

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Judge Maureen Tighe, Presiding
Courtroom 302 Calendar**

Wednesday, April 18, 2018

Hearing Room 302

9:00 AM

1:18-10782 Marianna Scalise

Chapter 13

#0.01 Order 1- Setting Status Conference: 2- Directing Compliance with Applicable Law; and 3- Requiring Debtor(s) to explain why this case should not be converted or dismissed with 180-day bar to refile

Docket 0

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Marianna Scalise	Pro Se
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Trustee(s):

Elizabeth (SV) F Rojas (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
San Fernando Valley
Judge Maureen Tighe, Presiding
Courtroom 302 Calendar**

Wednesday, April 18, 2018

Hearing Room 302

9:00 AM

1:18-10854 Ramon Valadez, Jr

Chapter 13

#0.02 Order 1- Setting Status Conference: 2- Directing Compliance with Applicable Law; and 3- Requiring Debtor(s) to explain why this case should not be converted or dismissed with 180-day bar to refile

Docket 0

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ramon Valadez Jr

Pro Se

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Judge Maureen Tighe, Presiding
Courtroom 302 Calendar**

Wednesday, April 18, 2018

Hearing Room 302

11:00 AM

1:16-13597 Rose Jelaca

Chapter 13

#1.00 Motion for relief from stay

FORD MOTOR CREDIT COMPANY LLC

Docket 62

Tentative Ruling:

Petition Date: 12/21/2016

Chapter: 13

Service: Proper. No opposition filed.

Property: Vehicle 2015 Ford Fiesta

Property Value: \$20,000 (per debtor's schedules)

Amount Owed: \$18,961.37

Equity Cushion: N/A

Equity: \$0.

Post-Petition Delinquency: \$5,500 (5 payments of \$1,100)

Disposition: GRANT under 11 U.S.C. 362(d)(1). GRANT relief requested in paragraph **2** (proceed under applicable non-bankruptcy law) and **6** (waiver of 4001 (a)(3) stay).

NO APPEARANCE REQUIRED—RULING MAY BE MODIFIED AT HEARING.
MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Rose Jelaca

Represented By
Rabin J Pournazarian

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Courtroom 302 Calendar**

Wednesday, April 18, 2018

Hearing Room 302

11:00 AM

1:13-11143 Fabian Hernandez and Carmela Valenzuela

Chapter 13

#2.00 Motion for relief from stay

THE BANK OF NEW YORK MELLON

Docket 62

Tentative Ruling:

Petition Date: 02/20/2013

Chapter: 13

Service: Proper. No opposition filed.

Property: 17138 Sunderland Drive, Los Angeles, CA 91344

Property Value: \$399,000 (per grant deed in motion)

Amount Owed: \$616,320.77 (per RFS motion)

Equity Cushion: N/A

Equity: \$0.

Post-Petition Delinquency: \$145,655.61

Movant argues that cause exists to terminate the automatic stay under §§ 362(d)(1) and (d)(4) because the subject loan obligation is in long-standing default and there have been multiple transfers and bankruptcy filings affecting the property. Movant details nine bankruptcy filings since Debtor filed this chapter 13 bankruptcy.

Disposition: GRANT under 11 U.S.C. 362(d)(1). GRANT relief requested in paragraphs **2** (proceed under non-bankruptcy law); **5** (the stay is annulled retroactive to bankruptcy petition date); **7** (waiver of the 4001(a)(3) stay); and **9** (relief under 362(d)(4) (bad faith and secured creditors)).

NO APPEARANCE REQUIRED—RULING MAY BE MODIFIED AT HEARING.
MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Fabian Hernandez

Represented By
Kenumi T Maatafale

Joint Debtor(s):

Carmela Valenzuela

Represented By

**United States Bankruptcy Court
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Hearing Room 302

11:00 AM

CONT...

Fabian Hernandez and Carmela Valenzuela

Chapter 13

Kenumi T Maatafale

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Wednesday, April 18, 2018

Hearing Room 302

11:00 AM

1:16-10137 Anaida Prazyan-Vartanyan

Chapter 13

#3.00 Motion for relief from stay

BAYVIEW LOAN SERVICING LLC

Docket 85

Tentative Ruling:

Petition Date: 01/18/2016

Chapter: 13

Service: Proper. Opposition filed on 4/4/18.

Property: 13338 Friar Street, Los Angeles, CA 91401

Property Value: \$560,000 (per debtor's schedules)

Amount Owed: \$582,644.22 (per RFS motion)

Equity Cushion: N/A

Equity: \$0.

Post-Petition Delinquency: \$13,203.19 (5 payments of \$2,686.87, \$88 in postpetition advances or other charges, \$0.46 in attorneys' fees and costs, less \$319.62)

Movant requests relief under 11 U.S.C. 362(d)(1) and (d)(2), with specific relief requested in paragraphs **2** (proceed under non-bankruptcy law); **3** (Movant permitted to engage in loss mitigation activities); and **7** (waiver of the 4001(a)(3) stay).

Debtor opposes the motion, arguing that more payments have been made to Movant than the Motion accounts for, attaching canceled checks as Exhibit A. Additionally, Debtor argues that the Property is necessary for an effective reorganization because the Property is Debtor's primary residence. Debtor also requests to enter into a repayment agreement with Movant, by curing remaining delinquencies through an Adequate Protection Order.

APPEARANCE REQUIRED.

Party Information

Debtor(s):

Anaida Prazyan-Vartanyan

Represented By
Kevin T Simon

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Wednesday, April 18, 2018

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11:00 AM

CONT... Anaida Prazyan-Vartanyan

Chapter 13

Movant(s):

BAYVIEW LOAN SERVICING,

Represented By

Edward G Schloss

Joseph C Delmotte

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Wednesday, April 18, 2018

Hearing Room 302

11:00 AM

1:18-10702 Farhad Ahouhim

Chapter 7

#4.00 Motion for relief from stay

INNOVEST GROUP LLC

Docket 7

Tentative Ruling:

Petition Date: 03/19/2018

Chapter: 7

Service: Proper. No opposition filed.

Movant: Innovest Group, LLC

Property Address: 5165 Chimineas Avenue, Tarzana, CA 91356

Type of Property: Residential

Occupancy:

Foreclosure Sale: 09/28/2017

UD case filed: 01/18/2018

UD Judgment:

Disposition: GRANT under 11 U.S.C. 362(d)(1); (d)(2). GRANT relief as requested in paragraphs **2** (proceed under non-bankruptcy law), and **6** (waiver of 4001(a)(3) stay).

NO APPEARANCE REQUIRED—RULING MAY BE MODIFIED AT HEARING.
MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Farhad Ahouhim

Pro Se

Movant(s):

Innovest Group, LLC

Represented By
Joseph Cruz

Trustee(s):

Amy L Goldman (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Judge Maureen Tighe, Presiding
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Wednesday, April 18, 2018

Hearing Room 302

11:00 AM

1:18-10772 Anna Gevorkian

Chapter 13

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

Docket 12

Tentative Ruling:

On March 26, 2018, Debtor filed this Chapter 13 case. Debtor has 1 previous bankruptcy case that was dismissed a short time ago. The dismissed Chapter 13 case, 16-12383-MB, was filed on August 15, 2016 and dismissed on January 25, 2018 for failure to make required payments.

Debtor now moves for an order continuing the automatic stay as to all creditors. Debtor asserts the present case was filed in good faith notwithstanding the dismissal of the previous case. Debtor contends the previous case was dismissed because she could not maintain plan payments, but that she now has a new job with higher pay. Debtor claims that the presumption of bad faith is overcome as to all creditors per Section 362(c)(3)(C)(i) because Debtor's new employment constitutes a substantial change in financial affairs.

No opposition was filed. The motion is GRANTED.

NO APPEARANCE REQUIRED. MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Anna Gevorkian

Represented By
Robert T Chen

Movant(s):

Anna Gevorkian

Represented By
Robert T Chen

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 302

11:00 AM

CONT... Anna Gevorkian

Chapter 13