

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:19-11763 Ryan David Perry

Chapter 7

#1.00 Hearing  
RE: [10] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 363 West De La Guerra Street, Santa Barbara, CA 93101 .

Docket 10

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

GRANT under 11 U.S.C. § 362(d)(1).  
GRANT as binding despite conversion.  
GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

**Party Information**

**Debtor(s):**

Ryan David Perry

Represented By  
Karen L Grant

**Movant(s):**

Licia L. Maclear

Represented By  
Reed H Olmstead

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**CONT... Ryan David Perry**

**Chapter 7**

Michael D. Maclear

Represented By  
Reed H Olmstead

Joseph T. Jasinski

Represented By  
Reed H Olmstead

**Trustee(s):**

Jerry Namba (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:13-10904 Ronald Woolsey Hertel

Chapter 7

#2.00 Hearing  
RE: [65] Motion for allowance of administrative claim (Faucher, John)

FR. 10-10-19

Docket 65

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at  
11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ronald Woolsey Hertel

Represented By  
John D Faucher

**Movant(s):**

J. Grant Kennedy

Represented By  
John D Faucher

**Trustee(s):**

Jerry Namba (TR)

Represented By  
D Edward Hays  
David Wood  
Kristine A Thagard

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:18-11352 Off The Grid, LLC and Centrally Grown Holdings, LLC

Chapter 7

#3.00 Hearing  
RE: [184] Verified Application for Payment of Administrative Claim by Court-  
Approved Stalking Horse Bidder, GJD Holdings, LLC

FR. 2-11-19, 4-15-19, 7-16-19

Docket 184

**\*\*\* VACATED \*\*\* REASON: Stipulated order entered on 10-23-19,  
hearing continued to February 5, 2020 at 11:30am.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Off The Grid, LLC

Represented By  
Shaune B Arnold  
Lewis R Landau  
Tal C. Finney

**Joint Debtor(s):**

Centrally Grown Holdings, LLC

Represented By  
Lewis R Landau

Red Mountain Farms, LLC

Represented By  
Lewis R Landau

**Movant(s):**

GJD Holdings LLC

Represented By  
Ali M Mojdehi  
Janet D Gertz

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Philip A Gasteier  
Timothy J Yoo

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**CONT... Off The Grid, LLC and Centrally Grown Holdings, LLC**

**Chapter 7**

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:19-10844 Robert J. Phillips

Chapter 7

#4.00 HearingRE: [46] Motion for extension of time to file a complaint objecting to discharge MOTION TO EXTEND DEADLINE TO OBJECT TO DISCHARGE; DECLARATION OF REED H. OLMSTEAD (Olmstead, Reed)

Docket 46

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

The motion is granted. Movant to lodge order within seven days.

**Party Information**

**Debtor(s):**

Robert J. Phillips

Represented By  
Andrew S Mansfield

**Movant(s):**

Jerry Namba (TR)

Represented By  
Reed H Olmstead

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Reed H Olmstead

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:18-12117 James W. Monti

Chapter 7

#4.10 Hearing  
RE: [19] Motion to Approve Compromise Under Rule 9019 with Defendant Meredith O'Brien; Memo Points and Authorities; Declaration of Sandra K. McBeth (Sholder, Joseph)

Docket 19

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the court to 12/5/2019 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

James W. Monti

Represented By  
Brent D George

**Movant(s):**

Sandra McBeth (TR)

Represented By  
Joseph M Sholder

**Trustee(s):**

Sandra McBeth (TR)

Represented By  
Joseph M Sholder

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:18-11466 CWS Beverage, Inc.

Chapter 7

#4.20 Hearing

RE: [45] Motion For Sale of Property of the Estate under Section 363(b) - No Fee Chapter 7 Trustee's Motion for Order Authorizing Sale of Personal Property; Memorandum of Points and Authorities; and Declaration in Support Thereof (Faith (TR), Jeremy)

Docket 45

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the court to 12/5/2019 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

CWS Beverage, Inc.

