

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:07-00000

Chapter 0

**#0.00 YOU MUST JOIN 30 MINUTES PRIOR TO THE HEARING FOR
CHECK-IN IF YOU ARE APPEARING BY ZOOMGOV.**

**PLEASE REFER TO THE RECENTLY UPDATED COURT
WEBSITE, "PHONE/VIDEO APPEARANCES" TAB, TO
DETERMINE IF PHONE/VIDEO APPEARANCE IS PERMITTED
FOR YOUR MATTER OR WHETHER IN PERSON APPEARANCE
IS REQUIRED.**

Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

Join By Computer

Meeting URL: <https://cacb.zoomgov.com/j/1600579720>

Meeting ID: 160 057 9720

Password: 195251

Join By Telephone

Dial: US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 568 8864 (Toll Free)

Meeting ID: 160 057 9720

Password: 195251

Docket 0

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

CONT...

Chapter 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-21073 Orfedor Inc.

Chapter 11

#1.00 Status Hearing re Initial Chapter 11 Status And Case Management Conference.

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

Orfedor Inc.

Represented By
Thomas B Ure

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-21073 Orfedor Inc.

Chapter 11

#2.00 U.S. Trustee Motion to dismiss or convert

Docket 15

Tentative Ruling:

None.

Party Information

Debtor(s):

Orfedor Inc.

Represented By
Thomas B Ure

Movant(s):

United States Trustee (LA)

Represented By
Hatty K Yip

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

#3.00 Initial Chapter 11 Status And Case Management Conference

fr. 9-11-25, 11-13-25; 1-8-26

Docket 0

***** VACATED *** REASON: O/E 1-12-26. CONT'D 3-26-26 AT 10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Flower Apartments, LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

#4.00 Motion for Order Determining Value of Collateral [11 U.S.C. § 506(a), FRBP 3012] (1420 S. Flower St., Los Angeles, CA 90015)

fr. 10-16-25; 12-4-25, 1-8-26

Docket 53

***** VACATED *** REASON: O/E 1-12-26. CONT'D 3-26-26 AT 10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Flower Apartments, LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

Flower Apartments, LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-13989 2315 Loma Vista LLC

Chapter 11

#5.00 Status Hearing re Initial Chapter 11 Status and Case Management Conference

fr. 7-10-25; 10-16-25; 1-8-26

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

2315 Loma Vista LLC

**Represented By
Thomas B Ure**

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-20913 351 North Highland Avenue, LLC

Chapter 11

#6.00 Status Hearing re Initial Chapter 11 Status And Case Management Conference.

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

351 North Highland Avenue, LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:24-11068 Robert Gabriel

Chapter 11

#7.00 Post Confirmation status conference

fr. 11-7-24; 1-9-25; 3-13-25; 4-17-25; 4-24-25; 8-21-25; 12-18-25

Docket 97

***** VACATED *** REASON: O/E 2-4-26. ORDER GRANTING
CLOSING CASE ON INTERIM BASIS**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Gabriel

Represented By
Onyinye N Anyama

Movant(s):

Robert Gabriel

Represented By
Onyinye N Anyama

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-11786 Cliffwood Development Partners, LLC

Chapter 11

#8.00 Post confirmation status conference

fr. 8-14-25; 10-2-25

Docket 53

Tentative Ruling:

None.

Party Information

Debtor(s):

Cliffwood Development Partners,

Represented By
Gary E Klausner
Jeffrey S Kwong

Movant(s):

Cliffwood Development Partners,

Represented By
Gary E Klausner
Jeffrey S Kwong

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:24-11656 Bellflower Cedar LLC

Chapter 11

#9.00 Status Conference re: Motion to Dismiss Debtor 's Chapter 11 Case

fr. 10-2-25; 10-30-25

Docket 114

Tentative Ruling:

None.

Party Information

Debtor(s):

Bellflower Cedar LLC

Represented By
Sean A OKeefe

Movant(s):

Bellflower Cedar LLC

Represented By
Sean A OKeefe

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:23-15131 Hickam Harbor LLC

Chapter 11

#10.00 Application for Compensation of Final Fees and/or Expenses (11 U.S.C. § 330) for Susan K Seflin (TR), Trustee, Period: 8/16/2023 to 1/15/2026, Fee: \$19,825.00, Expenses: \$0.20.

Docket 202

Tentative Ruling:

No opposition was filed.

The court has reviewed the Fee Application of Susan K Seflin. The court GRANTS the Application and awards \$19,825.00 in fees and \$0.20 in costs, for a total of \$19,825.20, for the period of August 16, 2023 to December 22, 2025. The court finds that the fees requested are reasonable compensation for "actual, necessary services rendered" under 11 U.S.C. § 330(a)(1). Appearances waived.

Applicant is to lodge an appropriate order.

Party Information

Debtor(s):

Hickam Harbor LLC

Represented By
James E Till

Movant(s):

Susan K Seflin (TR)

Pro Se

Trustee(s):

Susan K Seflin (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

#11.00 Motion to Administratively Close Individual Chapter 11 Case

Docket 405

Tentative Ruling:

No opposition having been filed, and good cause presented, the Motion is GRANTED. Debtor must lodge a proposed order via LOU within 7 days of the hearing. **Appearances waived.**

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Movant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:25-20463 Traxx Construction Inc.

Chapter 11

#12.00 Motion to Use Cash Collateral Pursuant to 11 U.S.C. Section 363

fr. 11-25-25; 12-18-25

Docket 4

Tentative Ruling:

None.

Party Information

Debtor(s):

Traxx Construction Inc.

