

**United States Bankruptcy Court  
Central District of California  
Riverside  
Scott Yun, Presiding  
Courtroom 302 Calendar**

**Thursday, July 3, 2025**

**Hearing Room      302**

1:30 PM

**6:24-15012    Oakridge Property CMBS LLC**

**Chapter 11**

Telephonic Hearing

**#1.00    CONT'D Creditor's Motion for Entry of Order  
         Dismissing Bankruptcy Case**

**FR. 12/12/24; 1/30/25; 5/1/25; 5/22/25;  
     5/29/25**

**Hamid R Rafatjoo to appear by telephone (310)424-4084  
Louis A Curcio to appear by telephone (646)823-6525  
Alexis A Rochlin to appear by telephone (310)749-1048  
Matthew A Lane to appear by telephone (917)386-4299  
Roman Bootman to appear by telephone (650)201-0800 - Listen Only  
Jordan Lipton to appear by telephone (818)521-5096 - Listen Only  
Evan Kinne to appear by telephone (509)599-2206 - Listen Only  
Matthew A Lane to appear by telephone (212)549-4736 - Listen Only  
Joshua R Gross to appear by telephone (312)581-7177 - Listen Only  
Thomas S Kiriakos to appear by telephone (312)701-7275 - Listen Only  
Ross Kelley to appear by telephone (843)224-9917 - Listen Only  
Grant Schwabrow to appear by telephone (949)851-5224 - Listen Only  
Susan Graham to appear by telephone (949)244-0292 - Listen Only  
Michael Criscito to appear by telephone (732)241-2768 - Listen Only**

Docket      65

**Tentative Ruling:**

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

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

**Debtor(s):**

Oakridge Property CMBS LLC

Represented By  
Jonathan Seligmann Shenson

**United States Bankruptcy Court  
Central District of California  
Riverside  
Scott Yun, Presiding  
Courtroom 302 Calendar**

**Thursday, July 3, 2025**

**Hearing Room 302**

1:30 PM

**CONT... Oakridge Property CMBS LLC**

**Chapter 11**

**Movant(s):**

Oakridge Mall LLC

Represented By  
Brian D Huben  
Nahal Zarnighian

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Central District of California  
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**Thursday, July 3, 2025**

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**6:24-15012    Oakridge Property CMBS LLC**

**Chapter 11**

Telephonic Hearing

**#2.00**    CONT'D Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: Non-refundable escrow deposit in connection with the purchase of a shopping center commonly known as Westfield Oakridge in San Jose, California

**FR. 10/31/24; 1/9/25; 1/30/25; 5/1/25; 5/22/25; 5/29/25**

**Hamid R Rafatjoo to appear by telephone (310)424-4084  
Louis A Curcio to appear by telephone (646)823-6525  
Alexis A Rochlin to appear by telephone (310)749-1048  
Matthew A Lane to appear by telephone (917)386-4299  
Roman Bootman to appear by telephone (650)201-0800 - Listen Only  
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Grant Schwabrow to appear by telephone (949)851-5224 - Listen Only  
Susan Graham to appear by telephone (949)244-0292 - Listen Only  
Michael Criscito to appear by telephone (732)241-2768 - Listen Only**

Docket      32

**Tentative Ruling:**

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

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

**Debtor(s):**

Oakridge Property CMBS LLC

Represented By

**United States Bankruptcy Court  
Central District of California  
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**CONT... Oakridge Property CMBS LLC**

**Chapter 11**

Jonathan Seligmann Shenson

**Movant(s):**

Oakridge Mall LLC

Represented By  
Brian D Huben  
Nahal Zarnighian

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Central District of California  
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**Thursday, July 3, 2025**

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**6:23-10912 Isabel Concepcion Ornelas**

**Chapter 13**

Telephonic Hearing

**#3.00 Debtor's Emergency Motion for Authority to Sell Real Property**

**OST**

**Michael Gouveia to appear by telephone (951)201-8376**

Docket 67

**Tentative Ruling:**

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

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

**Debtor(s):**

Isabel Concepcion Ornelas

Represented By  
Michael E Clark  
Barry E Borowitz

**Movant(s):**

Isabel Concepcion Ornelas

Represented By  
Michael E Clark  
Michael E Clark  
Barry E Borowitz  
Barry E Borowitz

**Trustee(s):**

Rod Danielson (TR)

Pro Se