

**United States Bankruptcy Court  
Central District of California  
Riverside  
Judge Scott Clarkson, Presiding  
Courtroom 126 Calendar**

**Thursday, December 17, 2020**

**Hearing Room 126**

2:00 PM

**6:20-14798 Ben Clymer's The Body Shop Perris Inc.**

**Chapter 11**

**#25.00**

Hrg. on Motion for Turnover of Property as against Robert M. Yaspan and Law Offices of Robert M. Yaspan

EH\_\_\_\_

Docket 317

**Tentative Ruling:**

Tentative for 12/17/20 is to GRANT.

The 12/17 hearing is hereby vacated, and will not be held; therefore, no appearances are permitted.

**Party Information**

**Debtor(s):**

Ben Clymer's The Body Shop Perris

Represented By  
Robert M Yaspan

**Trustee(s):**

Todd A. Frealy (TR)

Represented By  
Monica Y Kim  
Levene, Neale, Bender, Rankin & Brill L.L.P.  
Carmela Pagay  
David B Golubchik

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

10:00 AM

**8:16-12589 Andrea Steinmann Downs**

**Chapter 7**

**#1.00**

Motion for relief from stay [Action In Non-Bankruptcy Forum]

Hausman Holdings, LLC And David and Pamela Moellenhoff vs. DEBTOR  
(Motion filed 11/23/2020)

Docket 973

**Tentative Ruling:**

Tentative for 12/17/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1607032261>

Meeting ID: 160 703 2261

Password: 341572

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 703 2261

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

10:00 AM

**CONT... Andrea Steinmann Downs**

**Chapter 7**

Password: 341572

For further details, please consult the instructions on the Court's website  
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

**Party Information**

**Debtor(s):**

Andrea Steinmann Downs

Pro Se

**Movant(s):**

Hausman Holdings, LLC

Represented By  
Jeffrey M Goldman  
Alan J Kessel  
Hamid R Rafatjoo  
Kay S Kress  
Jennifer L Nassiri  
Brett Ramsaur

Hausman Holdings, David and

Represented By  
Malhar S Pagay  
Brett Ramsaur

**Trustee(s):**

Thomas H Casey (TR)

Represented By  
Beth Gaschen  
Jeffrey I Golden

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

10:00 AM

**CONT... Andrea Steinmann Downs**

Faye C Rasch  
Ryan W Beall

**Chapter 7**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room

5C

10:00 AM

8:19-13560 Eagan Avenatti, LLP and Simeon Osborn

Chapter 7

#2.00

CONT'D Motion for relief from stay [Action In Non-Bankruptcy Forum]

Stoll, Nussbaum & Polakov vs. DEBTOR

(Motion filed 9/26/2019)

**[Case transferred from CB on 7/31/2020]**

**[RE: Case Name: Eagan Avenatti LLP v. Stoll, Nussbaum & Polakov, et al.] [Docket No: 30-2011-00483570 Consolidated With 30-2013-00627604]  
[Pending In: California Superior Court For The County Of Orange]**

FR: 11-5-19; 11-12-19; 12-3-19; 1-28-20; 3-24-20; 6-2-20; 9-24-20

Docket 13

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - NOTICE OF  
WITHDRAWAL OF MOTION FOR RELIEF FROM STAY FILED 12-7-  
2020 - (DOCKET NO. [250])**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Eagan Avenatti, LLP

Represented By  
Jack A. Reitman

Simeon Osborn

Represented By  
Aaron J Malo

**Movant(s):**

Stoll, Nussbaum & Polakov

Represented By  
H James Keathley  
Karen S. Naylor

**Trustee(s):**

Richard A Marshack (TR)

Represented By

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

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10:00 AM

**CONT...**

**Eagan Avenatti, LLP and Simeon Osborn**

**Chapter 7**

Jack A. Reitman

D Edward Hays

David Wood

Judith E Marshack

John P. Reitman

Meghan C Murphey

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

10:00 AM

**8:20-13129 Jon Alan Steelman and Carmen Steelman**

**Chapter 7**

**#3.00**

Motion for relief from stay [Personal Property]

Exeter Finance LLC vs. DEBTOR  
(Motion filed 11/19/2020)

