

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

Wednesday, November 02, 2016

Hearing Room 302

10:00 AM

**1:15-13655 Andrew L.P. Ettinger and Heather Hewitt Ettinger**

**Chapter 7**

#1.00 Evid. Hearing Re:  
Motion for Turnover of Rents Received by Debtors  
Postpetition Regarding Property located at  
11600 Orcas Avenue, Lake View Terrace, CA 91342  
  
fr. 7/27/16, 9/28/16

Docket No: 45

**Tentative Ruling:**

Trustee filed a status report on October 28, 2016, stating that it is not prepared to examine the debtors at the evidentiary hearing. It requests a 60 days continuance to discuss a potential sale with the secured creditor (James Agnew) and Debtors' scheduled elder abuse claims.

Having considered the unilateral status report filed by Trustee Seror and finding good cause, the evidentiary hearing is continued to **January 4, 2017** at **10:00 a.m.** Trustee to give notice of the continued hearing.

APPEARANCES WAIVED on 11/2/16.

**Party Information**

**Creditor(s):**

Reverse Mortgage Funding, LLC

Represented By  
Andrew David Goldberg

**Debtor(s):**

Andrew L.P. Ettinger

Represented By  
Gerald McNally Jr

**Interested Party(s):**

Recovery Management Systems Corpo

Represented By  
Ramesh Singh

Courtesy NEF

Represented By

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

CONT... Andrew L.P. Ettinger and Heather Hewitt Ettinger  
Eric A Mitnick

Chapter 7

**Joint Debtor(s):**

Heather Hewitt Ettinger

Represented By  
Gerald McNally Jr

**Movant(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov

**US Trustee(s):**

United States Trustee (SV)

Pro Se

United States Bankruptcy Court  
Central District of California  
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Hearing Room 302

11:00 AM

1:11-22664 L.D.T. Investments Inc.

Chapter 7

Adv#: 1:12-01360 Seror, Chapter 7 Trustee v. Farias, an individual et al

#2.00 Pretrial Conference re: Complaint to avoid and recover  
fraudulent transfer

fr. 11/19/14, 3/18/15, 4/22/15; 8/26/15; 10/28/15,  
1/6/16; 4/6/16, 6/15/16, 8/17/16

Docket No: 52

\*\*\* VACATED \*\*\* REASON: Continued per stipulation to February 1,  
2017 at 11:00 a.m. - CW

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

L.D.T. Investments Inc.

Pro Se

**Defendant(s):**

Jaime Farias, an individual

Represented By

Alan I Nahmias

Russell H Rapoport

Richard M Moneymaker

Myrna Farias, an individual

Represented By

Alan I Nahmias

Russell H Rapoport

Richard M Moneymaker

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By

Corey R Weber

Michael W Davis

Jessica L Bagdanov

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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11:00 AM

CONT... L.D.T. Investments Inc.

Chapter 7

**Trustee(s):**

David Seror (TR)

Represented By  
David Seror  
David Seror (TR)  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Richard Burstein  
Elissa Miller  
Aram Ordubegian  
Andy Kong  
Jessica L Bagdanov

David Seror (TR)

Represented By  
Michael W Davis  
Jessica L Bagdanov

**US Trustee(s):**

United States Trustee (SV)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:11-22664 L.D.T. Investments Inc.**

**Chapter 7**

Adv#: 1:12-01361 Seror, Chapter 7 Trustee v. Greenberg, an individual

■  
**#3.00** Pre-Trial Status conference re: complaint to avoid and recover fraudulent transfers [11] USC 544, 548(a)(1)(A) and (B) , 550(a)(1) and (2) and California Civil Code 3439

fr. 12/19/12, 1/30/13, 2/27/13, 4/3/13, 5/15/13, 7/17/13, 10/16/13,12/18/13, 4/16/14, 6/18/14, 6/25/14, 10/15/14, 10/22/14, 11/19/14, 3/18/15, 4/22/15, 8/26/15, 10/28/15, 1/6/16, 4/6/16, 6/15/16, 8/17/16

Docket No: 1

**Tentative Ruling:**

Having considered the unilateral status report filed by Trustee Seror and finding good cause, this status conference is continued to **January 4, 2017** at **11:00 a.m.** Trustee to give notice of the continued status conference.

