

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

Thursday, September 11, 2025

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.

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

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Thursday, September 11, 2025

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10:00 AM

2:25-11378 1031 Solutions, LLC

Chapter 11

#1.00 Initial Chapter 11 Status and Case Status conference

fr. 4-17-25; 6-12-25; 7-17-25

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

1031 Solutions, LLC

Represented By
Gary E Klausner
Jeffrey S Kwong
Belinda M Vega

**United States Bankruptcy Court
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2:25-11378 1031 Solutions, LLC

Chapter 11

#2.00 Motion (1) Authorizing the Filing of a Combined Disclosure Statement and Plan; (2) Approving the Disclosure Statement; And (3) Setting Procedures for Solicitation, and Plan Confirmation

Docket 58

Tentative Ruling:

None.

In person appearances are required. See Judge Brand's Procedures Regarding Phone/Video Appearances and Requests for Priority and Second Call, which is posted on the Court's website. Failure to comply may result in sanctions.

Party Information

Debtor(s):

1031 Solutions, LLC

Represented By
Gary E Klausner
Jeffrey S Kwong
Belinda M Vega

Movant(s):

1031 Solutions, LLC

Represented By
Gary E Klausner
Jeffrey S Kwong
Belinda M Vega

**United States Bankruptcy Court
Central District of California
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Thursday, September 11, 2025

Hearing Room 1375

10:00 AM

2:25-13300 CUCL Corporation

Chapter 11

#3.00 Initial Chapter 11 Status and Case Management Conference
fr. 7-17-25

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

CUCL Corporation

Represented By
Mark S Horoupian

**United States Bankruptcy Court
Central District of California
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Hearing Room 1375

10:00 AM

2:25-13300 CUCL Corporation

Chapter 11

#4.00 Application for Compensation First And Final Application Of Greenspoon Marder LLP, Bankruptcy Counsel To Debtor, For Allowance And Payment Of Fees And Reimbursement Of Expenses; Period: 4/22/2025 to 8/21/2025, Fee: \$70,488.00, Expenses: \$549.57.

Docket 30

Tentative Ruling:

None.

Party Information

Debtor(s):

CUCL Corporation

Represented By
Mark S Horoupian

Movant(s):

Greenspoon Marder LLP

Represented By
Mark S Horoupian

**United States Bankruptcy Court
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Hearing Room 1375

10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

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

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

Flower Apartments, LLC

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

**United States Bankruptcy Court
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10:00 AM

2:25-15724 Flower Apartments, LLC

Chapter 11

#6.00 Motion for Authority to Use Cash Collateral on an Interim Basis

fr. 8-21-25

Docket 11

Tentative Ruling:

None.

In person appearances are required. See Judge Brand's Procedures Regarding Phone/Video Appearances and Requests for Priority and Second Call, which is posted on the Court's website. Failure to comply may result in sanctions.

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

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2:25-15724 Flower Apartments, LLC

Chapter 11

#6.10 Debtor's Notice of Setting Insider Compensation- EB Management LLC

Docket 29

Tentative Ruling:

None.

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
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Hearing Room 1375

10:00 AM

2:25-15792 Nathaniel Alexander

Chapter 11

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

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

Nathaniel Alexander

Represented By
Rhonda Walker

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10:00 AM

2:25-15792 Nathaniel Alexander

Chapter 11

#8.00 U.S. Trustee Motion to dismiss or convert or direct the appointment of a Chapter 11 trustee

Docket 27

Tentative Ruling:

None.

Party Information

Debtor(s):

Nathaniel Alexander

Represented By
Rhonda Walker

Movant(s):

United States Trustee (LA)

Represented By
Hatty K Yip

**United States Bankruptcy Court
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2:24-11656 Bellflower Cedar LLC

Chapter 11

#9.00 Status conference re Confirmation hearing re chapter 11 plan
fr. 11-7-24; 2-13-25; 3-13-25; 7-10-25

Docket 59

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
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2:24-11656 Bellflower Cedar LLC

Chapter 11

#9.10 Status Conference re: Motion for Order 1) Approving Discounted Sale Agreement; 2) Modifying Previously Approved Sales Procedures; and 3) Approving Sale of Bellfleur Center

fr. 8-21-25

Docket 107

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
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10:00 AM

2:19-20918 Quality Reimbursement Services, Inc.

Chapter 11

#10.00 Post Confirmation Status Conference

fr 9-30-21; 1-27-22, 5-19-22; 9-22-22; 1-26-23,
5-11-23; 5-18-23; 9-21-23; 9-28-23, 1-25-24,
3-14-24, 4-4-24, 4-25-24, 5-9-24, 5-16-24,
6-13-24; 10-10-24; 12-12-24; 1-9-25; 5-8-25

Docket 919

Tentative Ruling:

None.

Party Information

Debtor(s):

Quality Reimbursement Services,

Represented By

Alastair M Gesmundo

Michael Rubin

Shane J Moses

Daniel J Hettich

Ryan A Baggs

Gregg Zucker

Matthew A Lesnick

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

2:23-13906 Consumer Action Law Group of Panzarella & Associat

Chapter 11

#11.00 Post-confirmation status conference

fr. 5-16-24; 9-12-24; 1-9-25; 5-8-25

Docket 79

Tentative Ruling:

None.

Party Information

Debtor(s):

Consumer Action Law Group of

Represented By

Andy C Warshaw

Richard L. Sturdevant

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:24-20189 Jessica P. Thumati

Chapter 11

#12.00 U.S. Trustee Motion to dismiss or convert or direct the appointment
of a Chapter 11 trustee

fr. 8-21-25

Docket 71

Tentative Ruling:

None.

