

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:15-21974 Rosemart Property Inc.**

**Chapter 11**

**#1.00 Order to Show Cause Re Dismissal**

Docket 73

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Rosemart Property Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
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Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:15-21974 Rosemart Property Inc.**

**Chapter 11**

**#1.10 Post Confirmation Status Conference**

FR. 8-4-16; 9-15-16

Docket 1

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Rosemart Property Inc.

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:16-15457 Ardra Verrett Fleming**

**Chapter 11**

**#1.20** Motion for Order Determining Value of Collateral

fr 8/4/16; 9/8/16

Docket 53

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR- MOTION MOOT**

**Tentative Ruling:**

None.

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

Ardra Verrett Fleming

Represented By  
Onyinye N Anyama

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

Thursday, October 06, 2016

Hearing Room 1375

10:00 AM

2:16-18592 Nelson Oswaldo Evangelista, Sr. and Liliana Ambar

Chapter 11

#2.00 Motion for Setting Property Value

Docket 28

**Tentative Ruling:**

None.

**Final Ruling:**

This motion has been set for hearing on the notice required by LBR 4001(c)(1) and LBR 9013-1(d)(2). The failure of any party in interest to file written opposition at least 14 days prior to the hearing as required by LBR 9013-1(f) is considered as consent to the granting of the motion. LBR 90913-1(h). Cf. Ghazali v. Moran, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. See Boone v. Burk (In re Eliapo), 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the matter will be resolved without oral argument. LBR 9013-1(j)(3).

Debtors seek to value their REAL PROPERTY at a fair market value of \$875,000.00 as of June 28, 2016. The subject property is encumbered by a first deed of trust lien held by Ocwen Loan Servicing, LLC, securing a loan with a balance as of the petition date of approximately \$830,039.44, and a second deed of trust lien held by CIT Bank, N.A., securing a loan with a balance as of the petition date of approximately \$162,959.51. The valuation motion is supported by evidence as to the value of the subject property. The content of the notice meets the due process requirement that it be "reasonably calculated, under all of the circumstances, to apprise interested parties of the pendency of the action and to afford them the opportunity to present their objections." Mullane v. Central Hanover Bank & Trust Co., 339 U.S. 306, 314 (1950). No opposition was filed.

The debtors' motion is GRANTED in part. The court finds that the value of the real property as of June 28, 2016 is \$875,000. The Court makes no other findings. The Debtors will have to address the treatment and secured status of claims

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**CONT...** Nelson Oswaldo Evangelista, Sr. and Liliana Ambar  
in the Debtors' Chapter 11 plan.

**Chapter 11**

Pursuant to LBR 9021-1(b)(1)(B), the debtors must serve and lodge a proposed order via LOU within 7 days of the hearing. **Appearances waived.**

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

Nelson Oswaldo Evangelista Sr.

Represented By  
Anthony Obehi Egbase  
Crystle J Lindsey

**Joint Debtor(s):**

Liliana Ambar Evangelista

Represented By  
Anthony Obehi Egbase  
Anthony Obehi Egbase  
Crystle J Lindsey  
Crystle J Lindsey

**United States Bankruptcy Court  
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**Thursday, October 06, 2016**

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10:00 AM

**2:16-18592 Nelson Oswaldo Evangelista, Sr. and Liliana Ambar**

**Chapter 11**

**#3.00 Motion to Use Cash Collateral**

**Re: 2190 Garfias Drive, Pasadena, CA 91104**

Docket 21

**Tentative Ruling:**

No opposition having been filed, and good cause presented, the motion is GRANTED. The debtors are authorized to use the subject property's cash collateral according to the terms proposed in the motion. The debtors shall upload an appropriate order via the Court's LOU system. **Appearances waived.**

**Party Information**

**Debtor(s):**

Nelson Oswaldo Evangelista Sr.

