

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2: -

ZOOM INFORMATION

Chapter

#0.00 Hearings before Judge Saltzman may be made in person or by remote or phone connection through ZoomGov.
ALL ATTORNEYS AND PARTIES MUST REGISTER APPEARANCES NO LATER THAN 12:00 NOON THE DAY BEFORE THE HEARING BY EMAIL AS FOLLOWS:

To: Chambers_DSaltzman@cacb.uscourts.gov
Subject: Registration – [Zoom or Phone or In Person]
Body: Hearing date and time
Calendar number on which you are appearing
Debtor name and case number
Adversary proceeding name and number (if applicable)
Name of the party/client appearing
Attorney's full name and SBN
Phone number (if participating by phone, the number from which you will call)
If any client or non-attorney representative will be observing, that person's full name, role, and phone number

IF YOU DO NOT REGISTER, YOU WILL NOT BE PERMITTED TO ATTEND THE HEARING

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**United States Bankruptcy Court
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ZOOM INFORMATION

Chapter

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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Docket 0

Tentative Ruling:

- NONE LISTED -

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2:25-20342 Freedom Assembly

Chapter 7

#1.00 Hearing RE: [15] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: .

Docket 15

Tentative Ruling:

Once the movant files a declaration with a proper signature (not a handwriting font), the court can waive appearances and rule as follows:

GRANT under 11 U.S.C. § 362(d)(1) and (d)(4). The evidence establishes that the filing of this case was part of a scheme to hinder, delay, or defraud the movant.

GRANT as binding despite conversion.

GRANT waiver of FRBP 4001(a)(3) stay.

Deny further extraordinary relief.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Freedom Assembly

Pro Se

Movant(s):

California Department of Housing

Represented By
Anna Barsegyan

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
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2:25-20342 Freedom Assembly

Chapter 7

#2.00 Order to Show Cause Re: Dismissal

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom Assembly

Pro Se

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
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1:00 PM

2:25-19277 Elya Mirzoyan

Chapter 7

#3.00 Hearing RE: [7] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 17719 Hillside Way, Santa Clarita, CA 91350 .

Docket 7

Tentative Ruling:

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

GRANT under 11 U.S.C. § 362(d)(1) and (d)(2).

GRANT as binding despite conversion.

GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

THIS ORDER CONSTITUTES AN ORDER GRANTING RELIEF FROM A STAY OF FORECLOSURE WITHIN THE MEANING OF CAL. CIV. CODE § 2920.5(c)(2)(C).

Party Information

Debtor(s):

Elya Mirzoyan

Represented By
Aris Artounians

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CONT... Elya Mirzoyan

Chapter 7

Movant(s):

Georgia's Own Credit Union

Represented By

Kristin A Schuler-Hintz

Trustee(s):

Sam S Leslie (TR)

Pro Se

**United States Bankruptcy Court
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2:25-19057 Rebecca Michele Bryant

Chapter 7

#4.00 Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2023 BMW 3 Series 330i Sedan 4D, VIN: 3MW69FF03P8D49192 .

Docket 13

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rebecca Michele Bryant

Represented By
Steven Ibarra

Movant(s):

Financial Services Vehicle Trust

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court
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2:24-19264 Yeujye Chen

Chapter 13

#5.00 Hearing RE: [74] Amended Motion (related document(s): [69] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1670 Asbury Drive Pasadena, CA 91104 . filed by Creditor AmWest Funding Corporation

Docket 74

***** VACATED *** REASON: Case dismissed per order entered on 12/19/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yeujye Chen

Represented By
Joshua Sternberg

Movant(s):

AmWest Funding Corporation

Represented By
Shannon A Doyle

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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1:00 PM

2:24-12351 Joanna Dellanira Alegria

Chapter 13

#6.00 Hearing RE: [63] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 Kia Seltos, VIN: KNDERCAA2N7285481 .

Docket 63

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Joanna Dellanira Alegria

Represented By
Roland H Kedikian

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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2:22-16024 Gregory Knighton

Chapter 13

#7.00 Hearing RE: [36] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 15602 Sandel Avenue, Gardena, CA 90248 , with proof of service, in addition to Motion for Relief from Co-Debtor Stay. (Delmotte, Joseph)

Docket 36

Tentative Ruling:

Continue for APO/plan modification negotiations.

Party Information

Debtor(s):

Gregory Knighton

Represented By
Steven A Alpert

Movant(s):

Wells Fargo Bank, N.A., as trustee,

Represented By
Joseph C Delmotte
Sean C Ferry
David Coats

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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2:25-20612 Roberto Pineda

Chapter 13

#8.00 CONT'D Hearing RE: [8] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate all property of the debtor .
fr. 12-18-25

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Roberto Pineda

Represented By
Michael H Colmenares

Movant(s):

Roberto Pineda

Represented By
Michael H Colmenares
Michael H Colmenares
Michael H Colmenares

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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2:24-19523 Jesse Rodelo Rodriguez

Chapter 13

#9.00 CONT'D Hearing RE: [73] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 2160 Century Park E, Apartment 104-N, Los Angeles, California 90067-2204 fr. 12-2-25

Docket 73

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jesse Rodelo Rodriguez

Represented By
Nicholas M Wajda

Movant(s):

Mutual of Omaha Mortgage, Inc.