Represented By  
Leslie A Tos

**Movant(s):**

Jeremy W. Faith (TR)

Represented By  
David M Goodrich

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
David M Goodrich



**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:19-11625 Shane Patrick Mahan

Chapter 11

#5.00 Hearing  
RE: [44] Motion for Conditional Use of Cash Collateral Debtor and Debtor in Possession's Motion for Authority to Use Cash Collateral; Declaration of Shane Patrick Mahan in Support Thereof with Proof of Service

Docket 44

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Shane Patrick Mahan

Represented By  
John D Monte

**Movant(s):**

Shane Patrick Mahan

Represented By  
John D Monte

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:18-10196 Salvador Uribe and Edelia Pina

Chapter 11

#6.00 Hearing  
RE: [161] Motion for approval of chapter 11 disclosure statement

Docket 161

\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at  
11:30 AM.

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Salvador Uribe

Represented By  
Bryan Diaz

**Joint Debtor(s):**

Edelia Pina

Represented By  
Bryan Diaz

**Movant(s):**

Salvador Uribe

Represented By  
Bryan Diaz

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:19-11387 Doris Keating

Chapter 11

#7.00 Hearing

RE: [62] Motion to Reconsider (related documents 54 Motion for relief from the automatic stay REAL PROPERTY (BNC-PDF)) NOTICE OF MOTION AND MOTION TO MAKE ADDITIONAL FINDINGS AND/OR FOR RECONSIDERATION OF OR VACATING ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY; SUPPORTING DECLARATIONS (Orantes, Giovanni)

Docket 62

**\*\*\* VACATED \*\*\* REASON: Order denying motion was entered on 10/28/19.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Doris Keating

Represented By

Giovanni Orantes

Luis A Solorzano

Richard L Antognini

**Movant(s):**

Doris Keating

Represented By

Giovanni Orantes

Giovanni Orantes

Giovanni Orantes

Luis A Solorzano

Luis A Solorzano

Luis A Solorzano

Richard L Antognini

Richard L Antognini

Richard L Antognini

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:19-11387 Doris Keating

Chapter 11

#8.00 Hearing

RE: [68] Motion To Stay Pending Appeal (related documents 54 Motion for relief from the automatic stay REAL PROPERTY (BNC-PDF), 60 Notice of Appeal and Statement of Election (Official Form 417A), 65 Order on Motion To Reconsider (BNC-PDF), 67 Amended notice of appeal) (Orantes, Giovanni)

Docket 68

\*\*\* VACATED \*\*\* REASON: Rescheduled to 11/12/19, at 2:00 p.m.

**Ruling: Denid.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Doris Keating

Represented By  
Giovanni Orantes  
Luis A Solorzano  
Richard L Antognini

**Movant(s):**

Doris Keating

Represented By  
Giovanni Orantes  
Giovanni Orantes  
Giovanni Orantes  
Luis A Solorzano  
Luis A Solorzano  
Luis A Solorzano  
Richard L Antognini  
Richard L Antognini  
Richard L Antognini

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**9:19-11387 Doris Keating**

**Chapter 11**

**#9.00** Disclosure Statement Describing Chapter 11 Plan of Reorganization; Filed by Debtor Doris Keating.

Docket 38

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Doris Keating

Represented By  
Giovanni Orantes  
Luis A Solorzano  
Richard L Antognini

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**9:18-11624 Charles Ritterbush**

**Chapter 7**

Adv#: 9:18-01076 Pressley v. Ritterbush

**#10.00** CONT'D Status Hearing  
RE: [1] Adversary case 9:18-ap-01076. Complaint by David Pressley against Charles Ritterbush. false pretenses, false representation, actual fraud)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)) (Grant, Karen)

FR. 2-26-19, 5-14-19, 7-3-19, 8-14-19

Docket 1

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Charles Ritterbush

Represented By  
Reed H Olmstead

**Defendant(s):**

Charles Ritterbush

Represented By  
Reed H Olmstead

**Plaintiff(s):**

David Pressley

Represented By  
Karen L Grant

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
Sandra McBeth

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**9:19-11016 Andrea Bowen-Gardner**

**Chapter 7**

Adv#: 9:19-01050 First National Bank Of Omaha v. Gardner

**#11.00** Status Hearing

RE: [1] Adversary case 9:19-ap-01050. Complaint by First National Bank Of Omaha against Philip Gardner. false pretenses, false representation, actual fraud)),(65 (Dischargeability - other)) (Rooney, Cory)