APPEARANCES WAIVED on 11/2/16.

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

L.D.T. Investments Inc. Pro Se

**Defendant(s):**

David H Greenberg, an individual Pro Se

**Plaintiff(s):**

David Seror, Chapter 7 Trustee Represented By  
Corey R Weber

**United States Bankruptcy Court  
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11:00 AM

CONT... L.D.T. Investments Inc.

Chapter 7

**Trustee(s):**

David Seror (TR)

Represented By  
David Seror  
David Seror (TR)  
Steven T Gubner  
Corey R Weber  
Michael W Davis

**US Trustee(s):**

United States Trustee (SV)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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Wednesday, November 02, 2016

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11:00 AM

**1:14-12043 Ernesto P. Gutierrez**

**Chapter 7**

Adv#: 1:14-01126 American Safety Casualty Insurance Company v. Gutierrez et al

■  
**#4.00** Status conference re Second Amended Complaint of Secured Creditor American Safety Casualty Insurance Company to Determine Nondischargeability of Debt 11 USC 523(a)

fr. 9/17/14, 11/5/14, 11/19/14; 2/4/15, 5/13/15, 6/17/15, 10/21/15, 5/11/16, 8/3/16

Docket No: 1

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ernesto P. Gutierrez

Represented By  
Allan D Sarver

**Defendant(s):**

Aimamon Sawat

Pro Se

Ernesto P. Gutierrez

Pro Se

**Joint Debtor(s):**

Aimamon Sawat

Represented By  
Allan D Sarver

**Plaintiff(s):**

American Safety Casualty Insurance Co

Represented By  
Christian J Gascou

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court  
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11:00 AM

**CONT... Ernesto P. Gutierrez**

**Chapter 7**

David Keith Gottlieb (TR)

Pro Se

**US Trustee(s):**

United States Trustee (SV)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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11:00 AM

**1:15-10004 Liza Gamalyan**

**Chapter 7**

Adv#: 1:16-01072 Weil, Trustee v. Gamalyan

**#5.00** Status Conference for:  
Complaint to Revoke Discharge

fr. 7/27/16, 9/14/16

Docket No: 1

**Tentative Ruling:**

- NONE LISTED -

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

Liza Gamalyan Pro Se

**Defendant(s):**

Liza Gamalyan Pro Se

**Plaintiff(s):**

Diane C. Weil, Trustee Pro Se

**Trustee(s):**

Diane Weil (TR) Pro Se

Diane Weil (TR) Pro Se

**US Trustee(s):**

United States Trustee (SV) Pro Se

**United States Bankruptcy Court  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:15-13278 Esther Pasternak**

**Chapter 7**

Adv#: 1:16-01076 Zamora v. DP One Family Limited Partnership et al

- 
- #6.00** Status Conference Re: Complaint for  
1 - Breach of Fiduciary Duty;  
2 - Violation of Family Code Sections 721  
and 1100 and Corporations Code Sections  
16403, 16404, and 16503;  
3 - Wrongful Foreclosure;  
4 - Intentional Misrepresentation (Fraud);  
5 - Avoidance and Recovery of Fraudulent  
Transfers Pursuant to 11 USC Sec. 544(B),  
550, and Cal. Civ. Code Sec 3439.04(A)(1);  
6 - Avoidance and Recovery of Fraudulent  
Transfers Pursuant to 11 USC Sec. 544(B),  
550, and Cal Civ Code Sec 3439.05; and  
7 - Declaratory Relief

fr. 8/3/16

Docket No: 1

**Tentative Ruling:**

Having considered the Order Approving Stipulation Authorizing Plaintiff to File First Amended Complaint, and finding good cause, this status conference is continued to **January 4, 2017 at 11:00 a.m.** Trustee to give notice of the continued status conference.

APPEARANCES WAIVED on 11/2/16.