Party Information

Debtor(s):

Jessica P. Thumati

Represented By
Lazaro E Fernandez

Movant(s):

United States Trustee (LA)

Represented By
Hatty K Yip
Noreen A Madoyan

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:25-13989 2315 Loma Vista LLC

Chapter 11

#13.00 U.S. Trustee Motion to dismiss or convert or direct the appointment of a Chapter 11 trustee

Docket 33

***** VACATED *** REASON: O/E 9-10-25. ORDER APPROVING
STIPULATION FOR CONTINUING COMPLIANCE**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

2315 Loma Vista LLC

Represented By
Thomas B Ure

Movant(s):

United States Trustee (LA)

Represented By
Hatty K Yip

**United States Bankruptcy Court
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2:24-11631 UGS Private Security, Inc.

Chapter 11

#14.00 Application for Compensation for Onyinye N Anyama, Debtor's Attorney, Period: 3/1/2024 to 6/23/2025, Fee: \$14,560.00, Expenses: \$520.74.

fr. 8-7-25

Docket 124

Tentative Ruling:

None.

Party Information

Debtor(s):

UGS Private Security, Inc.

Represented By
Onyinye N Anyama

Movant(s):

UGS Private Security, Inc.

Represented By
Onyinye N Anyama
Onyinye N Anyama

**United States Bankruptcy Court
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2:00 PM

2:07-00000

Chapter 0

#0.00

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Join By Telephone

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**United States Bankruptcy Court
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CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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2:00 PM

2:22-11298 Greenerways LLC

Chapter 7

#1.00 Accountant's Second Interim Application for Approval of Compensation and Reimbursement of Costs from October 13, 2023 through August 14, 2025 for SLBiggs, Accountant, Period: 10/13/2023 to 8/14/2025, Fee: \$12,615.50, Expenses: \$46.36.

Docket 254

Tentative Ruling:

SLBiggs, A Division of SingerLewak: The court has reviewed the Application of SLBiggs, A Division of SingerLewak for the Allowance of Fees and Reimbursement of Expenses. The court GRANTS the Application and awards **\$12,615.50 in fees and \$46.36 in expenses, for a total of \$12,661.86**. 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):

Greenerways LLC

Represented By
Hamid R Rafatjoo
Michael H Weiss

Movant(s):

SLBiggs

Pro Se

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas
Jonathan Serrano

**United States Bankruptcy Court
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2:00 PM

2:22-11298 Greenerways LLC

Chapter 7

#2.00 Second Interim Fee Application of Chapter 7 Trustee for Allowance and Payment of Compensation for Peter J Mastan; Fees: \$15,290.08

Docket 258

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.**

Peter J. Mastan. Peter J. Mastan ("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 **\$36,966.40 in fees and \$0.00 in expenses, less the prior compensation of 21,676.36 for a total of \$15,290.04.** 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... Greenerways 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 \$674,328.96 . 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.

Party Information

Debtor(s):

Greenerways LLC

Represented By
Hamid R Rafatjoo
Michael H Weiss

Movant(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas
Jonathan Serrano

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas
Jonathan Serrano

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2:22-11298 Greenerways LLC

Chapter 7

#3.00 Second Interim Application Of Dinsmore & Shohl LLP for Allowance and Payment of Compensation and Reimbursement of Expenses Covering the Period From September 1, 2023 through July 31, 2025; Covering the Period from September 1, 2023 through July 31, 2025

Docket 259

Tentative Ruling:

Dinsmore & Shohl LLP: The court has reviewed the Application of Dinsmore & Shohl LLP for the Allowance of Fees and Reimbursement of Expenses. The court GRANTS the Application and awards the agreed upon reduced amount of **\$181,761.50 in fees and \$9,212.43 in expenses, for a total of \$190,973.93**. 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):

Greenerways LLC

Represented By
Hamid R Rafatjoo
Michael H Weiss

Movant(s):

Dinsmore & Shohl LLP

Represented By
Lovee D Sarenas

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas
Jonathan Serrano

United States Bankruptcy Court
Central District of California
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Hearing Room 1375

2:00 PM

2:24-16394 Ciderlab, LLC

Chapter 7

#4.00 Trustee's Final Report and Applications for Compensation

Chapter 7 Trustee Wesley Avery

Docket 57

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.**

Wesley H Avery. Wesley H Avery ("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 **\$1,013.20 in fees and \$297.87 in expenses, for a total of \$1,311.07.** 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

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CONT... Ciderlab, LLC

Chapter 7

holders of secured claims. 11 U.S.C. § 326(a).

In this case, the total money disbursed or turned over in the case by the Trustee to parties in interest, excluding the debtor, is **\$4,052.81**. 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.

Party Information

Debtor(s):

Ciderlab, LLC

Represented By
Gregory K Jones

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

2:25-17070 Eric Causey, Sr

Chapter 13

#5.00 Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate

Docket 9

Tentative Ruling:

None.

Party Information

Debtor(s):

Eric Causey Sr

Represented By
Steven Abraham Wolvek

Movant(s):

Eric Causey Sr

Represented By
Steven Abraham Wolvek

Trustee(s):

Nancy K Curry (TR)

Pro Se

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2:00 PM

2:25-16424 Donato Cortes

Chapter 7

#6.00 Debtor to show cause why this bankruptcy case should not be dismissed for Debtor's failure to file a motion to request permission to file a new bankruptcy case pursuant to the dismissal order in Case No. 2:10-bk-64455-VZ

Docket 0

Tentative Ruling:

None.

Party Information

Debtor(s):

Donato Cortes

Represented By
Anita Khachikyan

Trustee(s):

Brad D Krasnoff (TR)

Pro Se