**[RE: 2017 Dodge Journey - VIN No.: 3C4PDCBB9HT562142]**

Docket 12

**Tentative Ruling:**

Tentative for 12/17/20:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 703 2261

Password: 341572

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

10:00 AM

**CONT... Jon Alan Steelman and Carmen Steelman**

**Chapter 7**

**Party Information**

**Debtor(s):**

Jon Alan Steelman

Represented By  
Paul Y Lee

**Joint Debtor(s):**

Carmen Steelman

Represented By  
Paul Y Lee

**Movant(s):**

Exeter Finance LLC

Represented By  
Sheryl K Ith

**Trustee(s):**

Richard A Marshack (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-10754 Gary Song Jiunn Mor**

**Chapter 11**

**#4.00**

Motion for relief from stay [Personal Property]

Ally Financial vs. DEBTOR  
(Motion filed 11/16/2020)

**[RE: 2016 McLaren 650 Spider - VIN No.: SBM11FAA8GW005778]**

Docket 84

**Tentative Ruling:**

Tentative for 12/17/20:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Gary Song Jiunn Mor**

**Chapter 11**

Movant to lodge an order within seven (7) days.

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

Gary Song Jiunn Mor

Represented By  
Andy C Warshaw

**Movant(s):**

Ally Financial

Represented By  
Greg P Campbell

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room

5C

11:00 AM

8:17-11743 Cecilio Romero Murrietta and Irma Bonilla Murrietta

Chapter 11

#5.00

CONT'D Hearing RE: Confirmation Of First Amended Chapter 11 Plan Of Reorganization  
(D.S. filed 6/4/2020)  
(First Amended D.S filed 7/30/2020)  
(Plan Confirmation hearing set at D.S. hearing held 7/16/2020)  
(First Amended Plan filed 7/30/2020)

FR: 7/16/20; 10-1-20; 11-5-20

Docket 357

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO JANUARY 21, 2021 AT 11:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE HEARINGS ON CONFIRMATION OF THE TRUSTEE'S FIRST AMENDED PLAN OF REORGANIZATION ENTERED 12-3-2020 - (DOCKET NO. [384])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Cecilio Romero Murrietta

Represented By  
Andrew S Bisom

**Joint Debtor(s):**

Irma Bonilla Murrietta

Represented By  
Andrew S Bisom

**Trustee(s):**

David M Goodrich (TR)

Represented By  
Jeffrey I Golden  
Beth Gaschen  
Ryan W Beall

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room

5C

11:00 AM

8:17-11743 Cecilio Romero Murrietta and Irma Bonilla Murrietta

Chapter 11

#6.00

CONT'D STATUS CONFERENCE Hearing RE: (1) Case Management Conference And (2) Requiring Status Report (Petition filed 5/1/17)

FR: 6-15-17; 6-29-17; 9-14-17; 10-5-17; 12-7-17; 12-14-17; 2-22-18; 5-31-18; 8-23-18; 1-31-19; 4-18-19; 8-15-19; 10-24-19; 1-23-20; 3-12-20; 6-11-20; 7-16-20; 10-1-20; 11-5-20

Docket 6

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO JANUARY 21, 2021 AT 11:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE HEARINGS ON CONFIRMATION OF THE TRUSTEE'S FIRST AMENDED PLAN OF REORGANIZATION ENTERED 12-3-2020 - (DOCKET NO. [384])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Cecilio Romero Murrietta

Represented By  
Andrew S Bisom

**Joint Debtor(s):**

Irma Bonilla Murrietta

Represented By  
Andrew S Bisom

**Trustee(s):**

David M Goodrich (TR)

Represented By  
Jeffrey I Golden  
Beth Gaschen  
Ryan W Beall

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room 5C

11:00 AM

**8:18-11116 Luxent Inc.**

**Chapter 11**

#7.00

CONT'D Hearing RE: Post Confirmation Status Conference  
(Petition filed 3/30/2018)

**[Case transferred from CB on 7/31/2020]**

(S/C Advanced from 12/23/2020 per Order Entered 8/7/2020)

FR: 4-11-18; 4-17-18; 8-1-28; 9-26-18; 11-28-18; 3-6-19; 3-13-19; 4-30-19;  
6-5-19; 7-31-19; 8-28-19; 10-9-19; 4-8-20; 4-15-20; 7-22-20

Docket 1

**Tentative Ruling:**

Tentative for 12/17/20 is to CONTINUE to July 15, 2021, at 11:00 a.m. A status report is due 14 days in advance.