**Party Information**

**Debtor(s):**

Esther Pasternak

Represented By  
Kevin T Simon

**Defendant(s):**

PNP Investments, LLC

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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11:00 AM

CONT... Esther Pasternak

Chapter 7

Marsha Ravits	Pro Se
Joseph Yaghoubian	Pro Se
Nachum Rayan	Pro Se
Rubin Ravits	Pro Se
Soheil Davood	Pro Se
Shaun Davood	Pro Se
David Pasternak	Pro Se
County Records Research, Inc.	Pro Se
DP One Family Limited Partnership	Pro Se
Dept Management, LLC	Pro Se
Flora Davood	Pro Se
Ella Pasternak	Pro Se
DJ Apartments, LLC	Pro Se

**Plaintiff(s):**

Nancy J. Zamora	Represented By Edward M Wolkowitz Jeffrey S Kwong
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**Trustee(s):**

Nancy J Zamora (TR)	Pro Se
Nancy J Zamora (TR)	Represented By Edward M Wolkowitz Anthony A Friedman Jeffrey S Kwong

**US Trustee(s):**

United States Trustee (SV)	Pro Se
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**United States Bankruptcy Court  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:15-13795 Alisa Terkarapetyan**

**Chapter 7**

Adv#: 1:16-01084 Weil, Trustee v. Bursalyan et al

■  
**#7.00** Status Conference re: Complaint

fr. 8/3/16

Docket No: 1

**Tentative Ruling:**

- NONE LISTED -

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

Alisa Terkarapetyan Pro Se

**Defendant(s):**

Alisa Terkarapetyan as a Trustee of the Pro Se

Markar Bursalyan as a Trustee of the B Pro Se

Alisa Terkarapetyan Pro Se

Markar Bursalyan Pro Se

Haroutun Bursalyan Pro Se

**Plaintiff(s):**

Diane C. Weil, Trustee Represented By  
Aaron E de Leest

**Trustee(s):**

Diane Weil (TR) Represented By  
Brad Krasnoff

**US Trustee(s):**

United States Trustee (SV) Pro Se

**United States Bankruptcy Court  
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Hearing Room 302

11:00 AM

**1:16-11211 Carlos Roberto Martinez**

**Chapter 7**

Adv#: 1:16-01092 Raceway Ford v. Martinez

▪  
**#7.01** Status Conference re: Complaint to determine dischargeability of debt pursuant to 11 U.S.C. section 523(a)(2)(A); U.S.C. 523 (a)(2)(B)

fr. 8/31/16; 10/5/16

Docket No: 1

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Carlos Roberto Martinez

Represented By  
Sydell B Connor

**Defendant(s):**

Carlos Roberto Martinez

Pro Se

**Plaintiff(s):**

Raceway Ford

Represented By  
Arsany Said

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

United States Bankruptcy Court  
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Hearing Room 302

11:00 AM

1:12-19441 Dani Joelle Kaplan

Chapter 13

#8.00 Motion for relief from stay

PNC BANK NA

fr. 9/28/16

Docket No: 95

\*\*\* VACATED \*\*\* REASON: APO order entered 10/19/16 - CW

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Dani Joelle Kaplan

Represented By  
Kevin T Simon

**Movant(s):**

PNC Bank, N.A.

Represented By  
Bradley S Beherns  
Grace Chang-Rodriguez  
Stacy H Rubin

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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11:00 AM

**1:13-11143 Fabian Hernandez and Carmela Valenzuela**

**Chapter 13**

**#9.00** Motion for relief from stay

WELLS FARGO BANK, N.A.

Docket No: 50

**\*\*\* VACATED \*\*\* REASON: filed ntc. of withdrawal 10/5/16 (eg)**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Fabian Hernandez

Represented By  
Kenumi T Maatafale

**Joint Debtor(s):**

Carmela Valenzuela

Represented By  
Kenumi T Maatafale

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:15-13509 Jose Gregorio Hernandez**

**Chapter 13**

**#10.00** Motion for Relief from the Automatic Stay

WELLS FARGO BANK NA

Docket No: 37

**Tentative Ruling:**

Petition Date: 10/21/15  
Chapter: 13 (confirmed on 3/9/16)  
Service: Proper. Opposition filed 10/19/16.  
Property: 2233 S. Cloverdale Ave., Los Angeles, CA 90016-1213  
Property Value: \$ 250,000 (per Debtor's schedules)  
Amount Owed: \$ 582,632.21  
Equity Cushion: 0%  
Equity: \$0.00  
Post-Petition Delinquency: \$27,882.93 (*pre-confirmation*: 2 payments of \$2,716.44, 3 payments of \$2,717.53; *post-confirmation*: 4 payments of \$2,894.98, 1 payment of \$2,717.53, 1 payment of \$2,894.99)

Debtor does not oppose the motion, but requests that any order granting relief state that Debtor's case was not filed in bad faith, and that Debtor was not involved in any scheme to hinder, delay, or defraud creditors.