Docket 1

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Andrea Bowen-Gardner

Represented By  
Vaughn C Taus

**Defendant(s):**

Philip Gardner

Pro Se

**Joint Debtor(s):**

Philip Gardner

Represented By  
Vaughn C Taus

**Plaintiff(s):**

First National Bank Of Omaha

Represented By  
Cory J Rooney

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**9:19-11016 Andrea Bowen-Gardner**

**Chapter 7**

Adv#: 9:19-01052 Colebrook v. Bowen Gardner et al

**#12.00** Status Hearing

RE: [1] Adversary case 9:19-ap-01052. Complaint by Teena Colebrook against Andrea Bowen Gardner , Philip Gardner . (d),(e)) ,(62 (Dischargeability - 523(a) (2), false pretenses, false representation, actual fraud)) (Ortiz, Amber)

Docket 1

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Andrea Bowen-Gardner

Represented By  
Vaughn C Taus

**Defendant(s):**

Andrea Bowen Gardner

Pro Se

Philip Gardner

Pro Se

**Joint Debtor(s):**

Philip Gardner

Represented By  
Vaughn C Taus

**Plaintiff(s):**

Teena Colebrook

Pro Se

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, November 19, 2019**

**Hearing Room 201**

11:00 AM

**9:18-10237 Firooz Payan**

**Chapter 7**

Adv#: 9:18-01021      McBeth v. Khorovsky Enterprises, Inc. et al

**#12.10** ORDER TO SHOW CAUSE RE: DISMISSAL  
RE: [1] Adversary case 9:18-ap-01021. Complaint by Sandra K. McBeth against Khorovsky Enterprises, Inc., Farah Payan. (Charge To Estate). Nature of Suit: (12 (Recovery of money/property - 547 preference)) (Sholder, Joseph)

Docket 1

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Firooz Payan	Pro Se
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**Defendant(s):**

Khorovsky Enterprises, Inc.	Pro Se
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Farah Payan	Pro Se
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**Plaintiff(s):**

Sandra K. McBeth	Represented By Joseph M Sholder Felicitia A Torres
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**Trustee(s):**

Sandra McBeth (TR)	Represented By Joseph M Sholder Felicitia A Torres
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**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:10-14947 Robert John Samuel Fowler

Chapter 7

#13.00 CONT'D Hearing

RE: [112] Motion to Approve Compromise Under Rule 9019 -- Chapter 7 Trustee's Omnibus Motion To Approve The Following Related Settlement Agreements: (1) The Taylor Morrison Settlement Agreement; (2) The City Settlement Agreement; And (3) The Bankruptcy Estates Settlement Agreement; Memorandum Of Points And Authorities; Declarations Of Jeremy W. Faith And M. Douglas Flahaut In Support Thereof, With Proof Of Service (Flahaut, M)

FR. 8-14-19, 9-11-19

Docket 112

\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Robert John Samuel Fowler

Represented By  
David L Oberg

**Movant(s):**

Jeremy W. Faith (TR)

Represented By  
M Douglas Flahaut  
Annie Y Stoops

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
M Douglas Flahaut  
Annie Y Stoops

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

Tuesday, November 19, 2019

Hearing Room 201

11:00 AM

9:13-10904 Ronald Woolsey Hertel

Chapter 7

#14.00 CONT'D Hearing

RE: [51] Motion to approve compromise Trustee's Motion to Approve Three Compromises of Controversies: (1) Taylor Morrison Settlement; (2) City of Woodland Settlement; and (3) Fowler Bankruptcy Estate Settlement; Memorandum of Points and Authorities; and Declarations of Jerry Namba and Kristine A. Thagard in Support, with Proof of Service (Attachments: # 1 Part 2 of 2) (Hays, D)

FR. 8-14-19, 9-11-19

Docket 51

**\*\*\* VACATED \*\*\* REASON: Rescheduled by the Court to 12/5/19 at 11:30 AM.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ronald Woolsey Hertel

Represented By  
John D Faucher

**Movant(s):**

Jerry Namba (TR)

Represented By  
D Edward Hays  
David Wood  
Kristine A Thagard

**Trustee(s):**

Jerry Namba (TR)

Represented By  
D Edward Hays  
David Wood  
Kristine A Thagard