1/21/25, 4/15/25, 11/4/25, 12/16/25, 6/23/26

EH__

[Tele. appr. Elan S. Levey, rep. U.S. Small Business Administration]

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

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Winestead LLC

Represented By
J. Luke Hendrix

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
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1:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

#11.00 CONT. Motion for Relief Under Rule 9023 and Rule 7052 of the Federal Rules of Bankruptcy Procedure Incorporating Rule 59 and Rule 52 of the Federal Rules of Civil Procedure to Alter or Amend the Court's Order and/or to Amend the Court's Findings and Judgment

EH__

From: 12-9-25, 2-17-26, 4-28-26, 6-9-26

[Tele. appr. Jay Minga, rep. Interested Party Lugano Diamonds & Jewelry, Inc.]

[Tele. appr. George J. Gerro, rep. Creditors Michael J. Gerro and Sahand "Sam" Zargari]

Docket 104

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By
Robert P Goe
Reem J Bello

Trustee(s):

Thomas H Casey (TR)

Pro Se

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

8:25-12907 Bootlegger's Brewery, LLC

Chapter 11

#12.00 Debtor's Motion to Avoid Lien of Headway Capital, LLC Under 11 U.S.C. § 506

EH__

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

Docket 95

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Bootlegger's Brewery, LLC

Represented By
Andrew S Bisom

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

8:25-13209 Hamid Hojati and Elham Hojati

Chapter 11

#13.00 Application for Payment of Final Fees and/or Expenses (11 U.S.C. § 330)

[RE: Arturo Cisneros, Trustee, Period: 11/14/2025 to 7/17/2026, Fee: \$16,920.00, Expenses: \$0.00]

[Tele. appr. Arturo Cisneros, Trustee]

Docket 130

Tentative Ruling:

08/25/2026

Application: \$16,920.00 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...

Hamid Hojati and Elham Hojati

Chapter 11

TENTATIVE RULING:

On November 13, 2025, Hamid Hojati and Elham Hojati ("Debtors") filed a voluntary Chapter 11 petition electing to proceed under Subchapter V. The United States Trustee appointed Arturo M. Cisneros as Subchapter V Trustee ("Trustee") on November 14, 2025. Fee App. at 1. The plan was confirmed under 11 U.S.C. § 1191(b), and the Trustee now seeks approval of \$16,920.00 in fees for 31.2 hours of services rendered between November 14, 2025, and July 17, 2026 (1.6 hours of which were billed at no charge), including time spent preparing the instant Fee Application. No expenses are requested. Fee App. at 2–3. The billing records and category summaries reflect time spent on case administration, including review of the Debtors' Motion to maintain a pre-petition bank account and multiple stipulations regarding the automatic stay; the Initial Debtor Interview and § 341(a) Meeting; three Status Conferences; financial analysis of the Debtors' monthly operating reports and proofs of claim; and extensive review and analysis of two successive amended Chapter 11 plans, including preparation of a Statement Regarding Plan Confirmation addressing feasibility and treatment of unsecured creditors, and attendance at multiple confirmation hearings. Decl. at 7–9.

The time expended across each category appears reasonable given the complexity of the case, the Trustee's review of the Debtors' original, First Amended, and Second Amended Plans, and his active engagement in resolving an objection to confirmation filed by secured creditor Morgan Stanley Bank, N.A., which was ultimately resolved through a stipulation modifying the treatment of that claim. Decl. at 4–6. The Court observes no unnecessary, duplicative, or clerical billing entries. The Trustee's hourly rate of \$600.00, and his law clerk's rate of \$200.00, are consistent with the rates disclosed in the Application and are supported by his qualifications and experience. *See* Fee App. at 2, Exhibit 2; Dkt. 8. 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 **\$16,920.00** on a final basis.

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CONT... Hamid Hojati and Elham Hojati

Chapter 11

APPEARANCES WAIVED. Movant to lodge order within 7 days.