Movant requests relief under 11 U.S.C. 362(d)(1) and (d)(4). Movant seeks relief requested in paragraphs **2** (proceed under non-bankruptcy law); **3** (Movant permitted to engage in loss mitigation activities); **7** (waiver of 14-day stay); **9** (relief under 11 U.S.C. 362(d)(4)); and **10** (binding and effective against any debtor for 180 days).

APPEARANCE REQUIRED.

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

Jose Gregorio Hernandez

Represented By  
Kevin T Simon

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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**Wednesday, November 02, 2016**

**Hearing Room 302**

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11:00 AM

**CONT... Jose Gregorio Hernandez**

**Chapter 13**

**Movant(s):**

Wells Fargo Bank NA

Pro Se

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:16-10765 Maria Trinidad Caudillo**

**Chapter 13**

**#11.00** Motion for relief from stay

SETERUS INC, AUTHORIZED SUBSERVICER FOR  
FEDERAL NATIONAL MORTGAGE ASSOC.

Docket No: 24

**\*\*\* VACATED \*\*\* REASON: Case was dismissed on 10/20/16. RFS is  
Moot. - CW**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Maria Trinidad Caudillo

Represented By  
Ali R Nader

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:16-11189 Vincent Edward Sousa Torroba**

**Chapter 13**

**#12.00** Motion for relief from stay

WELLS FARGO BANK, N.A.

Docket No: 38

**Tentative Ruling:**

Petition Date: 4/20/16  
Chapter: 7 (converted from 13 on 7/11/16)  
Service: Proper. No opposition filed.  
Property: 2233 S. Cloverdale Ave., Los Angeles, CA 90016-1213  
Property Value: \$ 250,000 (per Debtor's schedules)  
Amount Owed: \$ 1,876,497.81  
Equity Cushion: 0%  
Equity: \$0.00  
Post-Petition Delinquency: \$30,369.42 (*pre-confirmation*: 1 payment of \$6,084.26, 4 payments of \$6,071.29)

Disposition: GRANT relief under 11 U.S.C. 362(d)(1) and (d)(4). GRANT relief requested in paragraphs **2** (proceed under non-bankruptcy law); **6** (waiver of 14-day stay); and **8** (relief under 11 U.S.C. 362(d)(4) – *five bankruptcies affecting property*).

DENY as to **5** (termination of co-debtor stay – *case was converted to Chapter 7 on 10/31/16*).

NO APPEARANCE REQUIRED—RULING MAY BE MODIFIED AT HEARING. MOVANT TO LODGE ORDER WITHIN 7 DAYS. MOVANT IS ORDERED TO SERVE A COPY OF THE ENTERED ORDER ON THE ORIGINAL BORROWER AT THE ADDRESS OF THE AFFECTED PROPERTY.

**Party Information**

**Debtor(s):**

Vincent Edward Sousa Torroba

Represented By  
William J Smyth

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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**Wednesday, November 02, 2016**

**Hearing Room 302**

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11:00 AM

**CONT... Vincent Edward Sousa Torroba**

**Chapter 13**

**Movant(s):**

Wells Fargo Bank, N.A.