Represented By
Michael Jay Berger

Movant(s):

Traxx Construction Inc.

Represented By
Michael Jay Berger

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

10:00 AM

2:26-10499 MARFA Developer LLC

Chapter 11

#13.00 Debtor to show cause and explain why this chapter 11 case should not be dismissed as the debtor is not represented by legal counsel.

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

MARFA Developer LLC Pro Se

Trustee(s):

Mark M Sharf (TR) Pro Se

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

2:07-00000

Chapter 0

#0.00 **YOU MUST JOIN 30 MINUTES PRIOR TO THE HEARING FOR
CHECK-IN IF YOU ARE APPEARING BY ZOOMGOV.**

**PLEASE REFER TO THE RECENTLY UPDATED COURT
WEBSITE, "PHONE/VIDEO APPEARANCES" TAB, TO
DETERMINE IF PHONE/VIDEO APPEARANCE IS PERMITTED
FOR YOUR MATTER OR WHETHER IN PERSON APPEARANCE
IS REQUIRED.**

Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

Join By Computer

Meeting URL: <https://cacb.zoomgov.com/j/1600579720>

Meeting ID: 160 057 9720

Password: 195251

Join By Telephone

Dial: US: +1 669 254 5252 or +1 415 449 4000 or +1 669 216 1590 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 568 8864 (Toll Free)

Meeting ID: 160 057 9720

Password: 195251

Docket 0

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

CONT...

Chapter 0

Tentative Ruling:

- NONE LISTED -

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

2:21-12663 Hoplite, Inc.

Chapter 7

#1.00 Trustee's Final Report and Applications for Compensation

Chapter 7 Trustee: Edward M. Wolkowitz

Docket 281

Tentative Ruling:

Final Ruling. This fee application has been set for hearing on the notice required by LBR 9013-1(d)(2) and other applicable rules. The failure of the debtor and parties in interest to file written opposition at least 14 days prior to the hearing as required by LBR 9013-1(f) is considered as consent to the granting of the motion. LBR 9013-1(h). CF. Ghazali v. Moran, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. See Boone v. Burk (In re Eliapo), 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the matter will be resolved without oral argument. LBR 9013-1(j)(3). **No appearance is allowed.**

Edward M Wolkowitz. **Edward M Wolkowitz** ("Trustee") has filed a Final Report and Application for Compensation and reimbursement of expenses pursuant to 11 U.S.C. §§ 326 & 330. Trustee has itemized **\$10,418.53 in fees and \$220.52 in expenses, for a total of \$10,639.05**. No creditor or other party in interest, including the United States trustee, has filed an objection to the application.

In a case under chapter 7 or 11, the court may allow reasonable compensation under § 330 to the trustee for the trustee's services, payable after the trustee renders such services, not to exceed 25% of the first \$5,000 or less, 10% on any amounts in excess of \$5,000 but not in excess of \$50,000, 5% on any amount in excess of \$50,000 but not in excess of \$1,000,000, and reasonable compensation not to exceed 3% of such moneys in excess of \$1,000,000, upon all moneys disbursed or turned over in the case by the trustee to parties in interest, excluding the debtor, but including holders of secured claims. 11 U.S.C. § 326(a).

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

CONT... Hoplite, Inc.

Chapter 7

In this case, the total money disbursed or turned over in the case by the Trustee to parties in interest, excluding the debtor, is **\$143,370.51**. There being no extraordinary circumstances present in this case, the trustee's requested compensation is presumed reasonable since it is sought at the statutory rate. In re Salgado-Nava, 473 B.R. 911 (9th Cir. BAP 2012).

The court finds that the Trustee's requested compensation meets the requirements of 11 U.S.C. § 326(a) and represents reasonable compensation for actual, necessary services rendered in the administration of this estate. The compensation is APPROVED.

Golden Goodrich LLP: The court has reviewed the Application of Golden Goodrich LLP for the Allowance of Fees and Reimbursement of Expenses. The court GRANTS the Application and awards **\$455,342.00 in fees and \$4,641.64 in expenses, for a total of \$459,983.64**. The court finds that the fees requested are reasonable compensation for "actual, necessary services rendered" under 11 U.S.C. § 330(a)(1). Appearances waived.

Grobstein Teeple, LLP: The court has reviewed the Application of Grobstein Teeple, LLP for the Allowance of Fees and Reimbursement of Expenses. The court GRANTS the Application and awards **\$84,890.00 in fees and \$580.90 in expenses, for a total of \$85,279.80**. The court finds that the fees requested are reasonable compensation for "actual, necessary services rendered" under 11 U.S.C. § 330(a)(1). Appearances waived.

Trustee is to lodge an appropriate order.

Party Information

Debtor(s):

Hoplite, Inc.

Represented By
Richard T Baum

Trustee(s):

Edward M Wolkowitz (TR)

Represented By
Jeffrey I Golden

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

CONT... Hoplite, Inc.

Chapter 7

Reem J Bello
Beth Gaschen

United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar

Thursday, February 5, 2026

Hearing Room 1375

2:00 PM

2:25-18238 Martin Ramirez Troche and Maria Ramirez

Chapter 7

#2.00 Chapter 7 Trustee's Motion Objecting to Debtors' Claimed Homestead
Exemption

Docket 40

*** VACATED *** REASON: O/E 1-26-26. CONT'D 3-5-26 AT 2:00 PM

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Martin Ramirez Troche

Represented By
Robert S Altogen

Joint Debtor(s):

Maria Ramirez

Represented By
Robert S Altogen

Movant(s):

John P Pringle (TR)

Represented By
Toan B Chung

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung