

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:13-11455 JoAnn Quarles

Chapter 11

#1.00 Hearing RE: [305] Motion to Dismiss Debtor U.S. Trustee's Application To Dismiss Case Based Upon Debtor's Failure To Comply With Prior Court Order;

Docket No: 305

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

JoAnn Quarles

Represented By
Dennis E McGoldrick

**United States Bankruptcy Court
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2:00 PM

2:13-11455 JoAnn Quarles

Chapter 11

#2.00 CONTD. Show Cause Hearing re Conversion or Dismissal of Chapter 11 case;
fr. 11-9-16

Docket No: 229

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

JoAnn Quarles

Represented By
Dennis E McGoldrick

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:14-23806 THE SQUARE GROUP, LLC

Chapter 11

#3.00 CONTD. Hearing RE: [7] Debtor's Motion Pursuant to Section 363(c) of the Bankruptcy Code and Rule 4001(b) of the Federal Rules of Bankruptcy Procedure for Interim and Final Orders Authorizing Use of Cash Collateral;

fr. 7-22-14, 8-20-14,10-1-14,1-7-15,2-4-14
2-25-15,3-18-15,4-15-15,5-6-15, 7-29-2015
10-28-15,3-2-16,3-9-16, 3-16-16,6-8-16
9-9-16,9-29-16

(Telephonic appearance only)

Docket No: 7

***** VACATED *** REASON: Continued by order to 3/8/2017 at 2PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

THE SQUARE GROUP, LLC

Represented By
Mark S Horoupian
Steven Werth

Movant(s):

THE SQUARE GROUP, LLC

Represented By
Mark S Horoupian
Steven Werth

**United States Bankruptcy Court
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Wednesday, December 07, 2016

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2:00 PM

2:15-10436 Janice Genus-Harrison

Chapter 7

#4.00 Hearing RE: [306] Application for Compensation Final for David A Tilem, Debtor's Attorney, Period: 9/30/2016 to 10/11/2016, Fee: \$41,475.00, Expenses: \$1,344.78.

Docket No: 306

Tentative Ruling:

Continue to allow the Trustee to review and comment. Please propose a date for comments and continued hearing.

Party Information

Debtor(s):

Janice Genus-Harrison

Represented By
Norma Ann Dawson
Sylvia Lew
J. Scott Russo
Glenn Ward Calsada

Trustee(s):

Richard K Diamond (TR)

Represented By
Howard Kollitz
Michael G D'Alba

**United States Bankruptcy Court
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2:00 PM

2:15-10436 Janice Genus-Harrison

Chapter 11

#5.00 Hearing RE: [269] Motion for Payment of Approved Administrative Fees and Expenses to Prior Special Litigation Counsel;

Docket No: 269

***** VACATED *** REASON: Motion withdrawn on 11/15/2016 docket entry #314**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Janice Genus-Harrison

Represented By
Norma Ann Dawson
David A Tilem
Sylvia Lew
J. Scott Russo

**United States Bankruptcy Court
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2:00 PM

2:15-10436 Janice Genus-Harrison

Chapter 11

#6.00 CONTD. Hearing RE: [241] Motion For Payment of Approved Administrative Fees to Prior General Insolvency Counsel fr. 10/5/16

Docket No: 241

***** VACATED *** REASON: Motion Dismissed/Withdrawn**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Janice Genus-Harrison

Represented By
Norma Ann Dawson
David A Tilem
Sylvia Lew
J. Scott Russo

**United States Bankruptcy Court
Central District of California
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:15-10436 Janice Genus-Harrison

Chapter 11

#7.00 CONTD. Hearing RE: [253] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Peninsula Finance Corporation v. Janice Genus Harrison, et.al. .
fr. 10-5-16

Docket No: 253

***** VACATED *** REASON: Voluntary dismissal filed 12/1/2016.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Janice Genus-Harrison

Represented By

Michael R Totaro

Norma Ann Dawson

David A Tilem

Sylvia Lew

J. Scott Russo

**United States Bankruptcy Court
Central District of California
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:15-10436 Janice Genus-Harrison

Chapter 11

#8.00 CONTD. Status Hearing RE: [1] Chapter 11 Voluntary Petition converted to Chapter 7

fr. 10/5/16

Docket No: 1

Tentative Ruling:

Off calendar.

Party Information

Debtor(s):

Janice Genus-Harrison

Represented By
Norma Ann Dawson
David A Tilem
Sylvia Lew
J. Scott Russo

**United States Bankruptcy Court
Central District of California
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:15-15952 Fred Matthew Adelman

Chapter 11

#9.00 Hearing RE: [626] Amended Motion (related document(s): 623 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: .

Docket No: 626

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Fred Matthew Adelman

Represented By
Gerald A Klein
Gary E Devlin
Sandford Frey
Stuart I Koenig
Daniel J McCarthy

**United States Bankruptcy Court
Central District of California
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:15-18370 Fang Ya Zhao

Chapter 11

#10.00 Confirmation Hearing RE: [85] Amended Disclosure Statement

Docket No: 85

*** VACATED *** REASON: Off Calendar per 11/30/16 hrg.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Fang Ya Zhao

Represented By
Michael Y Lo

**United States Bankruptcy Court
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:15-18370 Fang Ya Zhao

Chapter 11

#11.00 Status Hearing re Chapter 11 case

Docket No: 7

*** VACATED *** REASON: Off Calendar - per 11/30/16 hrg.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Fang Ya Zhao

Represented By
Michael Y Lo

**United States Bankruptcy Court
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:16-19246 VDH Development, Inc.

Chapter 11

#12.00 Hearing RE: [87] Motion to Vacate In Rem/362(d)(4) Portion of Order Granting Motion For Relief From The Stay,

Docket No: 87

Tentative Ruling:

Deny. The Motion provides no legal authority for the requested relief, asking the court to vacate *in rem* relief simply because it is allegedly no longer needed. No evidence is offered for the claim that title has been clouded or that First Street will not be able to sell the property without the requested relief. The court regularly issues relief from stay orders granting *in rem* relief, without the foreclosing parties returning to have that relief vacated later. First Street was the party obtaining the *in rem* relief, so it is difficult to understand why title would be clouded. Perhaps First Street should address this issue with counsel and its title insurance company, rather than request that the court modify its prior orders without any legal authority.

Party Information

Debtor(s):

VDH Development, Inc.

Represented By
Anthony Obehi Egbase
Crystle J Lindsey
Kevin Tang

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:16-21359 Hometown Hardware & Garden, Inc.

Chapter 11

#13.00 CONTD. Hearing RE: [49] Application of Debtor and Debtor-in-Possession to Employ Jeffrey S. Worthy as its Real Estate Broker fr. 11-9-16

Docket No: 49

Tentative Ruling:

11/9/16 Tentative Ruling:

Continue for proper service/notice and evidence regarding the proposed broker's qualifications.

Pursuant to LBR 2014-1(b)(3)(B), the notice of the Application (the "Notice," Docket No. 65) should have included a statement as to whether the proposed broker would seek compensation under § 328 or § 330. The Notice does not reference any section of the Bankruptcy Code at all.

Pursuant to LBR 2014-1(b)(2)(A), the Notice was required to be served on the UST, the 20 largest creditors, and any other party in interest entitled to notice under FRBP 2002. This was not done. The Debtor's 20 largest creditors list included only 11 creditors. Neither "Property Development Associates c/o Safeway Inc.," nor "Safeway/Albertson's LLC" was served. Perhaps the first is Vons, which received NEF notice, but there is no service on the second creditor, and there is no indication in the record that it is the same entity represented by counsel for Vons here.

The 20 largest list was filed with the petition. When the Debtor filed its schedules two weeks later, it listed more than 11 creditors, but did not amend the 20 largest list, despite including a declaration under penalty of perjury that its 20 largest list was true and correct. In addition to the Debtor disclosing more than the 11 creditors on the list, there are creditors with filed claims larger than the claims of some of the 11 identified creditors.

It appears that the Debtor served most of the 15 creditors identified on its amended Schedule E/F filed 10/4/16, with the exception of Safeway/Albertson's LLC. However, the Debtor has not scheduled, and did

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CONT... Hometown Hardware & Garden, Inc. Chapter 11

not serve, two other creditors that have filed proofs of claim – the IRS and the Los Angeles County Treasurer and Tax Collector. With respect to a third, Southern California Edison, service was not made at the address on the proof of claim. All three of these parties should have been served with the Notice and should be on the 20 largest list.

Party Information

Debtor(s):

Hometown Hardware & Garden, Inc.

Represented By

Tuan Le

Steve Lopez

**United States Bankruptcy Court
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Hearing Room 1639

2:00 PM

2:16-24552 Daniel Louis Terheggen

Chapter 11

#14.00 Hearing RE: [11] Debtors Motion For Entry Of An Order (1) Authorizing Estate To Enter Into, And Approving, (A) Purchase And Sale Agreement And (B) Membership Interest Contribution Agreement, Outside Of The Ordinary Course Of Business Pursuant To 11 U.S.C. § 363(b); (2) Authorizing The Estate To Utilize Cash Collateral To Fund Payments Required Under The Purchase And Sale Agreement Pursuant To 11 U.S.C. §363(C)(1) And To Provide Adequate Protection Pursuant To 11 U.S.C. § 361; And (3) Waiving The Fourteen Day Stay Period Under Fed.R.Bankr.P. 6004(H);

Docket No: 11

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Daniel Louis Terheggen

Represented By
Martin J Brill
Todd M Arnold

**United States Bankruptcy Court
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Hearing Room 1639

2:00 PM

2:16-22745 Yu Hua Long Investments LLC

Chapter 11

#15.00 Hearing RE: [46] Creditor's Richton, Ltd., The Stauton Group, Eva Y. Wang, Gary Wang Motion to Appoint Trustee , or in the alternative Motion to Convert Case From Chapter 11 to 7.

Docket No: 46

***** VACATED *** REASON: Off Calendar**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yu Hua Long Investments LLC

Represented By
Paul Harrigan

**United States Bankruptcy Court
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Wednesday, December 07, 2016

Hearing Room 1639

2:00 PM

2:16-22745 Yu Hua Long Investments LLC

Chapter 11

Adv#: 2:16-01516 Kwan et al v. Magnus Sunhill Group LLC et al

■
#16.00 Hearing RE: [3] Motion for Remand Civil Action to State Court and Awarding Attorney Fees of \$4,095.00

Docket No: 3

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yu Hua Long Investments LLC

Represented By
Paul Harrigan

Defendant(s):

Teng Huang

Pro Se

DOES 1 through 100, inclusive

Pro Se

Magnus Sunhill Group LLC

Pro Se

Yu Hua Long Investments LLC

Represented By
Paul M Harrigan

Plaintiff(s):

Daniel Chan

Represented By
Steven Gentry

Tina Kwan

Represented By
Steven Gentry

**United States Bankruptcy Court
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Wednesday, December 07, 2016

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2:00 PM

2:16-22745 Yu Hua Long Investments LLC

Chapter 11

#17.00 Hearing RE: [15] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: BREACH OF CONTRACT, FRAUDULENT CONVEYANCE.
Fr. 11-9-16,11-30-16

Docket No: 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yu Hua Long Investments LLC

Represented By
Paul Harrigan