The 12/17 hearing is hereby vacated, and will not be held; therefore, no appearances are permitted.

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

Luxent Inc.

Represented By  
Todd C. Ringstad  
Brian R Nelson  
Richard C Donahoo

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-11339 Rockport Development, Inc.**

**Chapter 11**

**#8.00**

CONT'D STATUS CONFERENCE RE: Scheduling And Case Management Conference  
(Petition filed 5/7/2020)

FR: 5-13-20; 5-27-20; 6-3-20; 7-1-20; 7-14-20 (CB); 7-16-20; 10-8-20

Docket 1

**Tentative Ruling:**

Tentative for 12/17/20 is to CONTINUE to February 18, 2021, at 11:00 a.m., to be heard concurrently with the hearing on the adequacy of Debtor's disclosure statement, which is anticipated to be filed prior to this hearing. A status report is due 14 days in advance.

The 12/17 hearing is hereby vacated, and will not be held; therefore, no appearances are permitted.

\*\*\*\*\*

Tentative for 10/8/20 is to CONTINUE to December 17, 2020, at 11:00 a.m. A status report is due 14 days in advance.

Appearances for the 10/8 hearing are excused.

\*\*\*\*\*

Tentative for 7/16/20 is to CONTINUE to October 8, 2020 at 11:00 a.m., and set the following dates/deadlines:

1. Claims Bar Date: 8/15/20
2. Deadline for filing Claim Objections: 12/31/20
3. Deadline to file Plan and Disclosure Statement: 9/4/20

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**CONT...**      **Rockport Development, Inc.**  
videoconference capabilities.

**Chapter 11**

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL:      <https://cacb.zoomgov.com/j/1604927436>

Meeting ID:                      160 492 7436

Password:                        959938

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID:                      160 492 7436

Password:                        959938

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters will be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

**Party Information**

**Debtor(s):**

Rockport Development, Inc.

Represented By  
Matthew Grimshaw  
David Wood

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room 5C

11:00 AM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

Adv#: 8:20-01139 Kiladjian v. Kiladjian

**#9.00**

STATUS CONFERENCE Hearing RE: Complaint For Declaratory Judgment And Nondischargeability Of Debt  
(Complaint filed 9/28/2020)

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO JANUARY 7, 2021 AT 10:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE STATUS CONFERENCE TO COINCIDE WITH HEARING ON DEFENDANT'S MOTION TO DISMISS COMPLAINT ENTERED 12-4-2020 - (DOCKET NO. [11])**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Defendant(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Plaintiff(s):**

Beth Kiladjian

Represented By  
Robert P Goe  
Charity J Manee

**Trustee(s):**

Mark M Sharf (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-11963 TNP Spring Gate Plaza, LLC a Delaware limited liab**

**Chapter 11**

**#10.00**

CONT'D STATUS CONFERENCE Hearing RE: (1) Case Management Conference And (2) Requiring Status Report (Petition filed 7/10/2020)

FR: 9-3-20

Docket 8

**Tentative Ruling:**

Tentative for 12/17/20 is to set an CONTINUED status conference on February 4, 2021, at 11:00 a.m. A status report is due 14 days in advance.

The Court has reviewed Debtor's Status Report filed 11/6/20 [Dk. 57], and the Response filed 11/13/20 [Dk. 60]. The Court is inclined to extend the deadline to file a plan and disclosure statement to December 30, 2020, unless Debtor provides additional evidence at the 12/17 hearing to show that good cause warrants further extension.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1613017500>

Meeting ID: 161 301 7500

Password: 212975

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... TNP Spring Gate Plaza, LLC a Delaware limited liab**

**Chapter 11**

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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Tentative for 9/3/20:

This is a single asset real estate Chapter 11. The Court is inclined to set the following dates/deadlines:

1. Deadline to file Plan and D.S. - October 8, 2020
2. Deadline to serve Plan and D.S. - September 15, 2020
3. Proof of Claims Deadline - November 15, 2020

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**CONT... TNP Spring Gate Plaza, LLC a Delaware limited liab**

**Chapter 11**

4. **Deadline to file Objections to Claims - January 15, 2021**

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1612536348>

Meeting ID: 161 253 6348

Password: 872218

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 253 6348

Password: 872218

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

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11:00 AM

**CONT... TNP Spring Gate Plaza, LLC a Delaware limited liab Chapter 11**

<https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

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

TNP Spring Gate Plaza, LLC a

Represented By  
Leonard M Shulman

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#11.00**

Hearing RE: Final Application For Allowance And Payment Of Fees And Reimbursement Of Expenses For The Period From April 9, 2020 Through October 4, 2020  
(Application filed 11/18/2020)

**[RE: SMILEY WANG-EKVALL, LLP - Attorneys For Debtor And Debtor-In-Possession]  
[Fees: \$72,653.00; Expenses: \$5,068.08]**

Docket 1373

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

**Debtor(s):**

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Seflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**Movant(s):**

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Seflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#12.00**

Hearing RE: Eighth And Final Application For Order Seeking Allowance And Payment Of Fees On A Final Basis For The Period From April 16, 2020 Through October 4, 2020

(Application filed 11/19/2020)

**[For Debtor WJA Secure Real Estate Fund, LLC, Only]**

**[RE: MENCHACA & COMPANY - Accountants For Debtors And Debtors-In-Possession]**

**[Fees: \$3,024.00, Expenses: \$0.00]**

**[Approval of Fees on a Final Basis: Fees: 15,229.94; Expenses: \$0.00]**

**[Total Fees: \$18,253.94 - Period From June 7, 2017 Through October 4, 2020]**

Docket 1378

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

    Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.rder within seven (7) days.

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

**Debtor(s):**

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Seflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**Movant(s):**

Menchaca & Company LLP

Pro Se



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

Adv#: 8:19-01093 TD REO Fund, LLC et al v. Singal et al

**#13.00**

CONT'D STATUS CONFERENCE Hearing RE: Complaint For:  
(1) Breach Of Guaranty Contracts; (2) Breach Of Lease Agreement;  
(3) Breach Of Security Instrument  
(Complaint filed 5/17/19)

FR: 8-8-19; 11-7-19; 1-23-20; 4-9-20; 7-16-20; 8-20-20; 10-22-20

Docket 1

**Tentative Ruling:**

Tentative for 12/17/20 is to CONTINUE to February 4, 2021 at 11:00 a.m. If the matter is not otherwise resolved, a status report (unilateral or joint) is due 14 days before the hearing.

The 12/17 hearing is hereby vacated, and will not be held; therefore, no appearances are permitted.

\*\*\*\*\*

Tentative for 10/22/20 is to CONTINUE to December 17, 2020 at 11:00 a.m. If the matter is not otherwise resolved, a status report (unilateral or joint) is due 14 days before the hearing.

Appearances for the 10/22 hearing are excused.

\*\*\*\*\*

Tentative for 8/20/20 is to CONTINUE to October 22, 2020 at 11:00 a.m. If the matter is not otherwise resolved, a status report (unilateral or joint) is due 14 days before the hearing.

Appearances for the 8/20 hearing are excused.

\*\*\*\*\*

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

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11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

Tentative for 7/16/20 is to CONTINUE to August 20, 2020 at 11:00 a.m. If the matter is not otherwise resolved, a status report (unilateral or joint) is due 14 days before the hearing.

Appearances for the 7/16 hearing are excused.

\*\*\*\*\*

Tentative for 4/9/20 is to CONTINUE to July 16, 2020 at 11:00 a.m. If the matter is not otherwise resolved, a status report (unilateral or joint) is due 14 days before the hearing.

Plaintiff is required to submit its motion seeking approval of the settlement by no later than May 15, 2020.

Appearances for the 4/9 hearing are excused.

\*\*\*\*\*

Tentative for 1/23/20:

The Court has received and reviewed the status report filed 1/15/20 [Dk. 28] and will CONTINUE this status conference to April 9, 2020 at 11:00 a.m. A status report (whether joint or unilateral) for the April 9, 2020 hearing is due 14 days prior.

The Court notes that settlement discussions were also referenced in a previous status report filed on 10/31/19 [Dk. 26]. Absent a showing of significant forward progress in the next status report, the Court will issue a scheduling order at the next status conference.

