

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

Tuesday, September 2, 2025

Hearing Room

6C

11:00 AM

8:25-11266 Elizabeth Marie Perry

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 4446 SEA HARBOUR DR, HUNTINGTN BCH, California 92649

MOVANT: TH MSR HOLDINGS LLC FKA MATRIX FINANCIAL SERVICES CORPORATION

EH__

[Tele. appr. Daniel Singer, rep. Movant]

Docket 26

Tentative Ruling:

9/2/2025

Service: Proper

Opposition: Debtor

Movant to confirm status of trial loan modification.

APPEARANCES REQUIRED.

Party Information

Debtor(s):

Elizabeth Marie Perry

Represented By
Donald Iwuchukwu

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
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11:00 AM

8:25-11748 Maria J. Olivera

Chapter 7

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 TOYOTA SIENNA HV VIN. No: 5TDBRKEC1MS016465

MOVANT: TOYOTA MOTOR CREDIT CORPORATION

EH__

Docket 14

Tentative Ruling:

9/2/2025

Service: Proper

Opposition: None

Having reviewed the motion, service being proper, no opposition having been filed, which the Court deems consent to the relief requested pursuant to § 362(g)(2), and good cause appearing, 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 request under ¶ 2.

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):

Maria J. Olivera

Pro Se

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
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2:30 PM

8:25-11286 Chapman CBC, LLC

Chapter 11

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: Pneumatic Scale Angelus CB50F Integrated Craft Crew Filler and Seamer with Exhibits 1-5

MOVANT: LEAF CAPITAL FUNDING LLC

EH__

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

Docket 90

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Chapman CBC, LLC

Represented By
Gregory K Jones

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, September 2, 2025

Hearing Room

6C

2:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

#4.00 Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Authorizing Distribution of Sales Proceeds; (4) Waiver of Federal Rule of Bankruptcy Procedure 6004(h); and (5) Finding Buyer To Be a Good Faith Purchaser Pursuant to 11 U.S.C. § 363(m)

RE: 1501 Serenade Terrace, Corona Del Mar, California 92625

EH__

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

[Tele. appr. Anthony R. Bisconti, rep. Interested Party Kristoffer Winters]

[Tele. appr. Charles L. Pernicka, rep. Creditors PPRF REIT, LLC, Sitlani Holdings LLC, and Mahesh Tilokani]

[Tele. appr. David B. Zolkin, rep. Creditors Avina Inc. and Global Innovations LLC]

Docket 43

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By
Robert P Goe
Reem J Bello

**United States Bankruptcy Court
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6C

2:30 PM

8:25-12139 I V Support Systems, Inc.

Chapter 11

#5.00 CONT. Motion for Order Authorizing Use of Cash Collateral

EH__

From: 8-06-25

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

I V Support Systems, Inc.

Represented By
Aaron E. De Leest

Trustee(s):

Mark M Sharf (TR)

Pro Se

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2:30 PM

8:25-12139 I V Support Systems, Inc.

Chapter 11

#6.00 CONT. 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: 8-06-25

Docket 7

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

I V Support Systems, Inc.

Represented By
Aaron E. De Leest

Trustee(s):

Mark M Sharf (TR)

Pro Se

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8:25-12139 I V Support Systems, Inc.

Chapter 11

#7.00 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):

I V Support Systems, Inc.

Represented By
Aaron E. De Leest