

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:21-12167 CPR Scientific Laboratories, Inc.

Chapter 7

#1.00

Hearing RE: Trustee's Final Report And Reimbursement Of Expenses
(Final Report filed 3/25/2026)

**[RE: KAREN SUE NAYLOR - Chapter 7 Trustee]
[Fees: \$5,130.27; Expenses: \$414.68]**

**[RE: HAHN FIFE & COMPANY, LLP - Accountants For Chapter 7 Trustee]
[Fees: \$1,000.00; Expenses: \$0.00]**

**[RE: POPE'S ANTIQUES & AUCTIONS, INC. - Auctioneer For Chapter 7
Trustee]
[Fees: \$6,000.00; Expenses: \$0.00]**

Docket 86

Tentative Ruling:

Tentative for 5/13/26 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 876 4232

Password: 592948

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

CONT... CPR Scientific Laboratories, Inc. Chapter 7

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing. Parties should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

CPR Scientific Laboratories, Inc.

Represented By
Michael G Spector

Trustee(s):

Karen S Naylor (TR)

Represented By
Christina J Khil
Arturo Cisneros
Nathan F Smith

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:23-10571 The Litigation Practice Group P.C.

Chapter 11

Adv#: 8:24-01011 Marshack v. Bridge Funding Cap, LLC et al

#2.00

Hearing RE: Plaintiff's Motion To Compel Discovery Responses From Defendant Bridge Funding Cap, LLC d/b/a Fundura Capital (Motion filed 4/20/2026)

Docket 277

***** VACATED *** REASON: OFF CALENDAR PER NOTICE OF WITHDRAWAL OF PLAINTIFF'S NOTICE OF MOTION AND MOTION TO COMPEL DISCOVERY RESPONSES FROM DEFENDANT BRIDGE FUNDING CAP, LLC D/B/A FUNDURA CAPITAL FILED 4-30-2026 - (DOCKET NO. [281])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Litigation Practice Group P.C.

Represented By
Joon M Khang

Defendant(s):

Bridge Funding Cap, LLC

Represented By
Stella A Havkin
Yisrael Gelb

MNS Funding LLC

Pro Se

Azzure Capital LLC

Represented By
Sharon Z. Weiss

Marich Bein, LLC

Pro Se

Diverse Capital LLC

Represented By
Ethan J Birnberg

PECC Corp

Represented By
Daniel H Reiss

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 13, 2026

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10:00 AM

CONT... The Litigation Practice Group P.C.

Chapter 11

Alexandra W Wahl

ProofPositive LLC

Pro Se

MC DVI Fund 1, LLC

Represented By
Richard H Golubow

MC DVI Fund 2, LLC

Represented By
Richard H Golubow

Debt Validation Fund II, LLC

Represented By
Richard H Golubow

Venture Partners LLC

Pro Se

Movant(s):

Richard A. Marshack

Represented By
Tyler Powell
Yosina M Lissebeck
Keith C Owens
Nicholas A Koffroth

Plaintiff(s):

Richard A. Marshack

Represented By
Tyler Powell
Yosina M Lissebeck
Keith C Owens
Nicholas A Koffroth

Trustee(s):

Richard A Marshack (TR)

Represented By
D Edward Hays
Christopher Celentino
Laila Rais
Jonathan Serrano
Christopher Ghio
Yosina M Lissebeck
Peter W Bowie
Bradford Barnhardt

**United States Bankruptcy Court
Central District of California
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CONT...

The Litigation Practice Group P.C.

Chapter 11

Jeremy Freedman
Sara Johnston
Tyler Powell
Kelli Ann Lee
Jacob Newsum-Bothamley
Vanessa Rodriguez
Aaron E. De Leest
Spencer Keith Gray
Nicholas A Koffroth
Brian Boyd
Matthew S Steinberg
Kathleen P March
Caroline Massey

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:25-10935 Icemc Inc.

Chapter 7

#3.00

Hearing RE: Trustee's Final Report And Reimbursement Of Expenses
(Final Report filed 3/25/2026)

[RE: KAREN SUE NAYLOR - Chapter 7 Trustee]

[Fees: \$2,521.20; Expenses: \$200.16]

[RE: HAHN FIFE & COMPANY, LLP - Accountants For Chapter 7 Trustee]

[Fees: \$1,600.00; Expenses: \$278.40]

Docket 54

Tentative Ruling:

Tentative for 5/13/26 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

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**United States Bankruptcy Court
Central District of California
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Wednesday, May 13, 2026

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10:00 AM

CONT... **Icemc Inc.**
further information.

Chapter 7

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Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Icemc Inc.

Represented By
Meng Yiren Li

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:25-12780 Angel S Lopez

Chapter 7

#4.00

Hearing RE: Motion for relief from stay [Personal Property]

Harley-Davidson vs. DEBTOR
(Motion filed 4/14/2026)

**[RE: 2024 Harley-Davidson FXBBS Street BOB 114]
[VIN No.: 1HD1YYK26RB019517]**

Docket 13

***** VACATED *** REASON: OFF CALENDAR PER VOLUNTARY
DISMISSAL OF MOTION; AND TAKING THE MATTER OFF
CALENDAR FILED 5-5-2026 - (DOCKET NO. [15])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Angel S Lopez

Represented By
Summer M Shaw

Movant(s):

Harley-Davidson

Represented By
Kirsten Martinez

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10245 Vernon Edward Neilly, II

Chapter 7

#5.00

Hearing RE: Motion for relief from stay [Real Property]

Selene Finance LP, As Servicer For U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust vs. DEBTOR
(Motion filed 4/22/2026)

[RE: 1800 E. Heim Avenue, #48, Orange, CA 92865]

Docket 20

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(4) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

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**United States Bankruptcy Court
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Wednesday, May 13, 2026

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10:00 AM

CONT... Vernon Edward Neilly, II Chapter 7

filings/information easily accessible during the hearing. Parties should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Vernon Edward Neilly II

Represented By
Mark A Pahor

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
Shana Stark

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10319 Andres Ramirez and Melissa Cervantes

Chapter 7

#6.00

Hearing RE: Motion for relief from stay [Personal Property]

Peritus Portfolio Services II, LLC As Servicer For Westlake Financial Services
vs. DEBTORS
(Motion filed 4/17/2026)

[RE: 2021 Tesla Model 3 - VIN No.: 5YJ3E1EA3MF976674]

Docket 14

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(4) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 160 876 4232

Password: 592948

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**United States Bankruptcy Court
Central District of California
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10:00 AM

CONT... **Andres Ramirez and Melissa Cervantes** **Chapter 7**
the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES
FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and
further information.

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Andres Ramirez

Represented By
Benjamin Heston

Joint Debtor(s):

Melissa Cervantes

Represented By
Benjamin Heston

Movant(s):

Peritus Portfolio Services II, LLC as

Represented By
Sheryl K Ith

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10597 Ryan Donovan

Chapter 7

#7.00

Hearing RE: Motion for relief from stay [Action In Non-Bankruptcy Forum]

Irvine San Carlo Apts LLC vs. DEBTOR
(Motion filed 4/15/2026)

**[RE: Name of Non-Bankruptcy Action: Irvine San Carlo Apts LLC v.
Donovan, McClain]**

[Docket Number: 30-2025-01499385-CL-UD-CJC]

[Pending In: Orange County Superior Court]

Docket 13

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to GRANT the Motion pursuant to 11 U.S.C. § 362(d)(1) with Rule 4001(a)(4) waiver, as set forth below.

Prepetition, Movant obtained an unlawful detainer judgment awarding possession of the residential premises and forfeiture of the lease, obtained a writ of possession, and completed the sheriff's lockout. Because Movant obtained a prepetition judgment for possession of residential real property, the petition does not operate as a stay of Movant's continuation of eviction-related remedies under § 362(b)(22). Thus, relief from stay as to possession of the premises is appropriate to the extent any stay applies.