Represented By  
Anthony Obehi Egbase  
Crystle J Lindsey

**Joint Debtor(s):**

Liliana Ambar Evangelista

Represented By  
Anthony Obehi Egbase  
Anthony Obehi Egbase  
Crystle J Lindsey  
Crystle J Lindsey

**United States Bankruptcy Court  
Central District of California  
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**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:14-21070 Holy Hill Community Church**

**Chapter 11**

**#4.00** Principal's Motion For An Order Disallowing  
In Part The Following Claim For Lacking  
Supporting Documentation:

Claim No. 26-1 Filed By Sang Nam Kim

fr. 8/14/16

Docket 459

**\*\*\* VACATED \*\*\* REASON: O/E 9-21-16 CONTINUED TO 11/17/16 @  
10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

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

Holy Hill Community Church

Represented By  
W Dan Lee  
Won Lee  
Richard T Baum  
Jaenam J Coe

**Movant(s):**

Richard J Laski (TR)

Represented By  
Andy Kong  
M Douglas Flahaut  
Aram Ordubegian

**Trustee(s):**

Richard J Laski (TR)

Represented By  
Andy Kong

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**CONT... Holy Hill Community Church**

M Douglas Flahaut  
Aram Ordubegian

**Chapter 11**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:14-21070 Holy Hill Community Church**

**Chapter 11**

**#5.00** Fourth Omnibus Motion For An Order Disallowing  
The Following Claims Lacking Supporting  
Documentation Or Recharacterizing The Claims  
As Gifts

CLAIM NO. 14-1 FILED BY CHUNG HYUN AND BOCKHEE AHN

CLAIM NO. 15-1 FILED BY SOON IM AHN

CLAIM NO. 16-1 FILED BY JO YOUNG BANG AND KI BOK BANG

CLAIM NO. 18-1 FILED BY CHIN HWA CHONG AND MI JUNG CHONG

CLAIM NO. 20-1 FILED BY SOO IL JANG AND EUN HEE JANG

CLAIM NO. 22-1 FILED BY CHEONUNG KIM AND KI YOUNG KIM

CLAIM NO. 24-1 FILED BY JOONG CHIL KIM

CLAIM NO. 27-1 FILED BY YOONG CHUNG KIM

CLAIM NO. 29-1 FILED BY SOO JUNG OH

CLAIM NO. 30-1 FILED BY SOON MYUNG OH

CLAIM NO. 31-1 FILED BY SUN GIL OH

fr. 8-4-16

Docket 473

**\*\*\* VACATED \*\*\* REASON: O/E 9-21-16 CONTINUED TO 11/17/16 @  
10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

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10:00 AM

**CONT... Holy Hill Community Church**

**Chapter 11**

**Debtor(s):**

Holy Hill Community Church

Represented By

W Dan Lee

Won Lee

Richard T Baum

Jaenam J Coe

**Movant(s):**

Richard J Laski (TR)

Represented By

Andy Kong

M Douglas Flahaut

Aram Ordubegian

**Trustee(s):**

Richard J Laski (TR)

Represented By

Andy Kong

M Douglas Flahaut

Aram Ordubegian

**United States Bankruptcy Court  
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10:00 AM

**2:14-21070 Holy Hill Community Church**

**Chapter 11**

**#6.00** Principal's Fifth Omnibus Motion For An Order  
Disallowing The Following Claims Lacking  
Supporting Documentation Or Recharacterizing  
The Claims As Gifts:

Claim No. 28-1 Filed By James Chul Hwan Oh And Ellen Sunsoo Oh  
Claim No. 32-1 Filed By Henry Hae Hoon Owh  
Claim No. 36-1 Filed By Chan Hyo Tak And Mae Ja Tak  
Claim No. 38-1 Filed By Sung Yeol Yim And In Rea Yim

fr. 8-04-16

Docket 489

**\*\*\* VACATED \*\*\* REASON: O/E 9-21-16 CONTINUED TO 11/17/16 @  
10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Holy Hill Community Church

Represented By  
W Dan Lee  
Won Lee  
Richard T Baum  
Jaenam J Coe

**Movant(s):**

Richard J Laski (TR)