Represented By  
Darlene C Vigil

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

1:16-11872 Diona Renee Bell

Chapter 13

#13.00 Motion for relief from stay

CAPITAL ONE AUTO FINANCE

Docket No: 18

\*\*\* VACATED \*\*\* REASON: Stip. to APO lodged on 10/28/16 - CW

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Diona Renee Bell

Represented By  
Gregory M Shanfeld

**Movant(s):**

Capital One Auto Finance, a division of

Represented By  
Timothy J Silverman

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
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Hearing Room 302

11:00 AM

**1:16-11952 Harvey J Williams**

**Chapter 13**

**#14.00** Motion for relief from stay

PENNYMAC LOAN SERVICES, LLC

Docket No: 21

**Tentative Ruling:**

Petition Date: 7/5/16  
Chapter: 13  
Service: Proper. Opposition filed 10/27/16.  
Property: 5021 Topeka Dr., Tarzana CA 91356  
Property Value: \$ 1,000,000 (per Debtor's schedules)  
Amount Owed: \$ 2,670,206.32  
Equity Cushion: 0%  
Equity: \$0.00  
Post-Petition Delinquency: Not Listed

Debtor opposes the motion, contending that (1) the value of the property is \$3,003,532; and (2) his case was not filed in bad faith as this is only the second filing in the past year.

Movant requests relief under 11 U.S.C. 362(d)(1) and (d)(4). Movant seeks relief requested in paragraphs **2** (proceed under non-bankruptcy law); **3** (Movant permitted to engage in loss mitigation activities); **6** (termination of co-debtor stay – as to *Beverly Ann Williams*); **7** (waiver of 14-day stay); and **9** (relief under 11 U.S.C. 362 (d)(4);

DENY as to **11** (order be binding and effective in any future cases).

APPEARANCE REQUIRED.

**Party Information**

**Debtor(s):**

Harvey J Williams

Pro Se

**United States Bankruptcy Court  
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11:00 AM

**CONT... Harvey J Williams**

**Chapter 13**

**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, November 02, 2016

Hearing Room 302

11:00 AM

1:16-12490 Luis E Cevallos

Chapter 7

#15.00 Motion for relief from stay

WELLS FARGO BANK NA

Docket No: 11

**Tentative Ruling:**

Petition Date: 8/16/16

Chapter: 7

Service: Proper. No opposition filed.

Property: 19558 Kilifinan St., Northridge CA 91326-4002

Property Value: \$ 250,000 (per Debtor's schedules)

Amount Owed: \$ 662,735.81

Equity Cushion: 0%

Equity: \$0.00

Delinquency: \$129,346.23 (44 payments of \$4,047.55)

Disposition: GRANT relief under 11 U.S.C. 362(d)(1) and (d)(4). GRANT relief requested in paragraphs **2** (proceed under non-bankruptcy law); **3** (Movant permitted to engage in loss mitigation activities); **7** (waiver of 14-day stay); **9** (relief under 11 U.S.C. 362(d)(4) – *three previous filings affecting property*); **10** (binding and effective against any debtor for 180 days); and **12** (debtor is a borrower for purposes of Cal. Civ. Code §2923.5).

NO APPEARANCE REQUIRED—RULING MAY BE MODIFIED AT HEARING. MOVANT TO LODGE ORDER WITHIN 7 DAYS. MOVANT IS ORDERED TO SERVE A COPY OF THE ENTERED ORDER ON THE ORIGINAL BORROWER AT THE ADDRESS OF THE AFFECTED PROPERTY.

**Party Information**

**Debtor(s):**

Luis E Cevallos

Pro Se

**Movant(s):**

Wells Fargo Bank, N.A.

Represented By

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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11:00 AM

**CONT... Luis E Cevallos**

**Chapter 7**

Erica T Loftis

**Trustee(s):**

Amy L Goldman (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Maureen Tighe, Presiding  
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Wednesday, November 02, 2016

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11:00 AM

**1:16-12652 Elidia Rodriguez**

**Chapter 7**

**#16.00** Motion for relief from stay

GRANADA HILLS

Docket No: 10

**Tentative Ruling:**

Petition Date: 9/13/16

Chapter: 7

Service: Proper. No opposition filed.

Movant: Granada Hills

Property Address: 19249 Bryant St. Unit 15, Northridge CA 91324

Type of Property: Residential

Occupancy: Month-to-Month (Tenancy at Will)

Foreclosure Sale: None

UD case filed: 5/26/16

UD Judgment: None (Trial was continued to 10/5/16, no further detail listed regarding new continued date)

Disposition: GRANT under 11 U.S.C. 362(d)(1). GRANT relief as requested in paragraphs **2** (proceed under non-bankruptcy law), and **6** (waiver of 4001(a)(3) stay). GRANT relief as to paragraph **7** (designated law enforcement officer may evict any occupant, upon a recording of the order in compliance with applicable non-bankruptcy law); **10** (binding and effective against any debtor for 180 days); and **11** (order be binding and effective in any future cases).

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

**Party Information**

**Debtor(s):**

Elidia Rodriguez

Pro Se

**Movant(s):**

Granada Hills

Represented By  
Helen G Long

**United States Bankruptcy Court  
Central District of California  
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11:00 AM

**CONT... Elidia Rodriguez**

**Chapter 7**

**Trustee(s):**

David Seror (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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11:00 AM

**1:16-12719 Manuel Lara Palanca, Jr.**

**Chapter 7**

**#17.00** Motion for relief from stay

AMERICAN HONDA FINANCE CORPORATION

Docket No: 7

**Tentative Ruling:**

Petition Date: 9/19/16

Chapter: 7

Service: Proper. No opposition filed.

Property: 2015 Honda Accord

Property Value: \$20,575 (per debtor's schedules)

Amount Owed: \$ 19,132.17

Equity Cushion: 0.0%

Equity: \$0.00.

Delinquency: \$1,469.49 (2 payments of \$513.83; late fees of \$233.18)

Disposition: GRANT under 11 U.S.C. 362(d)(1) and (d)(2). 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):**

Manuel Lara Palanca Jr.

Represented By  
Navid Kohan

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

1:16-12905 Rafael Flores

Chapter 13

#17.01 Motion for relief from stay

JAMES T STROUD

Docket No: 11

**Tentative Ruling:**

Petition Date: 9/13/16

Chapter: 7

Service: **Improper** per LBR 4001(c)(1)(A) – motion was not served on Debtor

Movant: Granada Hills

Property Address: 14066 Filmore St., Arleta California, 91331

Type of Property: Residential

Occupancy: Month-to-Month (Tenancy at Will)

Foreclosure Sale: None

UD case filed: 8/19/16

UD Judgment: None (Trial was continued to 11/4/16)

Movant requests relief under 11 U.S.C. 362(d)(2) and (d)(4). Movant seeks relief as requested in paragraphs **2** (proceed under non-bankruptcy law), and **6** (waiver of 4001(a)(3) stay); **7** (designated law enforcement officer may evict any occupant, upon a recording of the order in compliance with applicable non-bankruptcy law); **8** (relief under 11 U.S.C. §362(d)(4) – *Movant is not a secured creditor*); **9** (binding and effective against any debtor for 180 days); **10** (binding in any bankruptcy affecting the Property for 2 years); and **11** (order be binding and effective in any future cases).

CONTINUED to **November 9, 2016 at 11:00 a.m.**

APPEARANCE IS WAIVED on November 2, 2016.

**Party Information**

**Debtor(s):**

Rafael Flores

Represented By  
R Grace Rodriguez

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

Wednesday, November 02, 2016

Hearing Room 302

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11:00 AM

CONT... **Rafael Flores**

**Chapter 13**

**Movant(s):**

James T Stroud

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, November 02, 2016

Hearing Room 302

11:00 AM

1:14-13978 Vicki Georges Hufnagel

Chapter 7

#18.00 Motion to Avoid Lien JUNIOR LIEN with  
Tirso Del Junco, Jr., M.D.

Docket No: 37

**Tentative Ruling:**

Debtor moves to avoid of the judgment lien of Tirso Del Junco, Jr. ("Creditor") as it impairs Debtor's homestead exemption. Debtor calculates the impairment as follows:

- (1) \$1,100,000 (Property Value)
- (2) \$150,000 (Homestead)
- (3) \$990,249 (Senior Lien – Ocwen Loan)
- (4) \$558,725 or \$428,723 (Junior Lien – Creditor)

The Court previously denied Debtor's motion without prejudice for failure to comply with FRBP 7004(b) for failure to serve Creditor. See ECF No. 35.

The Motion is denied again; this time for insufficient evidence. Local Bankruptcy Rule ("LBR") 4003-2(d) provides in pertinent part as follows:

The motion must be accompanied by a declaration or other competent evidence establishing:

- (1) The balance remaining on the creditor's loan;
- (2) The fair market value of the subject property;
- (3) The identity of any other holder of a lien encumbering the subject property and the amount due and owing on such lien;
- (4) The specific statutory authority for the claimed exemption; and
- (5) The value or amount claimed exempt.