Debtor opposes only as to personal property allegedly remaining at the premises, including property allegedly belonging to non-debtors, and disputes Movant's compliance with California post-lockout procedures. The court may determine the scope and application of the stay and grant appropriate relief under § 362(d). *Gruntz v. County of Los Angeles (In re Gruntz)*, 202 F.3d 1074, 1082 (9th Cir. 2000). Stay-relief proceedings are summary and do not finally adjudicate the parties' underlying rights or state-law disputes. *Johnson v. Righetti (In re Johnson)*, 756 F.2d 738, 740-41 (9th Cir. 1985); *Veal v. Am.*

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CONT... Ryan Donovan

Chapter 7

Home Mortg. Servicing, Inc. (In re Veal), 450 B.R. 897, 914-15 (B.A.P. 9th Cir. 2011).

To the extent the stay applies to Debtor's personal property, cause exists for relief. Movant has possession of the premises, a prepetition UD judgment, and a colorable claim to proceed under applicable state law. During the 7-day order-holding period under LBR 9021-1(b)(3), Movant shall coordinate with Debtor as to retrieval of any personal property Debtor claims as his own, subject to reasonable scheduling, supervision, and security conditions, and shall not dispose of such property. That coordination obligation is effective immediately. After that period, Movant may proceed under applicable California law.

The Order does not affect any non-debtor property rights or determine ownership of any personal property. To the extent Debtor disputes Movant's procedures, methods, notice, storage, access, disposition, or state-law compliance, Debtor may raise those issues in the appropriate state court.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

The audio portion of each hearing will be recorded electronically by the Court and constitute its official record. **By Order of the Judicial Conference of the United States, members of the general public may only view the hearings from the Courtroom, which will remain open, or access the hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.**

**United States Bankruptcy Court
Central District of California
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10:00 AM

CONT... Ryan Donovan

Chapter 7

Hearing participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1608764232>

Meeting ID: 160 876 4232

Password: 592948

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 876 4232

Password: 592948

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

CONT... Ryan Donovan

Chapter 7

Party Information

Debtor(s):

Ryan Donovan

Pro Se

Movant(s):

Irvine San Carlo Apts LLC

Represented By
Scott Andrews

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10771 Jacob Mayoral

Chapter 7

#8.00

Hearing RE: Motion for relief from stay [Personal Property]

Harley-Davidson vs. DEBTOR
(Motion filed 4/16/2026)

[RE: 2007 Harley-Davidson XL1200C - VIN No.: 1HD1CT3117K429341]

Docket 13

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(4) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Password: 592948

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

CONT... Jacob Mayoral

Chapter 7

FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Jacob Mayoral

Represented By
Michael E Hickey

Movant(s):

Harley-Davidson

Represented By
Kirsten Martinez

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10940 Jose J Vasquez and Rosa Vasquez

Chapter 7

#9.00

Hearing RE: Motion for relief from stay [Personal Property]

Kinecta Federal Credit Union vs. DEBTOR
(Motion filed 4/16/2026)

[RE: 2022 Nissan Frontier - VIN: 1N6ED1EJ5NN614406]

Docket 8

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(4) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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**United States Bankruptcy Court
Central District of California
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

CONT... **Jose J Vasquez and Rosa Vasquez** **Chapter 7**
FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Jose J Vasquez

Represented By
Dan Perry

Joint Debtor(s):

Rosa Vasquez

Represented By
Dan Perry

Movant(s):

Kinecta Federal Credit Union

Represented By
Sheryl K Ith

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10954 Adam Scott Justin Titus

Chapter 7

#10.00

Hearing RE: Motion for relief from stay [Personal Property]

VW Credit, Inc. vs. DEBTOR
(Motion filed 4/16/2026)

[RE: 2023 Audi Q440 - VIN No.: WA1BCBFZ6PP077629]

Docket 12

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(4) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

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**United States Bankruptcy Court
Central District of California
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Wednesday, May 13, 2026

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10:00 AM

CONT... Adam Scott Justin Titus

Chapter 7

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Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

Adam Scott Justin Titus

Represented By
Gary Polston

Movant(s):

VW Credit, Inc.

Represented By
Kirsten Martinez

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-11064 Daoming Wang

Chapter 7

#11.00

Hearing RE: Motion for relief from stay [Real Property]

Aiton Capital, Inc. vs. DEBTOR
(Motion filed 4/16/2026)

[RE: 16188 Alamo Court, Chino, CA 91708]

Docket 12

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to grant the Motion pursuant to 11 U.S.C. §§ 362(d)(1), 362(d)(2), and 362(d)(4) with a 4001(a)(4) waiver.

A movant must first establish a prima facie case for relief, after which the burden shifts to the debtor on all issues other than equity. 11 U.S.C. § 362(g); *In re Gould*, 401 B.R. 415, 426 (B.A.P. 9th Cir. 2009). Stay-relief proceedings are summary proceedings and do not adjudicate the merits of the underlying claim or contract. *Johnson v. Righetti (In re Johnson)*, 756 F.2d 738, 740 (9th Cir. 1985).

Relief is warranted pursuant to §§ 362(d)(1) and (d)(2). Cause exists under § 362(d)(1). The loan matured prepetition, no ongoing payments are being made, the Property is not Debtor's residence, this is a Chapter 7 case, and the Chapter 7 Trustee has not opposed the Motion. While Debtor disputes Movant's \$720,000 valuation and Movant's asserted claim amount and estimates that the property may be worth more than \$800,000, Debtor has not submitted an appraisal, competing BPO, or other valuation evidence sufficient to overcome Movant's showing. Debtor's claim-amount objections likewise do not defeat stay relief because this summary proceeding does not adjudicate claim allowance, enforceability, or lender-liability issues. Even if the Court were to assume the property's value was \$800,000, relief from stay would still be appropriate because Movant remains undersecured or, at most,

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CONT... Daoming Wang

Chapter 7

protected by only a limited cushion in a matured-loan, nonpayment, Chapter 7 case. Relief is also warranted under § 362(d)(2) because Movant has shown no equity after accounting for its secured debt and likely sale costs, and there is no reorganization in prospect in this Chapter 7 case. *United Sav. Ass'n of Tex. v. Timbers of Inwood Forest Assocs., Ltd.*, 484 U.S. 365, 375-76 (1988).

The Court is also inclined to grant in rem relief under § 362(d)(4). Section 362(d)(4) requires a finding that the bankruptcy filing was part of a scheme to delay, hinder, or defraud creditors, and that the scheme involved either an unauthorized transfer of an interest in the real property or multiple bankruptcy filings affecting the property. *In re First Yorkshire Holdings, Inc.*, 470 B.R. 864, 870-71 (B.A.P. 9th Cir. 2012). Debtor obtained a short-term, business-purpose loan to purchase a non-residential investment property. The loan matured prepetition, and Debtor defaulted before maturity. Debtor then transferred the property to family members on November 24, 2025 without Movant's consent, and the property was transferred back to Debtor on February 20, 2026. Debtor filed this Chapter 7 case on April 3, 2026, three days before the scheduled April 6, 2026 foreclosure sale. Although Debtor contends the transfers were intended to facilitate a refinance, Debtor admits he filed this case when he could not refinance or pay Movant before the foreclosure sale. The Court finds that the filing was part of a scheme to delay or hinder Movant's foreclosure remedies, and that the scheme involved transfers of interests in the Property without Movant's consent.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

CONT... Daoming Wang

Chapter 7

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Videoconference URL: <https://cacb.zoomgov.com/j/1608764232>

Meeting ID: 160 876 4232

Password: 592948

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

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Meeting ID: 160 876 4232

Password: 592948

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Santa Ana
Scott Clarkson, Presiding
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Hearing Room 5C

10:00 AM

CONT... Daoming Wang

Chapter 7

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Party Information

Debtor(s):

Daoming Wang

Represented By
Yang Wen Yao

Movant(s):

Aiton Capital, Inc.