Party Information

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

Chapter 11

**#14.00 CONT'D Order to Show Cause Why Case Should Not Be Dismissed Or
Converted**

EH__

From: 4-28-26, 5-12-26

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 194

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By

Belinda M Vega

Mariaelena Gayo-Guitian

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

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

EH__

From: 1-27-26, 3-31-26, 4-28-26, 5-12-26

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

**#16.00 Oracle America Inc.'s Request for Allowance and Payment of Chapter 11
Administrative Expenses**

EH__

Docket 238

***** VACATED *** REASON: WITHDRAWAL OF MOTION FILED
8/24/26**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega
Mariaelena Gayo-Guitian
Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

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

Chapter 11

#17.00 Motion for Order 1. Approving Final Distributions; 2. Dismissing Chapter 11 Cases; and 3. Granting Related Relief

EH__

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 270

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By

Belinda M Vega

Mariaelena Gayo-Guitian

Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

#18.00 Cypress Village Retail Center, LP for Allowance and Payment of Administrative Expense Claim

EH__

[Tele. appr. Ronald K. Brown, Jr., rep. Creditor Cypress Village Retail Center, LP]

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 241

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega
Mariaelena Gayo-Guitian
Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Mark Houle, Presiding
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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

**#19.00 Amended Motion of ASVRF Dublin Place, LP for Allowance and Payment of
Administrative Expense Claim**

EH__

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 248

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega
Mariaelena Gayo-Guitian
Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Chapter 11

#20.00 First and Final Fee Application of SubChapter V Trustee Robert P. Goe

[RE: Robert Paul Goe, Trustee, Period: 12/11/2025 to 7/24/2026, Fee: \$50,931.50, Expenses: \$119.45]

EH__

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 254

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By

Belinda M Vega

Mariaelena Gayo-Guitian

Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
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8:25-13452 The Little Brown Box Pizza, LLC

Chapter 11

#21.00 First and Final Application for Allowance and Payment of Compensation and Reimbursement of Expenses of Venable LLP as Counsel for Debtors

[RE: Venable LLP, Debtor's Attorney, Period: 12/8/2025 to 6/30/2026, Fee: \$364,896.65, Expenses: \$20,136.43]

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 265

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By

Belinda M Vega

Mariaelena Gayo-Guitian

Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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1:30 PM

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

Chapter 11

#22.00 Application for Payment of Final Fees and/or Expenses

[RE: KapilaMukamal, LLP, Accountant, Period: 12/8/2025 to 6/30/2026, Fee: \$49,148.80, Expenses: \$59.45]

EH__

[Tele. appr. Paul J. Battista, rep. Debtors & Carl Chang]

[Tele. appr. Mariaelena Gayo-Guitian, rep. Debtors & Carl Chang]

[Tele. appr. Eric D. Jacobs, rep. Debtors & Carl Chang]

[Tele. appr. Belinda Vega, rep. Debtor & Carl Chang]

Docket 266

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Little Brown Box Pizza, LLC

Represented By
Belinda M Vega
Mariaelena Gayo-Guitian
Paul J. Battista

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Tuesday, August 25, 2026

Hearing Room

6C

1:30 PM

8:26-10408 MNH Enterprise, Inc.

Chapter 11

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

EH__

From: 3-17-26, 7-14-26

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

[Tele. appr. Elan S. Levey, rep. U.S. Small Business Administration]

[Tele. appr. Andrew Cho, rep. Debtor]

[Tele. appr. Brett Weiss, rep. Debtor]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

MNH Enterprise, Inc.

Represented By
Andrew S Cho

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Tuesday, August 25, 2026

Hearing Room

6C

1:30 PM

8:26-10986 Plaza Continental Group LLC

Chapter 11

#24.00 Stipulation with Nano Banc and Preferred Bank Further Extending the Deadline
in 11 U.S.C. § 362(d)(3)

EH__

[Tele. appr. Kyra E Andrassy, rep. Debtor]

[Tele. appr. Howard Grobstein, CRO]

[Tele. appr. John A. Moe II, rep. Creditor Preferred Bank]

Docket 58

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Plaza Continental Group LLC

Represented By
Kyra E Andrassy

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

Tuesday, August 25, 2026

Hearing Room 6C

1:30 PM

8:26-10986 Plaza Continental Group LLC

Chapter 11

#24.10 Motion to Amend Scheduling Order Regarding Deadline to File a Disclosure Statement and Plan and for an Extension of Exclusivity Periods of 11 U.S.C. § 1121

EH__

[Tele. appr. Kyra E Andrassy, rep. Debtor]

[Tele. appr. Howard Grobstein, CRO]

[Tele. appr. John A. Moe II, rep. Creditor Preferred Bank]

Docket 55

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Plaza Continental Group LLC

Represented By
Kyra E Andrassy

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

Tuesday, August 25, 2026

Hearing Room

6C

1:30 PM

8:26-11022 Geddo Corporation

Chapter 11

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

EH__

From: 5-12-26

[Tele. appr. Jessica M. Simon, rep. Creditor Bank Five Nine]

[Tele. appr. Brian T. Harvey, rep. Creditor Kaputis Servicing, Inc.]