Debtor submits without support that the property value is \$1,100,000 despite his schedules listing the value as \$1,600,000. See Schedule A. Debtor fails to show whether Creditor's lien is for \$558,725 or \$428,723. Debtor submits that it seeks to exempt \$150,000 despite his schedules listing the value of the claimed exemption at \$175,000. See Schedule C.

Debtor must address the above deficiencies.

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

Wednesday, November 02, 2016

Hearing Room 302

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11:00 AM

CONT... Vicki Georges Hufnagel

Chapter 7

APPEARANCE REQUIRED.

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

Vicki Georges Hufnagel

Represented By  
Linda Rose Fessler

**Trustee(s):**

David Seror (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:11-11378 William Ginzburg**

**Chapter 7**

**#19.00** Status Conference on  
resolution of assumption and assignment  
issues relative to lease of premises located  
at 13155 Mindanao Way, Ste D-5, Marina  
Del Rey, CA

fr. 1/8/13 disc. c/o 2/28/13, 4/19/13 per stip,  
8/6/13 per stip, 11/12/13, 4/21/14, 8/28/14,  
7/1/15, 10/28/15, 2/24/16; 7/20/16, 7/27/16  
9/28/16

Docket No: 212

**\*\*\* VACATED \*\*\***

**Tentative Ruling:**

Having considered the Stipulation by CA Dental Pro, Inc. and RAR2-Villa Marina Center CA, LLC to Confirm Resolution of Non-Adjudicated Issues Under Sale Motion, and to Vacate Further Hearings Scheduled in Connection with this Matter (doc. 344), this hearing is VACATED and the matter taken off calendar.

**Party Information**

**Debtor(s):**

William Ginzburg

Represented By  
Philip D Dapeer  
Blake Lindemann  
Baruch C Cohen

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Asa S Hami  
Howard M Ehrenberg  
Elizabeth Jiang

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

1:14-12485 Rami Bentov and Osnat Bentov

Chapter 7

#19.01 Motion to Avoid Lien Judgment Lien  
with Ford Motor Credit Company, LLC

Docket No: 37

**Tentative Ruling:**

Debtor's lien recorded against 6200 Corbin Avenue, Tarzana CA 91356 are organized by the dates of recordation:

Lienholder	Date Recorded	Original Amount	Current Amount
1. Wells Fargo Bank	7/10/07	\$830,000	\$927,570
2. Franchise Tax Board	3/12/08	\$2,718	\$5,500
3. Los Angeles County	11/24/08	\$114.39	\$200
4. Shahrock Tavakoli	12/2/08	\$1,240	\$2,000
5. Shahrock Tavakoli	1/5/09	\$175,583	\$195,000
6. Los Angeles County	11/17/09	\$101.31	\$150
7. Internal Revenue Service	5/17/10	\$7,394.85	\$10,000
8. Los Angeles County	11/18/10	\$88.72	\$100
9. NCO Financial	11/21/10	\$7,246	\$8,500
10. Los Angeles County	1/10/12	\$88.25	\$100
11. Los Angeles County	11/21/12	\$85.20	\$100

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

CONT... **Rami Bentov and Osnat Bentov**

Chapter 7

12.

Ford Motor Credit Company	3/11/13	\$25,355	\$26,500
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13.

Donald Stone	5/4/15	\$17,458	\$18,000
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14.

Mobile Mini	7/2/15	\$6,141	\$6,500
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In violation of the reverse priority lien avoidance order under *In re Hanger*, 217 B.R. 592, 595 (B.A.P. 9th Cir. 1997), Debtor seeks to avoid the senior liens of Ford Motor Credit Company, NCO Financial, and the 2008 and 2009 liens of Shahrock Tavakoli without avoiding the junior liens of Donald Stone and Mobile Mini.

On October 21, 2016, the Court on its own motion entered order setting hearing on the Motions to Avoid Liens, requesting Debtors to explain their failure to follow the rule in *Hanger*.

Debtors filed a Supplement Memorandum of Points and Authorities in Response to the Court's Order, but again fails to address the Court's concern.