Represented By
David I Brownstein

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

10:00 AM

8:26-10691 The Office Bar, LLC

Chapter 7

#11.10

Hearing RE: Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of Alcoholic Beverage Control License Free And Clear Of Liens And Interests Pursuant To 11 U.S.C. Sections 363(b) And (f); (2) Approving Overbid Procedures; (3) Approving Purchaser As Good Faith Purchaser Pursuant To 11 U.S.C. Section 363(m); (4) Waiving Any Lodging Periods And Any Stay Of The Order On The Motion; And (5) Approving Employment Of Special Counsel (Palmieri, Tyler, Wiener, Wilhelm & Waldron LLP) Pursuant To 11 U.S.C. Sections 327 And 328
(Motion filed 5/4/2026)
(OST Entered 5/4/2026)

Docket 8

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to approve the Motion contingent on (1) clarification that no further charges for the special counsel except the 5% commission will be incurred by the estate, and (2) further evidence that the 363(m) finding is warranted.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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10:00 AM

CONT... The Office Bar, LLC

Chapter 7

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Hearing Room 5C

10:00 AM

CONT... The Office Bar, LLC

Chapter 7

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Party Information

Debtor(s):

The Office Bar, LLC

Represented By
Michael G Spector

Movant(s):

Weneta M.A. Kosmala (TR)

Represented By
Jeffrey I Golden

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Jeffrey I Golden

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Hearing Room 5C

1:30 PM

8:23-12243 EQUALTOX, LLC

Chapter 11

#12.00

CONT'D Hearing RE: Motion for relief from stay [Real Property]

NewRez LLC As Servicer For Massachusetts Mutual Life Insurance Company
vs. DEBTOR

(Motion filed 1/26/2026)

[Affects Ahmad Ali Kohzad]

[RE: 1312 Peacock Hill Drive, Santa Ana, CA 92705]

FR: 2-18-26; 4-1-26

Docket 445

Tentative Ruling:

Tentative for 5/13/26:

Grant pursuant to 11 U.S.C. § 362(d)(1).

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 720 1662

Password: 475763

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CONT... EQUALTOX, LLC

Chapter 11

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As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

EQUALTOX, LLC

Represented By
Robert S Marticello
Timothy W Evanston
Michael Simon
Royce Zur
Cole F. Nicholas

Movant(s):

Massachusetts Mutual Life

Represented By
Wendy A Locke

**United States Bankruptcy Court
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1:30 PM

8:24-10655 Modus Systems LLC

Chapter 11

#13.00

CONT'D STATUS CONFERENCE Hearing RE: (1) Setting Scheduling Hearing And Case Management Conference And (2) Requiring Status Report (Petition filed 3/19/2024) (Case converted to Ch 11 on 1/10/2025) (Set per Order Entered 1/22/2025)

FR: 3-5-25; 5-22-25; 6-4-25; 7-16-25; 8-20-25; 9-17-25; 10-29-25; 12-17-25; 1-29-26; 4-22-26

Docket 72

Tentative Ruling:

Tentative for 5/13/26:

If the Court approves the Plan to be heard as #14 on calendar, then the Court is inclined to set a post-confirmation status conference for October 14, 2026 at 11:00 a.m., with a status report due 14 days in advance.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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CONT... Modus Systems LLC

Chapter 11

hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.

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Videoconference URL: <https://cacb.zoomgov.com/j/1607201662>

Meeting ID: 160 720 1662

Password: 475763

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

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Password: 475763

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Wednesday, May 13, 2026

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1:30 PM

CONT... Modus Systems LLC

Chapter 11

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Tentative for 1/29/26:

The Court is inclined to continue this matter to trail the confirmation hearing on April 22, 2026, at 1:30 p.m. A status report is due 14 days in advance.

Virtual appearances are required.

Tentative for 12/17/25:

The Court will set a continued status conference date based on, and to remain coordinated with, the outcome of the hearing on the Disclosure Statement in matter #23. The continued date will be set at the conclusion of that hearing. A status report will be due 14 days in advance.

Party Information

Debtor(s):

Modus Systems LLC

Represented By
Robert P Goe

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1:30 PM

8:24-10655 Modus Systems LLC

Chapter 11

#14.00

CONT'D Hearing RE: Confirmation Of Debtor's Amended Chapter 11 Plan Of Liquidation Dated January 28, 2026
(D.S. filed 8/8/2025)
(Red-Lined Amended D.S. filed 1/22/2026)
(Confirmation of Plan Hearing set per Order Entered 1/20/2026 [Dk. 158])

FR: 10-15-25; 10-29-25; 12-17-25; 1-29-26; 4-22-26

Docket 163

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to APPROVE confirmation of the Amended Plan [Dk. 163] and set a post-confirmation status conference for October 14, 2026 at 11:00 a.m.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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CONT... Modus Systems LLC

Chapter 11

will have monitors on and viewable within the Courtroom for viewing.

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Meeting ID: 160 720 1662

Password: 475763

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Meeting ID: 160 720 1662

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CONT... Modus Systems LLC

Chapter 11

"screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

Tentative for 1/29/26:

The Court is inclined to approve the proposed Amended Disclosure Statement and issue a confirmation schedule, as follows:

1. Filing clean copy of Amended Disclosure Statement, Service of solicitation package (Plan, Disclosure Statement, Ballots, Notice of Confirmation Hearing): February 5, 2026
2. Ballot return: March 13, 2026
3. Deadline to file Ballot Tally and Confirmation Brief: March 24, 2026
4. Deadline to file objections to confirmation: March 31, 2026
5. Deadline to file replies to any objections: April 7, 2026
6. Confirmation hearing and continued status conference, with a status report due 14 days in advance: April 22, 2026, at 1:30 p.m.

Virtual appearances are required.

Tentative for 12/17/25:

In light of Debtor's Updated Status Report [Dk. 147], which states that documentation of the proposed Global Settlement Agreement with Mr. Klevens has stalled and that counsel for Mr. Klevens has ceased responding, the Court requires clarification regarding the status of the settlement described in the Disclosure Statement. Debtor reports that, if counsel confirms that the settlement remains in place, it will request approval of the Disclosure Statement as filed; however, if no such confirmation is received, Debtor anticipates that the Disclosure Statement will need to be amended.

Accordingly, Debtor is to appear and advise the Court as to the current status of the settlement discussions, whether Debtor intends to proceed with the Disclosure Statement as filed or amend it, and the anticipated timeline for any amendments. Because the Disclosure Statement, as written, does not contain

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CONT...

Modus Systems LLC

Chapter 11

a contingency describing what occurs if the Settlement Agreement is not approved, it does not appear to provide adequate information under *Pizza of Hawaii, Inc. v. Shakey's, Inc.*, 761 F.2d 1374 (9th Cir. 1985).

If an amendment is required, the Court may set a continued disclosure statement and status conference date of January 22, 2026, at 10:00 a.m., with amended pleadings filed by no later than December 24, 2025.

Alternatively, if the Court approves the Disclosure Statement, it may set the following confirmation schedule:

1. Service of solicitation package (Plan, Disclosure Statement, Ballots, Notice of Confirmation Hearing): December 24, 2025
2. Ballot return: January 30, 2026
3. Deadline to file Ballot Tally and Confirmation Brief: February 11, 2026
4. Deadline to file objections to confirmation: February 18, 2026
5. Deadline to file replies to any objections: February 25, 2026
6. Confirmation hearing and continued status conference, with a status report due 14 days in advance: March 4, 2026, at 1:30 p.m.

Virtual appearances are required.

Party Information

Debtor(s):

Modus Systems LLC

Represented By
Robert P Goe

**United States Bankruptcy Court
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Wednesday, May 13, 2026

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1:30 PM

8:24-11238 CKM Shining Stars, LLC

Chapter 11

#15.00

Hearing RE: Motion To Approve Stipulation, Approve Payment Of Administrative And Secured Claims, And Dismiss Case In Lieu Of Filing Liquidating Plan Or Conversion To Chapter 7 (Motion filed 4/22/2026)

Docket 248

Tentative Ruling:

Tentative for 5/13/26 is to GRANT.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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CONT... CKM Shining Stars, LLC

Chapter 11

party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

CKM Shining Stars, LLC

Pro Se

Movant(s):

Arturo Cisneros (TR)

Represented By
Nathan F Smith

Trustee(s):

Arturo Cisneros (TR)

Represented By
Nathan F Smith

**United States Bankruptcy Court
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:24-11238 CKM Shining Stars, LLC

Chapter 11

#16.00

Hearing RE: Application For Payment Of Final Fees And/Or Expenses For The Period From February 7, 2025 Through April 16, 2026
(Application filed 4/22/2026)

**[RE: ARTURO M. CISNEROS - Chapter 11 Trustee]
[Fees: \$60,000.00,; Expenses: \$65.66]**

Docket 249

Tentative Ruling:

Tentative for 5/13/26 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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**United States Bankruptcy Court
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CONT... CKM Shining Stars, LLC

Chapter 11

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

CKM Shining Stars, LLC

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Represented By
Nathan F Smith

**United States Bankruptcy Court
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1:30 PM

8:24-11238 CKM Shining Stars, LLC

Chapter 11

#17.00

Hearing RE: Application For Payment Of Final Fees And/Or Expenses For The Period From March 25, 2025 Through April 20, 2026
(Application filed 4/22/2026)

**[RE: MALCOLM CISNEROS - Attorneys For Chapter 11 Trustee]
[Fees: \$36,465.00; Expenses: \$55.26]**

Docket 250

Tentative Ruling:

Tentative for 5/13/26 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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CONT... **CKM Shining Stars, LLC**

Chapter 11

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

CKM Shining Stars, LLC

Pro Se

Movant(s):

- Malcolm Cisneros

Represented By
Nathan F Smith

Trustee(s):

Arturo Cisneros (TR)

Represented By
Nathan F Smith

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Hearing Room 5C

1:30 PM

8:24-11238 CKM Shining Stars, LLC

Chapter 11

#17.10

Hearing RE: First And Final Fee Application for Allowance Of Fees And Expenses For The Period From May 20, 2025 Through April 27, 2026 (Application filed 4/29/2026)

**[RE: HAHN FIFE & COMPANY, LLP - Accountants For Chapter 11 Trustee]
[Fees: \$3,031.00; Expenses: \$424.20]**

Docket 255

Tentative Ruling:

Tentative for 5/13/26 is to APPROVE as requested.

The docket does not reflect that Applicant filed and served a notice of hearing at least 21 days in advance of the May 13, 2026 hearing, as required by Local Rule 2016-1(a)(2). Nonetheless, pursuant to Rule 1001-1(d), the Court hereby waives such service requirements.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

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Parties making telephonic appearances are reminded to have all relevant

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room

5C

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CONT... CKM Shining Stars, LLC

Chapter 11

filings/information easily accessible during the hearing. Parties should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

Party Information

Debtor(s):

CKM Shining Stars, LLC	Pro Se
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Movant(s):

Hahn Fife & Company LLP	Pro Se
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Trustee(s):

Arturo Cisneros (TR)	Represented By Nathan F Smith
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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

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8:24-12885 American Open Space Remedies LLC

Chapter 11

#18.00

CONT'D STATUS CONFERENCE Hearing RE: (1) Setting Scheduling Hearing And Case Management Conference And (2) Requiring Status Report (Petition filed 11/12/2024)

FR: 1-8-25; 4-2-25; 5-7-25; 6-18-25; 7-10-25; 7-16-25; 10-21-25; 1-21-26; 4-8-26

Docket 9

***** VACATED *** REASON: CONTINUED TO JUNE 10, 2026 AT 1:30 P.M. PER ORDER APPROVING STIPULATION FOR ORDER TO CONTINUE HEARINGS ON: (1) DEBTOR'S FIRST AMENDED DISCLOSURE STATEMENT DESCRIBING DEBTOR'S FIRST AMENDED CHAPTER 11 PLAN OF REORGANIZATION DATED AUGUST 29, 2025; (2) CHAPTER 11 STATUS CONFERENCE; AND (3) HEARING ON OBJECTION TO CLAIM OF AMINAM, LLC ENTERED 4-27-2026 - (DOCKET NO. [228])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

American Open Space Remedies

Represented By
Robert P Goe
Reem J Bello
Brendan Martin Loper

**United States Bankruptcy Court
Central District of California
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Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:24-12885 American Open Space Remedies LLC

Chapter 11

#19.00

CONT'D Hearing RE: Adequacy of Debtor's First Amended Disclosure Statement Describing Debtor's First Amended Chapter 11 Plan Of Reorganization Dated August 29, 2025
(D.S. filed 3/7/2025)
(First Amended D.S. filed 8/29/2025)

FR: 5-7-25; 6-18-25; 7-10-25; 7-16-25; 10-15-25; 1-26-26; 4-8-26

Docket 153

***** VACATED *** REASON: CONTINUED TO JUNE 10, 2026 AT 1:30 P.M. PER ORDER APPROVING STIPULATION FOR ORDER TO CONTINUE HEARINGS ON: (1) DEBTOR'S FIRST AMENDED DISCLOSURE STATEMENT DESCRIBING DEBTOR'S FIRST AMENDED CHAPTER 11 PLAN OF REORGANIZATION DATED AUGUST 29, 2025; (2) CHAPTER 11 STATUS CONFERENCE; AND (3) HEARING ON OBJECTION TO CLAIM OF AMINAM, LLC ENTERED 4-27-2026 - (DOCKET NO. [228])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

American Open Space Remedies

Represented By
Robert P Goe
Reem J Bello
Brendan Martin Loper

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:24-12885 American Open Space Remedies LLC

Chapter 11

#20.00

CONT'D Hearing RE: Motion For Order Disallowing Proof Of Claim Pursuant To 11 U.S.C. Section 502(b) And 11 U.S.C. Section 506(d) (Motion filed 8/15/2025)

Claim No. 3 Aminam, LLC \$14,231,205.48

FR: 9-17-25; 12-10-25; 4-8-26

Docket 146

***** VACATED *** REASON: CONTINUED TO JUNE 10, 2026 AT 1:30 P.M. PER ORDER APPROVING STIPULATION FOR ORDER TO CONTINUE HEARINGS ON: (1) DEBTOR'S FIRST AMENDED DISCLOSURE STATEMENT DESCRIBING DEBTOR'S FIRST AMENDED CHAPTER 11 PLAN OF REORGANIZATION DATED AUGUST 29, 2025; (2) CHAPTER 11 STATUS CONFERENCE; AND (3) HEARING ON OBJECTION TO CLAIM OF AMINAM, LLC ENTERED 4-27-2026 - (DOCKET NO. [228])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

American Open Space Remedies

Represented By

Robert P Goe

Reem J Bello

Brendan Martin Loper

Movant(s):

American Open Space Remedies

Represented By

Robert P Goe

Reem J Bello

Brendan Martin Loper

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:25-10597 Corto II, LLC

Chapter 11

#21.00

Hearing RE: Motion For Order Converting Case To A Case Under Chapter 7 Of The Bankruptcy Code
(Motion filed 4/22/2026)

Docket 88

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to GRANT the Motion and CONVERT Debtor's case to Chapter 7.

Under 11 U.S.C. § 1112(b), the Court must first determine whether “cause” exists and, if so, whether conversion or dismissal is in the best interests of creditors and the estate. *Nelson v. Meyer (In re Nelson)*, 343 B.R. 671, 675 (B.A.P. 9th Cir. 2006). Movant has established cause under § 1112(b)(4)(A) by a preponderance of the evidence. *See In re Hacienda Co., LLC*, 647 B.R. 748, 751 (Bankr. C.D. Cal. 2023). The record reflects continuing diminution of the estate through accruing carrying costs, taxes, and interest, and the absence of any cash flow. Debtor also has not filed a Monthly Operating Report since January 2026 (for December, 2025), which reflected only approximately \$450 in Debtor’s bank account.

