

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

Thursday, May 7, 2026

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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

Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

CONT...

Chapter 0

Meeting ID: 161 751 4241
Password: 184191

Docket 0

Tentative Ruling:

- NONE LISTED -

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

Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

#1.00 Initial Chapter 11 Status And Case Management Conference

fr. 9-11-25, 11-13-25; 1-8-26; 2-5-26; 3-26-26, 4-2-26

Docket 0

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
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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, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

#2.00 Status hearing re: 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; 2-5-26; 3-26-26, 4-2-26

Docket 53

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

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, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-20463 Traxx Construction Inc.

Chapter 11

#3.00 Initial Chapter 11 Status and Case Management Conference

fr. 1-8-26

Docket 0

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(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, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-21073 Orfedor Inc.

Chapter 11

#4.00 Status Hearing re Initial Chapter 11 Status And Case Management Conference
fr. 2-5-26

Docket 0

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

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, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-21073 Orfedor Inc.

Chapter 11

#5.00 Motion for Order Extending the Exclusivity Period to File a Plan and the Deadline for Filing the Related Disclosure Statement

Docket 43

Tentative Ruling:

No opposition having been filed, and good cause appearing, the motion is GRANTED. The exclusive period for Debtor to file its chapter 11 plan and disclosure statement is extended through June 8, 2026. Debtor shall upload an appropriate order via the court's LOU system. **Appearances waived.**

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

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, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-21646 C.D.S. Moving Equipment, Inc.

Chapter 11

#6.00 Initial chapter 11 status conference

fr. 3-5-26

Docket 1

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

C.D.S. Moving Equipment, Inc.

Represented By
Derrick Talerico
Paige T Rolfe

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:26-10480 True Vision Development Inc.

Chapter 11

#7.00 Initial Status conference on status of Subchapter V case.

fr. 3-5-26

Docket 0

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

True Vision Development Inc.

Represented By
Thomas B Ure

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-15322 Balerno Castle LLC, a California Limited Liability

Chapter 11

#8.00 Status Hearing re Initial Chapter 11 Status And Case Management Conference

fr. 8-21-25; 12-18-25; 3-5-26

Docket 0

***** VACATED *** REASON: O/E 4-16-26. ORDER DISMISSING CASE**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Balerno Castle LLC, a California

Represented By
Kevin Tang
Adam Apollo

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:18-17610 Michelle Carter

Chapter 11

#9.00 Post Confirmation Status Conference

fr 7-9-20, 7-2-20; 8-27-20; 9-10-20; 12-17-20;
4-22-21; 8-26-21; 12-16-21; 1-27-22; 5-12-22;
9-15-22; 9-22-22; 1-26-23, 4-20-23; 5-4-23; 9-20-23;
9-28-23, 1-25-24, 5-30-24; 7-11-24; 10-10-24; 2-13-25; 7-10-25
10-31-25; 12-11-25

Docket 145

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

Michelle Carter

Represented By
Kevin Tang

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:24-14992 Alcott Enterprises LLC

Chapter 11

#10.00 Post confirmation status conference

fr. 11-7-24; 1-30-25; 6-5-25; 7-10-25; 11-6-25
12-11-25

Docket 45

Tentative Ruling:

None.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

Alcott Enterprises LLC

Represented By
Thomas B Ure

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-10261 Le Conte Westwood Development LLC

Chapter 11

#11.00 Post confirmation status conference
fr. 7-7-25; 8-14-25; 12-11-25

Docket 93

***** VACATED *** REASON: MOTION FOR FINAL DECREE
GRANTED AT 4-2-26 HEARING**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Le Conte Westwood Development

Represented By
Gary E Klausner
Jeffrey S Kwong
Robert Carrasco

Movant(s):

Le Conte Westwood Development

Represented By
Gary E Klausner
Jeffrey S Kwong
Robert Carrasco

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-11786 Cliffwood Development Partners, LLC

Chapter 11

#12.00 Post confirmation status conference

fr. 8-14-25; 10-2-25; 2-5-26

Docket 53

***** VACATED *** REASON: O/E 3-9-26. ORDER GRANTING
MOTION FOR FINAL DECREE**

Tentative Ruling:

- NONE LISTED -

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
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:23-14154 Ittella International LLC and Interglobo USA Inc.