Further, pursuant to the 11/7/19 tentative (set forth below), Plaintiff was instructed to file a status report 14 days in advance of this hearing (by 11/9/20). Plaintiff did not comply with this directive. Plaintiff also failed to timely file a status report for the 11/7/19 status conference, as directed by the 8/08/19 tentative (also set forth below). **The Court will excuse the noncompliance in this instance; however, in light of the repeat violations, Plaintiff is cautioned that it may be subject to sanctions for**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC  
future violations.**

**Chapter 11**

Appearances are excused.

\*\*\*\*\*

Tentative for 11/07/19:

The Court notes that parties have failed to comply with LBR 7016. The Court will excuse the noncompliance in this instance, but the parties are cautioned to follow all applicable rules or risk future sanctions.

The Court is inclined to continue this status conference to January 23, 2020 at 11:00 a.m. A status report is due 14 days prior to the hearing.

Appearances are excused.

\*\*\*\*\*

Tentative for 8/08/19:

This matter is CONTINUED to November 7, 2019 at 11:00 a.m. A status report (whether joint or unilateral) is due 14 days in advance.

Appearances are excused.

**Party Information**

**Debtor(s):**

WJA Asset Management LLC

Represented By  
Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Seflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

Kathy Bazoian Phelps  
Timothy W Evanston

**Defendant(s):**

Suneet Singal	Pro Se
First Capital Real Estate	Pro Se
Stephen Howell	Pro Se
Central Valley Gas Stations Atwater	Pro Se

**Plaintiff(s):**

TD REO Fund, LLC	Represented By Michael W Davis Corey R Weber
TD Opportunity Fund, LLC	Represented By Michael W Davis Corey R Weber

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**8:19-13728 Thompson National Properties, LLC**

**Chapter 11**

**#14.00**

Hearing RE: Second Application For Approval Of Fees And Reimbursement Of Expenses For The Period From September 26, 2019 Through November 17, 2020

(Application filed 11/18/2020)

**[RE: SHULMAN BASTIAN FRIEDMAN & BUI, LLP - Attorneys for the Debtor and Debtor in Possession]**

**[Fees: \$391,715.00; Expenses: \$39,989.76]**

Docket 317

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

---

11:00 AM

**CONT... Thompson National Properties, LLC**

**Chapter 11**

**Debtor(s):**

Thompson National Properties, LLC

Represented By  
Leonard M Shulman

**Movant(s):**

Thompson National Properties, LLC

Represented By  
Leonard M Shulman  
Leonard M Shulman

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**8:18-14052 Kendall Frozen Fruits, Inc. and KFF Holdings, Inc., fka**

**Chapter 11**

**#15.00**

Hearing RE: Application For Payment Of: Final Fees And/Or Expenses  
(11 U.S.C. Section 330) Period: 8/19/2020 to 11/16/2020  
(Application filed 11/16/20)

**[RE: LAW OFFICE OF DAVID AGLER, SPECIAL TAX COUNSEL]  
[Fees: \$13,510.00; Expenses: \$1,080.00]**

Docket 383

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Kendall Frozen Fruits, Inc. and KFF Holdings, Inc., fka**

**Chapter 11**

**Party Information**

**Debtor(s):**

KFF Holdings, Inc., fka Kendall

Represented By  
David Wood

Kendall Frozen Fruits, Inc.

Represented By  
Steven Werth  
David S Kupetz

**Movant(s):**

David Agler

Pro Se

**Trustee(s):**

Howard B Grobstein (TR)

Represented By  
David Wood  
Matthew Grimshaw  
Tinho Mang  
Annie Y Stoops  
M Douglas Flahaut  
Aram Ordubegian



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**8:18-13324 Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**#16.00**

Hearing RE: First Interim Fee Application For Approval Of Compensation And Reimbursement Of Costs For The Period From May 4, 2020 Through November 16, 2020  
(Application filed 11/19/2020)

**[RE: SL BIGGS - A Division Of SingerLewak - Accountants For Chapter 11 Trustee]  
[Fees: \$60,267.00; Costs: \$84.20]**