MOTIONS DENIED without prejudice.

APPEARANCE REQUIRED.

**Party Information**

**Debtor(s):**

Rami Bentov

Represented By  
Stella A Havkin

**Joint Debtor(s):**

Osnat Bentov

Represented By  
Stella A Havkin

**Movant(s):**

Osnat Bentov

Represented By  
Stella A Havkin  
Stella A Havkin

Rami Bentov

Represented By

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

**Wednesday, November 02, 2016**

**Hearing Room 302**

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11:00 AM

**CONT... Rami Bentov and Osnat Bentov**

**Chapter 7**

Stella A Havkin

**Trustee(s):**

Diane Weil (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:14-12485 Rami Bentov and Osnat Bentov**

**Chapter 7**

#19.02 Motion to Avoid Lien Judgment Lien  
for \$1,240 with Shahrock Tavakoli

Docket No: 38

**Tentative Ruling:**

See 19.01

**Party Information**

**Debtor(s):**

Rami Bentov

Represented By  
Stella A Havkin

**Joint Debtor(s):**

Osnat Bentov

Represented By  
Stella A Havkin

**Movant(s):**

Osnat Bentov

Represented By  
Stella A Havkin  
Stella A Havkin

Rami Bentov

Represented By  
Stella A Havkin

**Trustee(s):**

Diane Weil (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:14-12485 Rami Bentov and Osnat Bentov**

**Chapter 7**

**#19.03** Motion to Avoid Lien Judgment Lien  
with NCO Financial Systems

Docket No: 36

**Tentative Ruling:**

See 19.01

**Party Information**

**Debtor(s):**

Rami Bentov

Represented By  
Stella A Havkin

**Joint Debtor(s):**

Osnat Bentov

Represented By  
Stella A Havkin

**Movant(s):**

Osnat Bentov

Represented By  
Stella A Havkin  
Stella A Havkin

Rami Bentov

Represented By  
Stella A Havkin

**Trustee(s):**

Diane Weil (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

11:00 AM

**1:14-12485 Rami Bentov and Osnat Bentov**

**Chapter 7**

**#19.04** Motion to Avoid Lien Judgment Lien  
with Shahrock Tavakoli

Docket No: 35

**Tentative Ruling:**

See 19.01

**Party Information**

**Debtor(s):**

Rami Bentov

Represented By  
Stella A Havkin

**Joint Debtor(s):**

Osnat Bentov

Represented By  
Stella A Havkin

**Movant(s):**

Osnat Bentov

Represented By  
Stella A Havkin  
Stella A Havkin

Rami Bentov

Represented By  
Stella A Havkin

**Trustee(s):**

Diane Weil (TR)

Pro Se

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

Wednesday, November 02, 2016

Hearing Room 302

1:00 PM

1:10-18698 Krikor Tatoyan

Chapter 7

Adv#: 1:10-01372 Zabrodnaya v. Tatoyan

#20.00 Status conference

Docket No: 1

\*\*\* VACATED \*\*\* REASON: Cont. to 11/16/16 at 11:00 a.m. - CW

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Krikor Tatoyan

Represented By  
Richard M Moneymaker

**Defendant(s):**

Krikor Tatoyan

Represented By  
Richard M Moneymaker

**Plaintiff(s):**

Irena Zabrodnaya

Represented By  
Philip D Dapeer

**Trustee(s):**

Amy L Goldman (TR)

Represented By  
Amy L Goldman (TR)

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

Wednesday, November 02, 2016

Hearing Room 302

2:00 PM

**1:15-10446 Thomas R D'Arco**

**Chapter 7**

Adv#: 1:15-01076 Misik v. D'Arco

▪  
#21.00 Status Conference re: Complaint

fr. 9/9/15, 3/30/16, 4/27/16; 8/17/16

Docket No: 3

**Tentative Ruling:**

- NONE LISTED -

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

Thomas R D'Arco

Represented By  
Chris Gautschi

**Defendant(s):**

Thomas D'Arco

Pro Se

**Plaintiff(s):**

Thomas Misik

Represented By  
Barak Lurie

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Ashley M McDow  
Michael T Delaney

**US Trustee(s):**

United States Trustee (SV)

Pro Se