

Judicial Notice Exhibit 23

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE**

MINUTE ORDER

DATE: 10/09/2025

TIME: 03:01:00 PM

DEPT:

JUDICIAL OFFICER PRESIDING: Appellate Panel

CLERK: N. Sharma

REPORTER/ERM:

BAILIFF/COURT ATTENDANT:

CASE NO: **30-2025-01482941-CL-UD-CJC** CASE INIT.DATE: 05/15/2025

CASE TITLE: **Hou vs. Bereki**

CASE CATEGORY: Civil - Limited

CASE TYPE: Unlawful Detainer - Residential

APPEARANCES

There are no appearances by any party.

Appellate Panel Judge(s):

Honorable Kimberly A. Knill, Presiding Judge

Honorable Thomas S. McConville, Judge

Honorable Vibhav Mittal, Judge

Trial Court Case Number: 30-2025-01459684

Appellant's request to transfer to the Court of Appeal is denied. Appellant contends the appellate division lacks jurisdiction over this case. Not so. The appellate division has jurisdiction over the unlawful detainer appeal. (Code Civ. Proc., §§ 86, subd. (a)(4), 77, subd. (e), 904.2.)

Appellant attaches an application to file an oversized opening brief to the request for transfer. The application to file an oversized opening brief is denied.

The appeal is currently in default for appellant's failure to timely file the opening brief. This court grants appellant an extension of time to file the opening brief. The opening brief shall be filed no later than October 22, 2025.

DATE: 10/09/2025

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**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE**

MINUTE ORDER

DATE: 10/17/2025

TIME: 10:04:00 AM

DEPT:

JUDICIAL OFFICER PRESIDING: Appellate Panel

CLERK: N. Sharma

REPORTER/ERM:

BAILIFF/COURT ATTENDANT:

CASE NO: **30-2025-01482941-CL-UD-CJC** CASE INIT.DATE: 05/15/2025

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Appellate Panel Judge(s):

Honorable Kimberly A. Knill, Presiding Judge

Honorable Thomas S. McConville, Judge

Honorable Vibhav Mittal, Judge

Trial Court Case Number: 30-2025-01459684

Appellant's ex parte application for reconsideration is denied.

DATE: 10/17/2025

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