Docket 516

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**Debtor(s):**

Ruby's Franchise Systems, Inc., a

Represented By  
Eric J Fromme  
Christopher J Harney

**Movant(s):**

SLBiggs

Pro Se

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:18-13324 Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**#17.00**

Hearing RE: First Interim Fee Application For Allowance And Payment Of Compensation And Reimbursement Of Expenses For The Period From April 16, 2020 Through November 23, 2020  
(Application filed 11/23/2020)

**[RE: PETER J. MASTAN - Chapter 11 Trustee]  
[Fees: \$75,750.59; Expenses: \$0.00]**

Docket 520

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**Debtor(s):**

Ruby's Franchise Systems, Inc., a

Represented By  
Eric J Fromme  
Christopher J Harney

**Movant(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room**

**5C**

11:00 AM

**8:18-13324 Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**#18.00**

Hearing RE: First Interim Fee Application For Allowance And Payment Of Compensation And Reimbursement Of Expenses Covering The Period From April 16, 2020 Through October 31, 2020  
(Application filed 11/24/2020)

**[RE: DINSMORE & SHOHL LLP - Attorneys For Chapter 11 Trustee]  
[Fees: \$198,324.50; Expenses: \$0.00]**

Docket 522

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**Debtor(s):**

Ruby's Franchise Systems, Inc., a

Represented By  
Eric J Fromme  
Christopher J Harney

**Movant(s):**

Dinsmore & Shohl LLP

Represented By  
Christopher Celentino

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room

5C

11:00 AM

8:18-13311 Ruby's Diner, Inc., a California corporation

Chapter 7

#19.00

Hearing RE: First And Final Application For Compensation And Reimbursement Of Expenses For Period From September 4, 2018 Through April 14, 2020 (Application filed 11/25/2020)

**[RE: GLASSRATNER ADVISORY & CAPITAL GROUP, LLC - Financial Advisor For The Debtor]**

**[Fees: \$864,308.50; Expenses: \$1,379.01]**

Docket 936

**Tentative Ruling:**

Tentative for 12/17/20 is to CONTINUE to February 4, 2021, at 11:00 a.m. to allow Applicant to file an amended application which addresses the following:

1. On Pg. 11, the application appears to contain duplicative narrative summaries for the section entitled "13. Category 120 'Data Analysis.'"
2. Pg. 12 is missing from the application. Accordingly, the Court is not provided the opportunity to evaluate the narrative summary pertaining to the section entitled "14. Category 130 'Litigation.'"
3. The time entries located at Exhibit A are too small for the Court to review.
4. A client declaration must be filed in support of the fee application pursuant to LBR 2016-1(a)(1)(J).

Applicant is advised to file a supplement which addresses the foregoing by not later than January 14, 2021, with a client declaration due by not later than January 21, 2021.

The 12/15 hearing is hereby vacated, and will not be held; therefore, no appearances are permitted.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Diner, Inc., a California corporation**

**Chapter 7**

**Debtor(s):**

Ruby's Diner, Inc., a California

Represented By  
William N Lobel  
Jeffrey P Nolan

**Movant(s):**

GlassRatner Advisory & Capital

Represented By  
William N Lobel

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Laila Masud  
D Edward Hays  
Tinho Mang



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room 5C

11:00 AM

8:18-13311 Ruby's Diner, Inc., a California corporation

Chapter 7

#20.00

Hearing RE: First And Final Fee Applicaton for Compensation And Reimbursement Of Expenses For The Period From August 29, 2019 Through April 15, 2020  
(Application filed 11/25/2020)

**[RE: PACHULSKI STANG ZIEHL & JONES, LLP - General Bankruptcy Counsel for Debtors and Debtors-in-Possession]  
[For RDI: - Fees: \$4,053,170.50; Expenses: \$51,495.21]  
[For SoCal Debtors: Fees: \$547,971.50; Expenses: \$11,330.87]**

Docket 935

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - NOTICE OF WITHDRAWAL OF FIRST AND FINAL APPLICATION FOR COMPENSATION AND REIMBURSEMENT OF EXPENSES FILED 12-10 -2020 - (DOCKET NO. [957])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ruby's Diner, Inc., a California

Represented By  
William N Lobel  
Jeffrey P Nolan

**Movant(s):**

Pachulski Stang Ziehl & Jones LLP

Represented By  
William N Lobel

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Laila Masud  
D Edward Hays  
Tinho Mang