[Tele. appr. Andrew Still, rep. Creditor Banner Bank]

[Tele. appr. Kelly A. Sweeney, rep. Creditor Farmer Boys Franchsing Co.]

[Tele. appr. Luis Chaves, rep. Creditor Farmer Boys Franchsing Co.]

[Tele. appr. Garrick A. Hollander, rep. Debtor]

[Tele. appr. Jordyn M. Paperny, rep. Debtor]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Geddo Corporation

Represented By
Garrick A Hollander

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

Tuesday, August 25, 2026

Hearing Room

6C

1:30 PM

8:26-11315 Omar Deen

Chapter 11

#26.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 3530 W. Garry Avenue and 3500 W. Garry Avenue Santa Ana CA 92704

MOVANT: WACREB, LLC

EH__

Docket 50

Tentative Ruling:

- NONE LISTED -

Party Information

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 25, 2026

Hearing Room

6C

1:30 PM

8:26-11315 Omar Deen

Chapter 11

#27.00 U.S. Trustee Motion to Dismiss or Convert Case to One Under Chapter 7
Pursuant to 11 U.S.C. 1112(b)

EH__

[Tele. appr. Arnold L. Graff, rep. Interested Parties]

Docket 53

Tentative Ruling:

- NONE LISTED -

Party Information

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 25, 2026

Hearing Room

6C

1:30 PM

8:26-11315 Omar Deen

Chapter 11

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

EH__

From: 5-26-26, 8-4-26

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

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 25, 2026

Hearing Room

6C

1:30 PM

8:26-11641 John K Stroh

Chapter 11

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

EH__

From: 7-7-26

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

John K Stroh

Represented By
Nancy Korompis

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

Tuesday, August 25, 2026

Hearing Room

6C

1:30 PM

8:26-12130 Criscione Meyer Entitlement LLC

Chapter 11

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

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Criscione Meyer Entitlement LLC

Represented By
Robert P Goe

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

Tuesday, August 25, 2026

Hearing Room 6C

1:30 PM

8:26-12160 Rosemaria Geraldine Altieri

Chapter 11

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

EH__

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

[Tele. appr. Arturo Cisneros, Trustee]

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

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rosemaria Geraldine Altieri

Represented By
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 25, 2026

Hearing Room 6C

1:30 PM

8:26-12160 Rosemaria Geraldine Altieri

Chapter 11

#31.00 CONT. Debtor's Motion For Order (A) Prohibiting Utility Providers From Altering, Refusing Or Discontinuing Service, (B) Deeming Utilities Adequately Assured Of Future Performance, And (C) Establishing Procedures For Resolving Requests For Additional Adequate Assurance Of Payment

EH__

From: 7-21-26

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

[Tele. appr. Arturo Cisneros, Trustee]

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rosemaria Geraldine Altieri

Represented By
Aaron E. De Leest

Movant(s):

Rosemaria Geraldine Altieri

Represented By
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 25, 2026

Hearing Room

6C

1:30 PM

8:26-12160 Rosemaria Geraldine Altieri

Chapter 11

#32.00 CONT. Debtor's Motion For Order Authorizing Use Of Cash Collateral

EH__

From: 7-21-26

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

[Tele. appr. Arturo Cisneros, Trustee]

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

Docket 6

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rosemaria Geraldine Altieri

Represented By
Aaron E. De Leest

Movant(s):

Rosemaria Geraldine Altieri

Represented By
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 25, 2026

Hearing Room

6C

2:30 PM

8:25-12226 United Property Maintenance Corporation

Chapter 11

#33.00 CONT. Post-Confirmation Case Management Conference And (2) Requiring Status Report (Subchapter_V)

EH__

From: 9-9-25, 11-19-25, 1-27-26; 4-14-26

[Tele. appr. Rebecca Lynn Matthews, rep. Creditor First Internet Bank of Indiana]

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

[Tele. appr. Aaron E. de Leest, rep. Debtor]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

United Property Maintenance

Represented By
David Wood
Aaron E. De Leest

Trustee(s):

Mark M Sharf (TR)

Pro Se