

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11408 Ronald Stephen Welty

Chapter 11

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

EH__

From: 6-24-25

[Tele. appr. Robert Goe, SubChapter V Trustee]

**[Tele. appr. Eve H. Karsik, Interested Party John N. Tedford and Client
Representative Richard Purtich]**

Docket 1

Party Information

Debtor(s):

Ronald Stephen Welty

Represented By

Misty A Perry Isaacson

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, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11513 Sifat LLC

Chapter 11

#2.00 Motion For An Order Extending Plan Exclusivity Periods

EH__

[Tele. appr. Summer Shaw, rep. Creditor Coachella Valley Brewing Company]

[Tele. appr. Byron Mauss, rep. Creditor StanCorp Mortgage Investors, LLC & Standard Insurance Company]

Docket 45

Party Information

Debtor(s):

Sifat LLC

Represented By
David B Golubchik
Krikor J Meshefejian

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11513 Sifat LLC

Chapter 11

#2.10 Motion For Entry Of An Order: (1) Approving Compromise Of Controversies Between Debtor, Stancorp Mortgage Investors, LLC And Standard Insurance Company; (2) Approving Reinstatement And Renewal Agreement; And (3) Dismissing Chapter 11 Case
(Set per OST on 8/27/25)

EH__

[Tele. appr. Summer Shaw, rep. Creditor Coachella Valley Brewing Company]

[Tele. appr. Byron Mauss, rep. Creditor StanCorp Mortgage Investors, LLC & Standard Insurance Company]

Docket 51

Party Information

Debtor(s):

Sifat LLC

Represented By
David B Golubchik
Krikor J Meshefejian

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

#3.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Bryan Gadol and Darren Testa v. Serenade Newport, LLC et al. Docket Case No.: 30-2025-01488102-CU-BC-CJC, Superior Court for Orange County

MOVANT: BRYAN GADOL AND DARREN TESTA

EH__

[Tele. appr. Robert Goe, rep. Debtor]

[Tele. appr. Reem J. Bello, rep. Debtor]

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

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

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

[Tele. appr. Christopher J. Harney, rep. Creditors Bryan Gadol and Darren Testa]

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

Docket 51

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By
Robert P Goe
Reem J Bello

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

#4.00 Motion to Dismiss Bankruptcy for Cause

EH__

[Tele. appr. Robert Goe, rep. Debtor]

[Tele. appr. Reem J. Bello, rep. Debtor]

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

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

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

[Tele. appr. Christopher J. Harney, rep. Creditors Bryan Gadol and Darren Testa]

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

Docket 53

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By
Robert P Goe
Reem J Bello

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

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

EH__

From: 8-19-25

[Tele. appr. Robert Goe, rep. Debtor]

[Tele. appr. Reem J. Bello, rep. Debtor]

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

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

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

[Tele. appr. Christopher J. Harney, rep. Creditors Bryan Gadol and Darren Testa]

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

Docket 1

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By
Robert P Goe
Reem J Bello

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

Tuesday, September 9, 2025

Hearing Room 6C

2:30 PM

8:25-11898 Serenade Newport, LLC

Chapter 11

#5.10 CONT. 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__

From: 9-2-25

[Tele. appr. Robert Goe, rep. Debtor]

[Tele. appr. Reem J. Bello, rep. Debtor]

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

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

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

[Tele. appr. Christopher J. Harney, rep. Creditors Bryan Gadol and Darren Testa]

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

Docket 43

Party Information

Debtor(s):

Serenade Newport, LLC

Represented By

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

CONT...

Serenade Newport, LLC

Chapter 11

Robert P Goe
Reem J Bello

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-12223 Oasis Interiors, Inc.

Chapter 11

#6.00 CONT. Motion for Order Authorizing Debtor's Use of Cash Collateral on Interim Basis Pending a Final Hearing

EH__

From: 8-14-25

[Tele. appr. Arturo Cisneros, Subchapter V Trustee]

[Tele. appr. Max Casal, rep. Creditor Port 51 Lending (SBA Loan)]

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

Docket 3

Party Information

Debtor(s):

Oasis Interiors, Inc.

Represented By
Kevin Tang

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-12223 Oasis Interiors, Inc.

Chapter 11

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

EH__

[Tele. appr. Arturo Cisneros, Subchapter V Trustee]

[Tele. appr. Max Casal, rep. Creditor Port 51 Lending (SBA Loan)]

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

Docket 1

Party Information

Debtor(s):

Oasis Interiors, Inc.

Represented By
Kevin Tang

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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

Tuesday, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-12226 United Property Maintenance Corporation

Chapter 11

#8.00 CONT. Motion for Order Prohibiting Utility Providers from (A) 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: 8-14-25

Docket 4

Party Information

Debtor(s):

United Property Maintenance

Represented By
David Wood
Aaron E. De Leest

Movant(s):

United Property Maintenance

Represented By
David Wood
David Wood
Aaron E. De Leest
Aaron E. De Leest

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, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-12226 United Property Maintenance Corporation

Chapter 11

#9.00 CONT. Motion for Order Authorizing Use of Cash Collateral to Confirm That Its Secured Creditor is Adequately Protected

EH__

From: 8-14-25

Docket 2

Party Information

Debtor(s):

United Property Maintenance

Represented By
David Wood
Aaron E. De Leest

Movant(s):

United Property Maintenance

Represented By
David Wood
David Wood
Aaron E. De Leest
Aaron E. De Leest

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, September 9, 2025

Hearing Room 6C

2:30 PM

8:25-12226 United Property Maintenance Corporation

Chapter 11

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

EH__

[Tele. appr. Andrew Cummings, rep. Creditor University Park Lendco LLC]

Docket 1

Party Information

Debtor(s):

United Property Maintenance

Represented By
David Wood
Aaron E. De Leest

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, September 9, 2025

Hearing Room

6C

2:30 PM

8:25-12252 University Park Berkeley, LLC

Chapter 11

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

EH__

Docket 1

Party Information

Debtor(s):

University Park Berkeley, LLC

Represented By
Nina P Arionova