Represented By  
Andy Kong  
M Douglas Flahaut  
Aram Ordubegian

**Trustee(s):**

Richard J Laski (TR)

Represented By

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**CONT... Holy Hill Community Church**

**Chapter 11**

Andy Kong  
M Douglas Flahaut  
Aram Ordubegian

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:14-21070 Holy Hill Community Church**

**Chapter 11**

**#7.00** Motion of Jung Sun Choi, Pil Soon Joo,  
Jong Wook Kim, Joong Hoon Kim, Joan  
Park and Rev. Albert Shin for: 1. Reconsideration  
of Order Granting Principal's Omnibus Motion for  
an Order Disallowing the Following Claims Lacking  
Supporting Documentation: - Claim No. 17-1

fr 9-8-16; 9-11-16

Docket 518

**\*\*\* VACATED \*\*\* REASON: O/E 9/21/16 CONTINUED TO 11/17/16 @  
10:00 AM**

**Tentative Ruling:**

- NONE LISTED -

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

Holy Hill Community Church

Represented By  
W Dan Lee  
Won Lee  
Richard T Baum  
Jaenam J Coe

**Movant(s):**

Jong Wook Kim

Represented By  
David J Richardson

Pil Soon Joo

Represented By  
David J Richardson

Jung Sun Choi

Represented By  
David J Richardson

Albert Shin

Represented By

**United States Bankruptcy Court  
Central District of California  
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Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

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10:00 AM

**CONT... Holy Hill Community Church**

**Chapter 11**

David J Richardson

Joan Park

Represented By  
David J Richardson

Joong Hoon Kim

Represented By  
David J Richardson

**Trustee(s):**

Richard J Laski (TR)

Represented By  
Andy Kong  
M Douglas Flahaut  
Aram Ordubegian

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 06, 2016**

**Hearing Room 1375**

10:00 AM

**2:14-21070 Holy Hill Community Church**

**Chapter 11**

**#8.00** Motion of Jung Kyun, Bok Hee Ahn, Kon Kyu Yu, and Sun Yim Yu for: 1. Reconsideration of Order Granting Principal's Omnibus Motion for an Order Disallowing the Following Claims Scheduled as Disputed: -

All to One Construction, Inc.,  
Alpha Omega Builders, Inc.,  
Associated Ready Mixed Concrete, Inc.,  
Devirian & Shimoto PC,  
East West Institute,  
Jung Hyun and Bok Hee Ahn,  
Kon Kyu Yu and Sun Yim Yu

fr. 9-11-16

fr 9-8-16

Docket 519

**\*\*\* VACATED \*\*\* REASON: O/E 9/21/16 CONTINUED TO 11/17/16 @  
10:00 AM**

**Tentative Ruling:**

- NONE LISTED -

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

Holy Hill Community Church

Represented By  
W Dan Lee  
Won Lee  
Richard T Baum  
Jaenam J Coe

**Movant(s):**

Kon Kyu Yu

Represented By

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

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10:00 AM

**CONT... Holy Hill Community Church**

**Chapter 11**

David J Richardson

Bok Hee Ahn

Represented By  
David J Richardson

Sun Yim Yu

Represented By  
David J Richardson

Jung Hyun

Represented By  
David J Richardson

**Trustee(s):**

Richard J Laski (TR)

Represented By  
Andy Kong  
M Douglas Flahaut  
Aram Ordubegian

**United States Bankruptcy Court  
Central District of California  
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Courtroom 1375 Calendar**

**Thursday, October 06, 2016**

**Hearing Room 1375**

2:00 PM

**2:16-16370 Hermandad Latina International Travel, Inc.**

**Chapter 7**

Telephonic Hearing

**#1.00** Application to Employ LEA Accountancy, LLP  
as General Accountant for the Estate

**David R. Chase to appear by telephone**

Docket 19

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Hermandad Latina International

Represented By  
David R Chase

**Trustee(s):**

David M Goodrich (TR)

Pro Se