Debtor’s Opposition does not establish that § 1112(b)(2) prevents conversion. If cause exists under § 1112(b)(1), conversion or dismissal is required unless the exception in § 1112(b)(2) applies. Under § 1112(b)(2), the opponent of conversion must show that: (1) the Court can find and specifically identify unusual circumstances establishing that conversion or dismissal is not in the best interests of creditors and the estate; (2) there is a reasonable likelihood that a plan will be confirmed within a reasonable time; (3) the grounds for conversion or dismissal include an act or omission of Debtor for which there is a reasonable justification; and (4) the act or omission can be cured within a reasonable time. *In re Hacienda Co., LLC*, 647 B.R. 748, 751 (Bankr. C.D. Cal. 2023).

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CONT... Corto II, LLC

Chapter 11

Debtor has not made that showing. Debtor's reliance on the pending arbitration does not establish a reasonable likelihood that a plan will be confirmed within a reasonable time. Debtor does not identify any expected arbitration award, dispositive ruling, or lien determination by July 1, 2026. Debtor also does not show how the continuing diminution caused by unpaid taxes, secured-debt accruals, and carrying costs will be cured within a reasonable time. Instead, Debtor's Opposition effectively confirms that Debtor cannot presently refinance, develop, sell, or propose a workable plan until the arbitration is resolved. That does not satisfy § 1112(b)(2).

The Court also declines to continue the Motion to July 1, 2026, as requested in Debtor's Opposition. A continuance would leave the estate to incur additional taxes, interest, and carrying costs without any demonstrated likelihood that the case posture will materially change by that date. In Chapter 7, the disputed lien issues may be preserved and addressed, and a Chapter 7 trustee can administer the Property, including with respect to the pending arbitration. The Court is thus not persuaded that a continuation would serve the best interests of the creditors or the estate.

Accordingly, the Court is inclined to GRANT the motion and convert the case as Movant has established cause under § 1112(b)(4).

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

The audio portion of each hearing will be recorded electronically by the Court and constitute its official record. **By Order of the Judicial Conference of the United States, members of the general public may only view the**

**United States Bankruptcy Court
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CONT... Corto II, LLC

Chapter 11

hearings from the Courtroom, which will remain open, or access the hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.

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Meeting ID: 160 720 1662

Password: 475763

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Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 720 1662

Password: 475763

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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CONT... Corto II, LLC

Chapter 11

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

Party Information

Debtor(s):

Corto II, LLC

Represented By
James Mortensen

Movant(s):

Wayne Bian

Represented By
Kit J Gardner

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Central District of California
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8:25-10622 Shadylane Holdings 1006, LLC

Chapter 11

#22.00

CONT'D Hearing RE: Motion To Withdraw As General Bankruptcy Counsel For Reorganized Debtor (Motion filed 3/11/2026)

FR: 4-1-26

Docket 129

***** VACATED *** REASON: OFF CALENDAR PER ORDER (1) DISMISSING CHAPTER 11 CASE; (2) GRANTING MOTION TO WITHDRAW AS COUNSEL (DOCKET [129]); (3) DISMISSING MOTION FOR RELIEF FROM STAY AS MOOT (DOCKET [135]); AND (4) VACATING STATUS CONFERENCE ENTERED 5-11-2026 - (DOCKET NO. [139])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shadylane Holdings 1006, LLC

Represented By
Michael G Spector
Vicki L Schennum

Movant(s):

Shadylane Holdings 1006, LLC

Represented By
Michael G Spector
Vicki L Schennum

**United States Bankruptcy Court
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Wednesday, May 13, 2026

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8:25-10622 Shadylane Holdings 1006, LLC

Chapter 11

#23.00

CONT'D STATUS CONFERENCE RE: Chapter 11 Voluntary Petition Non-Individual. LLC
(Petition filed 3/12/2025)
[Reassigned From TA On 5/12/2025]
(S/C set per Order Entered 3/30/2026 - dk. 132])

FR: 4-22-25; 5-6-25; advanced from 11-12-25

Docket 1

***** VACATED *** REASON: OFF CALENDAR PER ORDER (1) DISMISSING CHAPTER 11 CASE; (2) GRANTING MOTION TO WITHDRAW AS COUNSEL (DOCKET [129]); (3) DISMISSING MOTION FOR RELIEF FROM STAY AS MOOT (DOCKET [135]; AND (4) VACATING STATUS CONFERENCE ENTERED 5-11-2026 - (DOCKET NO. [139])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shadylane Holdings 1006, LLC

Represented By
Michael G Spector
Vicki L Schenum

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Santa Ana
Scott Clarkson, Presiding
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8:25-10622 Shadylane Holdings 1006, LLC

Chapter 11

#24.00

Hearing RE: Debtor Is Directed To Appear And Show Cause Why This Case Should Not be Converted Or Dismissed
(Set per Order Entered 3/20/2026 - dk. 132)

Docket 132

***** VACATED *** REASON: OFF CALENDAR PER ORDER (1) DISMISSING CHAPTER 11 CASE; (2) GRANTING MOTION TO WITHDRAW AS COUNSEL (DOCKET [129]); (3) DISMISSING MOTION FOR RELIEF FROM STAY AS MOOT (DOCKET [135]; AND (4) VACATING STATUS CONFERENCE ENTERED 5-11-2026 - (DOCKET NO. [139])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shadylane Holdings 1006, LLC

Represented By
Michael G Spector
Vicki L Schenum

**United States Bankruptcy Court
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Wednesday, May 13, 2026

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8:25-10622 Shadylane Holdings 1006, LLC

Chapter 11

#24.10

CONT'D Hearing RE: Motion for relief from stay [Real Property]
(Motion filed 4/3/2026)

U.S. Bank National Association, Not In its Individual Capacity But Solely As
Trustee For The RMAC Trust, Series 2016-CTT vs. DEBTOR

[RE: 28832 Shady Lane, Laguna Beach, CA 92651]

FR: 5-6-26

Docket 135

***** VACATED *** REASON: OFF CALENDAR PER ORDER (1)
DISMISSING CHAPTER 11 CASE; (2) GRANTING MOTION TO
WITHDRAW AS COUNSEL (DOCKET [129]); (3) DISMISSING
MOTION FOR RELIEF FROM STAY AS MOOT (DOCKET [135]; AND
(4) VACATING STATUS CONFERENCE ENTERED 5-11-2026 -
(DOCKET NO. [139])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shadylane Holdings 1006, LLC

Represented By
Michael G Spector
Vicki L Schennum

Movant(s):

U.S. Bank National Association, not

Represented By
Nichole Glowin
Shannon A Doyle

**United States Bankruptcy Court
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8:25-11457 Jona Roberts

Chapter 7

#25.00

Hearing RE: Debtor's Motion To Convert Case Under 11 U.S.C. sections 706(a) Or 1112(a)
(Motion filed 4/22/2026)
(Set per Order Entered 4/23/2026)

Docket 121

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to DENY Debtor's Motion to Convert [Dk. 121] and DENY Debtor's Motion for an Order Vacating the Order Granting Motion for Turnover of Real Property [Dk. 122].

Debtor filed this Chapter 7 case on May 30, 2025. On August 19, 2025, Chapter 7 Trustee Weneta M.A. Kosmala filed a motion for turnover of property and documents [Dk. 26].

On September 16, 2025, the Court entered an order approving the parties' turnover stipulation [Dk. 45]. Under that order, Debtor's interests in the Summerwind, Penfield, and Bunbury properties are property of the Estate and subject to Trustee's sole administration. Debtor's interest in the Gemwood surplus foreclosure proceeds is also property of the Estate. The order further provides that rents from the Penfield and Bunbury properties are to be remitted to Trustee, Debtor must take steps to recover title to Penfield and Bunbury for the Estate, Debtor surrendered rights to possess and control Penfield and Bunbury except as necessary to deliver title and possession, Debtor must continue making regular mortgage payments on Summerwind, and Trustee controls Debtor's interest in the Gemwood proceeds. The turnover stipulation did not resolve disposition of the Summerwind Property, where Debtor resides.