Chapter 11

#13.00 Motion for Entry of Order Extending Liquidating Trustee Claim Objection
Deadline

Docket 1450

Tentative Ruling:

No opposition having been filed, and good cause appearing, the motion is GRANTED. The Liquidating Trustee Claim Objection Deadline is extended through June 5, 2026. Movant shall upload an appropriate order via the court's LOU system. **Appearances waived.**

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

Ittella International LLC

Represented By

David L. Neale

Lindsey L Smith

Todd M Arnold

Robert Carrasco

John-Patrick M Fritz

Fisher & Phillips LLP

Jeffrey C Krause

Gibson, Dunn & Crutcher LLP

ASK LLP

Schuyler Carroll

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

Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-10353 Skid Row Southeast 1 GP LLC

Chapter 7

#14.00 Trustee's Final Report and Applications for Compensation

Trustee: Timothy J. Yoo

Docket 0

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.**

Timothy Yoo. Timothy Yoo ("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 **\$2,045.32 in fees and \$15.90 in expenses, for a total of \$2,061.22.** 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).

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CONT... Skid Row Southeast 1 GP LLC

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 **\$12,953.21**. 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.

Trustee is to lodge an appropriate order.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

Skid Row Southeast 1 GP LLC

Represented By
Hamid R Rafatjoo

Trustee(s):

Timothy Yoo (TR)

Represented By
Timothy J Yoo

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:25-10354 St. George Affordable Housing Limited Partnership

Chapter 7

#15.00 Trustee's Final Report and Applications for Compensation

Trustee: Timothy J. Yoo

Docket 0

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.**

Timothy Yoo. Timothy Yoo ("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 **\$2,821.69 in fees and \$9.88 in expenses, for a total of \$2,831.57.** 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).

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Hearing Room 1375

10:00 AM

CONT... St. George Affordable Housing Limited Partnership

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 **\$20,716.87**. 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.

Trustee is to lodge an appropriate order.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

St. George Affordable Housing

Represented By
Hamid R Rafatjoo

Trustee(s):

Timothy Yoo (TR)

Represented By
Timothy J Yoo

David M Goodrich

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Thursday, May 7, 2026

Hearing Room 1375

10:00 AM

2:24-13599 Ramon Manuel Niebla Aramburo and Ernelda Lopez

Chapter 7

#16.00 Trustee's Final Report and Applications for Compensation

Trustee: John J. Menchaca

Docket 0

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.**

John J Menchaca. John J Menchaca ("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 **\$25,000.00 in fees and \$286.70 in expenses, for a total of \$25,286.70.** 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

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

CONT... **Ramon Manuel Niebla Aramburo and Ernelda Lopez**
holders of secured claims. 11 U.S.C. § 326(a).

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 **\$3,835,000.01**. 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.

Wesley H Avery of Law Offices of Wesley H. Avery, APC: The court has reviewed the Application of Wesley H Avery of Law Offices of Wesley H. Avery, APC for the Allowance of Fees and Reimbursement of Expenses. The court GRANTS the Application and awards **\$25,000.00 in fees and \$792.63 in expenses, for a total of \$25, 792.63**. 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.

**APPEARANCES VIA ZOOMGOV.COM ONLY. NO IN PERSON
APPEARANCES ALLOWED.**

Party Information

Debtor(s):

Ramon Manuel Niebla Aramburo

Represented By
Leonard Pena

Joint Debtor(s):

Ernelda Lopez Ochoa

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
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CONT... Ramon Manuel Niebla Aramburo and Ernela Lopez

Chapter 7

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, May 7, 2026

Hearing Room 1375

2:00 PM

2:24-13599 Ramon Manuel Niebla Aramburo and Ernela Lopez

Chapter 7

#1.00 Trustee's Final Report and Applications for Compensation

Trustee: John J. Menchaca

Docket 0

***** VACATED *** REASON: O/E 4-29-26. ADVANCED TO 5-7-26 AT
10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ramon Manuel Niebla Aramburo

Represented By
Leonard Pena

Joint Debtor(s):

Ernela Lopez Ochoa

Represented By
Leonard Pena

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

**United States Bankruptcy Court
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Thursday, May 7, 2026

Hearing Room 1375

2:00 PM

2:25-10353 Skid Row Southeast 1 GP LLC

Chapter 7

#2.00 Trustee's Final Report and Applications for Compensation

Trustee: Timothy J. Yoo

Docket 0

***** VACATED *** REASON: O/E 4-29-26. ADVANCED TO 5-7-26 AT
10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Skid Row Southeast 1 GP LLC

Represented By
Hamid R Rafatjoo

Trustee(s):

Timothy Yoo (TR)

Represented By
Timothy J Yoo

**United States Bankruptcy Court
Central District of California
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Thursday, May 7, 2026

Hearing Room 1375

2:00 PM

2:25-10354 St. George Affordable Housing Limited Partnership

Chapter 7

#3.00 Trustee's Final Report and Applications for Compensation

Trustee: Timothy J. Yoo

Docket 0

***** VACATED *** REASON: O/E 4-29-26. ADVANCED TO 4-29-26 AT
10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

St. George Affordable Housing

Represented By
Hamid R Rafatjoo

Trustee(s):

Timothy Yoo (TR)

Represented By
Timothy J Yoo

David M Goodrich

Pro Se