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:18-13311 Ruby's Diner, Inc., a California corporation**

**Chapter 7**

**#21.00**

Hearing RE: First And Final Application For Professional Fees And Reimbursement Of Expenses For The Period From September 22, 2018 Through And Including April 15,2020 (Application filed 11/25/2020)

**[RE: WINTHROP GOLUBOW HOLLANDER, LLP - Attorneys For General Unsecured Creditors]  
[Fees: \$851,150.50; Expenses: \$11,382.72]**

Docket 934

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Diner, Inc., a California corporation**

**Chapter 7**

**Debtor(s):**

Ruby's Diner, Inc., a California

Represented By  
William N Lobel  
Jeffrey P Nolan

**Movant(s):**

Winthrop Golubow Hollander, LLP

Represented By  
Garrick A Hollander

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Laila Masud  
D Edward Hays  
Tinho Mang

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 17, 2020

Hearing Room 5C

11:00 AM

8:18-13311 Ruby's Diner, Inc., a California corporation

Chapter 7

#22.00

Hearing RE: First And Final Fee Application For Allowance And Payment Of Fees And Reimbursement Of Expenses For The Period From September 27, 2018 Through April 15, 2020  
(Application filed 11/30/2020)

**[FORCE TEN PARTNERS, LLC - Former Financial Advisor To The  
Committee Of Unsecured Creditors]  
[Fees: \$336,181.00; Expenses: \$1,942.23]**

Docket 941

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Diner, Inc., a California corporation**

**Chapter 7**

**Debtor(s):**

Ruby's Diner, Inc., a California

Represented By  
William N Lobel  
Jeffrey P Nolan

**Movant(s):**

Force 10 Partners LLC

Pro Se

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Laila Masud  
D Edward Hays  
Tinho Mang

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:18-13324 Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**#23.00**

Hearing RE: Motion For Order (1) Converting The Bankruptcy Case To Chapter 7, Nunc Pro Tunc To November 24, 2020; (2) Approving The Continued Employment Of The Trustee's Professionals And Staff; And (3) Authorizing The Trustee To Continue To Use And Compensate Certain Independent Contractors And Eide Baily LLP As Bookkeepers (Motion filed 11/24/2020)

Docket 524

**Tentative Ruling:**

Tentative for 12/17/20 is to APPROVE conversion and the continued employment of professionals as requested, except that the Court would like to discuss more completely the reasons and practical effects for a retroactive conversion date of November 24, 2020. For instance, is this relief sought solely to eliminate Chapter 11 US Trustee quarterly fees assessments? Are other Chapter 11 administrative fees being moved from a subpriority position to a priority (Chapter 7 administrative) position?

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1613017500>

Meeting ID: 161 301 7500

Password: 212975

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Ruby's Franchise Systems, Inc., a California Chapter 11**

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

Password: 212975

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

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

Ruby's Franchise Systems, Inc., a

Represented By  
Eric J Fromme  
Christopher J Harney

**Movant(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

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11:00 AM

**CONT... Ruby's Franchise Systems, Inc., a California**

**Chapter 11**

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Christopher Celentino  
Ashleigh A Danker



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 17, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-12636 Golden Hotel LLC and Golden Capital Venture LLC**

**Chapter 11**

**#24.00**

Hearing RE: Motion For Order Approving Bid Procedures For Sale Of The Real Property Located At 7762 Beach Boulevard, Buena Park, California, And Certain Related Personal Property  
(Motion filed 12/8/2020)

Docket 126

**Tentative Ruling:**

Tentative for 12/17/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1613017500>

Meeting ID: 161 301 7500

Password: 212975

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 301 7500

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For further details, please consult the instructions on the Court's website  
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

**Party Information**

**Debtor(s):**

Golden Hotel LLC

Represented By  
Lei Lei Wang Ekvall  
Michael Simon

Golden Capital Venture LLC

Represented By  
Lei Lei Wang Ekvall  
Robert S Marticello

**Movant(s):**

Golden Hotel LLC

Represented By  
Lei Lei Wang Ekvall  
Michael Simon

Golden Capital Venture LLC

Represented By  
Lei Lei Wang Ekvall  
Robert S Marticello