On March 25, 2026, the Court entered the Order Granting Motion for Turnover of Real Property [Dk. 104]. That order required Debtor and all

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CONT... **Jona Roberts**

Chapter 7

occupants to vacate and turn over the real property commonly known as 24892 Summerwind, Dana Point, California (the "Summerwind Property") by May 9, 2026, authorized Trustee to list and market the property, required Debtor to provide reasonable access for marketing purposes, and authorized Trustee to seek a writ of assistance if Debtor and all occupants failed to vacate.

On April 22, 2026, Debtor filed the Motion to Convert [Dk. 121] and the Motion to Vacate [Dk. 122]. On April 23, 2026, the Court entered an order setting both matters for hearing on shortened notice [Dk. 125]. That order modified the Summerwind turnover deadline only to extend it from May 9, 2026 to May 15, 2026. In all other respects, the Summerwind turnover order remains in full force and effect.

#25 - Motion to Convert

Under 11 U.S.C. § 706(a), a Chapter 7 debtor may convert a case to Chapter 11 if the case has not previously been converted under §§ 1112, 1208, or 1307. Section 706(d), however, provides that a case may not be converted unless the debtor may be a debtor under the chapter to which conversion is sought.

A debtor's right to convert is not absolute. *Marrama v. Citizens Bank*, 549 U.S. 365, 372 (2007); *Levesque v. Shapiro (In re Levesque)*, 473 B.R. 331, 339 (B.A.P. 9th Cir. 2012). A debtor may not be eligible for conversion if "cause" would exist to immediately dismiss or reconvert the case. *Homesite Holdings LLC v. Stadtmueller (In re Homesite Holdings LLC)*, 2023 Bankr. LEXIS 1512, at *11 (B.A.P. 9th Cir. June 6, 2023). A court need not convert a case where conversion would be an exercise in futility. *In re Aguirre*, 661 B.R. 660, 664 (Bankr. S.D. Cal. 2024).

Cause under § 1112(b) is not limited to the enumerated examples in the statute. Lack of good faith may constitute cause to dismiss or convert a Chapter 11 case. *Marshall v. Marshall (In re Marshall)*, 721 F.3d 1032, 1047 (9th Cir. 2013); *Marsch v. Marsch (In re Marsch)*, 36 F.3d 825, 828 (9th Cir. 1994). Good faith is assessed under the totality of the circumstances. *In re Arnold*, 806 F.2d 937, 939 (9th Cir. 1986).

Debtor has not provided a sufficient factual or evidentiary basis for

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Jona Roberts

Chapter 7

conversion. Given the sparse Motion, the timing of the requested conversion, the existing turnover orders, and the serious unresolved concerns identified by Trustee, the Court is not persuaded that conversion is appropriate or that Debtor should be restored to control of estate assets as debtor-in-possession.

The Motion to Convert is a form motion. It states that Debtor seeks to convert from Chapter 7 to Chapter 11, identifies Trustee and Trustee's counsel, states that the case has not previously been converted, and alleges that the motion is filed in good faith and that Debtor is eligible for relief under Chapter 11. It does not identify how Chapter 11 would be administered, identify funding, provide a budget, address debtor-in-possession controls, explain creditor treatment, or explain why Debtor should be restored to control of estate assets given the history of this case.

That history is significant. Trustee has identified serious unresolved concerns regarding Debtor's prior schedules, amended schedules, sworn testimony concerning ownership and occupancy of the Summerwind Property, recorded instruments affecting estate property, and the circumstances surrounding the Bunbury Property. The Court need not finally adjudicate those issues in deciding these motions. The issue here is narrower: whether Debtor has shown that conversion is appropriate, and whether conversion would be futile because cause would immediately exist to reconvert or dismiss. Debtor has not made that showing.

The timing of the Motion to Convert also weighs against the requested relief. Debtor sought conversion only after the Court entered the Summerwind turnover order. The Motion to Vacate then expressly depends on conversion, asserting that upon conversion Debtor would become a debtor-in-possession and regain control of estate assets. Conversion is thus directed primarily at avoiding the effect of the Summerwind turnover order and returning estate property to Debtor's control.

The Court recognizes Debtor's reply arguments that Chapter 11 could permit Debtor to challenge tax claims, address lien issues, resolve the Lobaton claim objection, administer Gemwood proceeds, and potentially pay creditors without immediate liquidation of Summerwind. The Court also recognizes the Taylor Declaration's contention that certain IRS claims and liens may be

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Chapter 7

overstated or subject to challenge. Those issues may be addressed in Chapter 7 through claim objections, sale procedures, lien disputes, and other appropriate contested matters or adversary proceedings. They do not require conversion to Chapter 11 or restoration of estate control to Debtor.

To the extent Debtor first supplied substantive tax, lien, or Chapter 11 administration arguments in her Reply, the Court need not consider arguments raised for the first time in a reply brief. *Zamani v. Carnes*, 491 F.3d 990, 997 (9th Cir. 2007). In any event, even considering the Reply and the Taylor Declaration, Debtor has not overcome the Court's concern that conversion would be futile because immediate cause would exist to reconvert or dismiss the case.

Nor is the Court making any final determination regarding the discharge adversary, title to any property, the validity or amount of tax claims, the Lobaton claim, or the allegations concerning the Bunbury Property. Those matters remain for appropriate proceedings. For purposes of this Motion, the existing docket and prior orders are sufficient to show that Debtor has not established a basis to regain control of estate assets as debtor-in-possession.

Accordingly, the Motion to Convert [Dk. 121] is denied.

#26 - Motion to Vacate Turnover Order

The Motion to Vacate [Dk. 122] is derivative of the Motion to Convert. Debtor argues that, upon conversion, she would become a debtor-in-possession and regain control of estate assets. The Motion to Vacate does not provide an independent basis to vacate the Summerwind turnover order.

Because the Motion to Convert is denied, the Motion to Vacate is also denied. The Order Granting Motion for Turnover of Real Property [Dk. 104], as modified by the Order Setting Hearing [Dk. 125], remains in full force and effect. The turnover deadline remains May 15, 2026.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony,

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Jona Roberts

Chapter 7

however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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CONT... Jona Roberts

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Password: 475763

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<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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Party Information

Debtor(s):

Jona Roberts

Represented By
Martina A Slocomb
Evan Barkley Frank

Movant(s):

Jona Roberts

Represented By
Martina A Slocomb
Martina A Slocomb
Martina A Slocomb
Evan Barkley Frank
Evan Barkley Frank
Evan Barkley Frank

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Tinho Mang

**United States Bankruptcy Court
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8:25-11457 Jona Roberts

Chapter 7

#26.00

Hearing RE: Debtor's Motion For An Order Vacating The Order Granting Motion For Turnover Of Real Property
(Motion filed 4/22/2026)
(Set per Order Entered 4/23/2026)

Docket 122

Tentative Ruling:

Tentative for 5/13/26:

See tentative for #25.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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CONT... Jona Roberts

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Meeting ID: 160 720 1662

Password: 475763

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Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 720 1662

Password: 475763

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Party Information

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Jona Roberts

Chapter 7

Debtor(s):

Jona Roberts

Represented By
Martina A Slocomb
Evan Barkley Frank

Movant(s):

Jona Roberts

Represented By
Martina A Slocomb
Martina A Slocomb
Martina A Slocomb
Evan Barkley Frank
Evan Barkley Frank
Evan Barkley Frank

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Tinho Mang

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:25-11912 3000 E. Imperial, LLC

Chapter 11

#27.00

CONT'D STATUS CONFERENCE Hearing RE: (1) Setting Scheduling Hearing And Case Management Conference And (2) Requiring Status Report (Petition filed 7/14/2025)

FR: 9-3-25; 11-19-25; 12-17-25; 1-7-26; 1-22-26; 4-22-26

Docket 2

Tentative Ruling:

Tentative for 5/13/26:

Matters ##27-28 will be heard concurrently.

Please refer to the tentative ruling for matter #28.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... 3000 E. Imperial, LLC

Chapter 11

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... 3000 E. Imperial, LLC

Chapter 11

Party Information

Debtor(s):

3000 E. Imperial, LLC

Represented By
Jeffrey I Golden

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:25-11912 3000 E. Imperial, LLC

Chapter 11

#28.00

CONT'D Hearing RE: Amended Motion To Confirm Debtors' Joint Second Amended Chapter 11 Plan Of Liquidation Dated January 9, 2026

[Affects All Debtors]

(D.S. filed 11/17/2025)

(First Amended D.S. filed 12/23/2025)

(Second Amended D.S. filed 1/9/2026)

(Second Amended Plan filed 1/30/2026)

(Motion filed 3/18/2026)

(Amended Motion filed 4/1/2026)

FR: advanced from 1-7-26 at 1:30 p.m.; 1-7-26; 4-22-26

Docket 244

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to CONTINUE the confirmation hearing to June 10, 2026, at 1:30 p.m. Debtors shall file a supplemental confirmation brief and reconciled ballot summary by May 27, 2026. Any response shall be filed by June 3, 2026, and any reply shall be filed by June 8, 2026.

The supplemental filing shall provide a single reconciled class-by-class confirmation analysis identifying each class and subclass by Debtor, each class's impairment and voting status, all ballots received, counted, and excluded with claim amount and insider status, the impaired accepting non-insider class relied on for § 1129(a)(10), and, for any impaired non-accepting class, the basis for confirmation under § 1129(b). Absent a supplemental filing that cures these deficiencies, the Court may deny confirmation without prejudice at the continued hearing.

As filed, the confirmation materials do not establish a sufficient basis for the Court to make findings under §§ 1129(a)(8), 1129(a)(10), and, if applicable, § 1129(b). The Court does not reach whether the Plan is ultimately confirmable.

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

CONT... 3000 E. Imperial, LLC

Chapter 11

Rather, the materials are not sufficiently clear or internally consistent to permit class-by-class findings as to impairment, acceptance, insider status, and cramdown, if necessary.

Section 1129(a)(8). The confirmation brief appears to treat the absence of rejecting votes as sufficient under § 1129(a)(8). Section 1129(a)(8) requires each class to accept the Plan or be unimpaired. For consensual confirmation, each impaired class must affirmatively accept the Plan. To the extent any impaired class did not accept, Debtors must establish cramdown under § 1129(b). See 11 U.S.C. §§ 1129(a)(8), 1129(b); *PG&E Corp. v. Fire Victim Trust*, 46 F.4th 1047, 1057 (9th Cir. 2022).

Class structure and impairment. The Plan, confirmation brief, Errata, aggregate ballot chart, and Errata replacement tally do not align. For example, the Plan states that 3000 Class 2 has \$0 in priority unsecured claims and is unimpaired, but the Errata identifies 3000 Classes 1, 2, 3, 4, and 5 as impaired. The Plan also lists only PMR Classes 5A and 5B, while the confirmation materials appear to refer to a PMR Class 5C. These inconsistencies affect whether each class exists, is impaired, and accepted the Plan.

Ballot reconciliation. The ballot materials are not reconciled. The Errata states that the original ballot tally was incomplete and should be replaced with Exhibit B, but the aggregate ballot chart and replacement tally cannot be reconciled from the filed materials. The materials do not clearly account for, among other things, 3000 Class 1/ABRA, generic PMR ballots apparently counted toward PMR Class 3, the PMR Class 5A ballot entry marked “does not specify,” and several impaired classes showing 0% acceptance and 0% rejection.

Section 1129(a)(9)(B). The Plan identifies PMR Class 2 as impaired priority unsecured claims under §§ 507(a)(3)-(7), estimates the class at \$90,575.16, and provides for payment pro rata or, if possible, in full within the later of 120 days after sale of the Properties or final resolution of the Litigation Claimants’ arbitration claims. Section 1129(a)(9)(B) requires each holder of a claim under §§ 507(a)(3)-(7) to receive cash equal to the allowed amount of the claim on the Effective Date, unless the holder agrees to different treatment.

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... 3000 E. Imperial, LLC

Chapter 11

Debtors must therefore show that PMR Class 2 is empty, accepted the Plan, agreed to the proposed treatment, or receives the treatment required by § 1129(a)(9)(B).

Cramdown. Debtors have not provided a class-specific § 1129(b) showing to the extent any impaired class did not accept. The Plan reserves cramdown rights, but the confirmation brief does not identify each impaired non-accepting class or analyze unfair discrimination and fair-and-equitable treatment. This is particularly important for PMR Class 2, which the Plan identifies as an impaired priority unsecured class receiving deferred/pro rata treatment.

Debtors should be prepared to address the foregoing.

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... **3000 E. Imperial, LLC**

Chapter 11

Videoconference URL: <https://cacb.zoomgov.com/j/1607201662>

Meeting ID: 160 720 1662

Password: 475763

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Party Information

Debtor(s):

3000 E. Imperial, LLC

Represented By

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... 3000 E. Imperial, LLC

Jeffrey I Golden

Chapter 11

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10416 Cantor Group III, LLC

Chapter 11

#29.00

CONT'D STATUS CONFERENCE Hearing RE: Chapter 11 Voluntary Petition -
Non-Individual
(Set per Order Entered 2/12/2026)

FR: 4-1-26; 4-8-26

Docket 1

Tentative Ruling:

Revised Tentative for 5/13/26:

The Court is inclined to adopt the dates requested in the Status Report [Dk. 42] and the Stipulation [Dk. 48] and set the following dates and deadlines:

1. Deadline to file a plan and disclosure statement and to set it for hearing utilizing the Court's self-set calendar: May 19, 2026 (exclusivity period).
2. Deadline to file proofs of claims: July 15, 2026, with notice to be served by May 20, 2026.
3. Continued status conference: July 15, 2026, at 1:30 p.m., with a status report due 14 days in advance.

Virtual appearances are required.

Prior Tentative for 5/13/26:

The Court is inclined to adopt the dates requested in the Status Report [Dk. 42] and set the following dates and deadlines:

1. Deadline to file a plan and disclosure statement and to set it for hearing utilizing the Court's self-set calendar: June 11, 2026 (exclusivity period).

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room

5C

1:30 PM

CONT...

Cantor Group III, LLC

Chapter 11

2. Deadline to file proofs of claims: July 15, 2026, with notice to be served by May 20, 2026.
3. Continued status conference: July 15, 2026, at 1:30 p.m., with a status report due 14 days in advance.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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Meeting ID: 160 720 1662

Password: 475763

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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Cantor Group III, LLC

Chapter 11

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Party Information

Debtor(s):

Cantor Group III, LLC

Represented By
William J Wall

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10416 Cantor Group III, LLC

Chapter 11

#30.00

CONT'D Hearing RE: DS PE Holdco II, LLC's Motion To Dismiss The Case
(Motion filed 3/16/2026)

FR: 4-8-26

Docket 23

***** VACATED *** REASON: CONTINUED TO JULY 1, 2026 AT 1:30
P.M. PER ORDER APPROVING STIPULATION TO FURTHER
CONTINUE HEARINGS ON (1) DS PE HOLDCO II, LLC'S MOTION
FOR RELIEF FROM THE AUTOMATIC STAY AND (2) DS PE HOLDCO
II, LLC'S MOTION TO DISMISS CHAPTER 11 CASE ENTERED 5-8-2026
- (DOCKET NO. [44])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Cantor Group III, LLC

Represented By
Kyra E Andrassy

Movant(s):

DS PE Holdco II, LLC

Represented By
Eric D Goldberg

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10416 Cantor Group III, LLC

Chapter 11

#31.00

CONT'D Hearing RE: Motion for relief from stay [Real Property]

DS PE Holdco II, LLC vs.DEBTOR
(Motion filed 3/13/2026)

[RE: 9618-9622 Garden Grove Boulevard, Garden Grove, California 92844]

FR: 4-8-26

Docket 19

***** VACATED *** REASON: CONTINUED TO JULY 1, 2026 AT 1:30 P.M. PER ORDER APPROVING STIPULATION TO FURTHER CONTINUE HEARINGS ON (1) DS PE HOLDCO II, LLC'S MOTION FOR RELIEF FROM THE AUTOMATIC STAY AND (2) DS PE HOLDCO II, LLC'S MOTION TO DISMISS CHAPTER 11 CASE ENTERED 5-8-2026 - (DOCKET NO. [44])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Cantor Group III, LLC

Represented By
Kyra E Andrassy

Movant(s):

DS PE Holdco II, LLC

Represented By
Eric D Goldberg

United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10832 Ramanujan Group LLC

Chapter 11

#32.00

Hearing RE: Motion For (A) Relief From The Automatic Stay - Under 11 U.S.C. Section 362 (Real Property), And (B) Relief From Turnover Under 11 U.S.C. Section 543 By Prepetition Receiver Or Other Custodian (Motion filed 4/17/2026)

[RE: 3380, 3464, 4000-4024, 4050-4080, 4100 Blackhawk Plaza Circle, Danville, CA 94506]

Docket 30

*** VACATED *** REASON: CONTINUED TO JULY 1, 2026 AT 1:30 P.M. PER ORDER APPROVING STIPULATION TO CONTINUE HEARING ON NANO BANC'S MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. SECTION 362 (REAL PROPERTY) AND (B) RELIEF FROM TURNOVER UNDER 11 U.S.C. SECTION 543 BY PREPETITION RECEIVER OR OTHER CUSTODIAN ENTERED 5-11-2026 - (DOCKET NO. [50])

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ramanujan Group LLC

Represented By
Kyra E Andrassy
Robert S Marticello
Stephen M. Mott

Movant(s):

Nano Banc

Represented By
Sharon Z. Weiss
David James Root
Martin W Taylor
Dora Duru

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10912 David Allan Tuck

Chapter 11

#33.00

STATUS CONFERENCE Hearing RE: Chapter 11 Petition - Individual
(Petition filed 3/24/2026)
(Set per Order Entered 3/25/2026 - dk. 8]

Docket 1

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to set the following dates/deadlines:

1. Deadline to file a plan and disclosure statement and to set it for hearing utilizing the Court's self-set calendar: July 22, 2026 (statutory exclusivity period).
2. Deadline to file proofs of claims: June 26, 2026, with notice served by May 20, 2026.
3. Deadline to object to claims: July 31, 2026.
4. Continued status conference: August 26, 2026, at 1:30 p.m., with a status report due 14 days in advance.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT...

David Allan Tuck

Chapter 11

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

CONT... David Allan Tuck

Chapter 11

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Party Information

Debtor(s):

David Allan Tuck

Represented By
Summer M Shaw

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-11056 Sun Gir Incorporated

Chapter 11

#34.00

STATUS CONFERENCE Hearing RE: Chapter 11 Voluntary Petition - Non-Individual

(Petition filed 4/2/2026)

[Jointly Administered With Case Nos.:

8:26-11057-SC; 8:26-11058-SC; 8:26-11060-SC;

8:26-11061-SC; 8:26-26-11062]

(Set per Order Entered 3/25/2026 - dk. 40]

Docket 1

Tentative Ruling:

Tentative for 5/13/26:

The Court is inclined to set the following dates/deadlines:

1. Deadline to file a plan and disclosure statement and to set it for hearing utilizing the Court's self-set calendar: July 31, 2026 (statutory exclusivity period).
2. Deadline to file proofs of claims: July 20, 2026, with notice served by May 20, 2026.
3. Deadline to object to claims: September 18, 2026.
4. Continued status conference: August 5, 2026, at 1:30 p.m., with a status report due 14 days in advance.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony,

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Sun Gir Incorporated

Chapter 11

however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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Meeting ID: 160 720 1662

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Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Sun Gir Incorporated

Chapter 11

Password: 475763

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Party Information

Debtor(s):

Sun Gir Incorporated

Represented By
Eric Bensamochan

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-11056 Sun Gir Incorporated

Chapter 11

#35.00

CONT'D Hearing RE: Emergency Motion For Entry Of Interim And Final Orders Authorizing Use Of Cash Collateral Pursuant To 11 U.S.C. Section 363(c) (Motion filed 4/7/2026)

FR: 4-9-26; 4-23-26

Docket 15

Tentative Ruling:

Revised Tentative for 5/13/26:

In connection with the cash-collateral hearing, the Court notes that the Debtors' cash-management system, including intercompany sweeps and transfers, may implicate cash-collateral issues if the transferred funds are subject to a secured creditor's interest.

The Court has received and reviewed the proposed final order on Debtors' cash-management motion [Dk. 14]. The proposed order includes a provision that would accord administrative-expense priority under § 503(b) to all postpetition intercompany claims arising from intercompany transactions, subject to subordination to superpriority claims or liens. The Court is not inclined to approve that provision, and Debtors should be prepared to address whether the provision may be included without compliance with applicable statutory and procedural requirements for allowance of administrative expenses.

Debtors should be prepared to address the foregoing.

Virtual appearances are required.

Prior Tentative for 5/13/26:

Virtual appearances are required. The hearing will take place using Zoom for

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Sun Gir Incorporated

Chapter 11

Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

The audio portion of each hearing will be recorded electronically by the Court and constitute its official record. **By Order of the Judicial Conference of the United States, members of the general public may only view the hearings from the Courtroom, which will remain open, or access the hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.**

Hearing participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1607201662>

Meeting ID: 160 720 1662

Password: 475763

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

CONT... Sun Gir Incorporated

Chapter 11

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 720 1662

Password: 475763

For further details, please consult the instructions on the Court's website
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

Party Information

Debtor(s):

Sun Gir Incorporated

Represented By
Eric Bensamochan

Movant(s):

Sun Gir Incorporated

Represented By
Eric Bensamochan

United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:25-13296 MOUNTAIN VISTA HOLDINGS LLC

Chapter 11

#36.00

Hearing RE: Opposition To Employment Of Anerio E. Altman Or Firms
Employing Him
(Opposition filed 4/21/2026)
(Set per Notice of Hearing filed filed 4/24/2026)

Docket 112

*** VACATED *** REASON: OFF CALENDAR WITHDRAWAL OF
OPPOSITION/OBJECTION TO EMPLOYMENT OF FIRMS
EMPLOYING ARNINIO E. ALTMAN FILED 5-10-2026 - (DOCKET NO.
[124])

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

MOUNTAIN VISTA HOLDINGS

Represented By
James Mortensen

Trustee(s):

David P Stapleton (TR)

Represented By
Jeffrey I Golden

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 13, 2026

Hearing Room 5C

1:30 PM

8:26-10572 Novep LLC

Chapter 11

#37.00

CONT'D Hearing RE: Motion By United States Trustee To Dismiss Or Convert Case To One Under Chapter 7 Pursuant To 11 U.S.C.Section 1112(b) (Motion filed 3/26/2026)

FR: 5-6-26

Docket 11

***** VACATED *** REASON: OFF CALENDAR PER ORDER APPROVING STIPULATION RESOLVING THE UNITED STATES TRUSTEE'S MOTION TO DISMISS OR CONVERT CASE TO ONE UNDER CHAPTER 7 PURSUANT TO 11 U.S.C. SECTION 1112(B) ENTERED 5-6-2026 - (DOCKET NO. [32])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Novep LLC

Represented By
Thomas B Ure

Movant(s):

United States Trustee (SA)

Represented By
Kenneth Misken