Represented By
Fanny Zhang Wan
Chad L Butler
Dane W Exnowski

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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2:24-17697 Lucio Gutierrez Lugo

Chapter 7

#10.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Peter J. Mastan

Docket 31

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lucio Gutierrez Lugo

Represented By
Ramiro Flores Munoz

Trustee(s):

Peter J Mastan (TR)

Pro Se

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2:24-17617 Roberto A Morales and Adriana Morales

Chapter 7

#11.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Peter J. Mastan

Docket 39

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Roberto A Morales

Represented By
Regina Peralta

Joint Debtor(s):

Adriana Morales

Represented By
Regina Peralta

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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2:24-17026 Manuel Castillo, Jr. and Kelsie Renee Castillo

Chapter 7

#12.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Peter J. Mastan

Docket 33

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Manuel Castillo Jr.

Represented By
Michael E Clark

Joint Debtor(s):

Kelsie Renee Castillo

Represented By
Michael E Clark

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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2:24-16838 J Carmen Santana Galarza and Wanda Santana

Chapter 7

#13.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Peter J. Mastan

Docket 29

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

J Carmen Santana Galarza

Represented By
Barry E Borowitz

Joint Debtor(s):

Wanda Santana

Represented By
Barry E Borowitz

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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2:24-15545 Marcin Szalkowski and Dorota Szalkowski

Chapter 7

#14.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Peter J. Mastan

Docket 48

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Marcin Szalkowski

Represented By
Rex Tran

Joint Debtor(s):

Dorota Szalkowski

Represented By
Rex Tran

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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2:25-10584 Rick E Zandrelli

Chapter 7

#15.00 Hearing RE: [39] Debtor's Motion Under Rule 9019 For Approval Of
Compromise Of Controversy Regarding Objection Of National Loan Acquisitions
Co. to Homestead Exemption

Docket 39

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rick E Zandrelli

Represented By
Giovanni Orantes

Movant(s):

Rick E Zandrelli

Represented By
Giovanni Orantes
Giovanni Orantes

Trustee(s):

Sam S Leslie (TR)

Pro Se

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1:00 PM

2:25-20711 Global Group Properties, Inc., a California corpor

Chapter 11

#16.00 Hearing RE: [15] U.S. Trustee's Notice of Motion and Motion under 11 U.S.C. 1112(B) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Global Group Properties, Inc., a

Represented By
Michael A Cisneros

Movant(s):

United States Trustee (LA)

Represented By
Noreen A Madoyan

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1:00 PM

2:25-20443 Orange Courier, Inc

Chapter 11

#17.00 CONT'D Hearing RE: [8] Debtor's Emergency Motion for Entry of Order (1) Authorizing Use of Cash Collateral on an Interim Basis and (2) Setting a Final Hearing on Use of Cash Collateral
fr. 11-26-25, 12-4-25, 12-16-25

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Orange Courier, Inc

Represented By
Eric Bensamochan

Movant(s):

Orange Courier, Inc

Represented By
Eric Bensamochan

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2:25-20443 Orange Courier, Inc

Chapter 11

#18.00 Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Orange Courier, Inc

Represented By
Eric Bensamochan

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2:25-20361 Crystal Group LLC

Chapter 11

#19.00 Hearing RE: [12] U.S. Trustee Motion to dismiss or convert United States under 11 U.S.C. 1112(b) or Direct the Appointment of a Chapter 11 Trustee

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crystal Group LLC

Represented By
Robert S Altagen

**United States Bankruptcy Court
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2:25-20361 Crystal Group LLC

Chapter 11

#20.00 Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crystal Group LLC

Represented By
Robert S Altagen

**United States Bankruptcy Court
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2:25-20319 Hollymont Capital, LLC

Chapter 11

#21.00 Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual. LLC

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hollymont Capital, LLC

Represented By
Laura J Portillo

**United States Bankruptcy Court
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2:25-10917 Spearman Aerospace, Inc.

Chapter 11

#22.00 CONT'D Hearing RE: [59] Motion to Compel Rejection of Lease or Payment of
Administrative Rent
fr. 4-10-25, 5-27-25, 6-17-25, 7-1-25, 9-9-25, 11-13-26

Docket 59

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

Movant(s):

NEU Investments, LLC

Represented By
Sean A OKeefe

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
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2:25-10917 Spearman Aerospace, Inc.

Chapter 11

#23.00 Hearing RE: [262] Motion To Compel Immediate Surrender of Formerly Leased Property Pursuant To 11 U.S.C. Section 365(d)(4)

Docket 262

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
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2:24-17511 Hasmik Yaghobyan

Chapter 11

#24.00 Hearing RE: [205] Motion RE: Objection to Claim Number 2,6,9,10.

Docket 205

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hasmik Yaghobyan

Pro Se

**United States Bankruptcy Court
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2:25-15522 Raul Vargas, Jr

Chapter 7

Adv#: 2:25-01337 Timothy J Yoo, Chapter 7 Trustee for The Bankruptc v. Valdez et al

#25.00 Hearing RE: [14] Motion for Default Judgment Plaintiffs Motion For Default Judgment Under Lbr 7055-1

Docket 14

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Raul Vargas Jr

Represented By
Tyson Takeuchi

Defendant(s):

Elida Valdez

Pro Se

Elida Valdez, Trustee Of The Elida

Pro Se

Movant(s):

Timothy J Yoo, Chapter 7 Trustee for

Represented By
Anthony A. Friedman

Plaintiff(s):

Timothy J Yoo, Chapter 7 Trustee for

Represented By
Anthony A. Friedman

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

**United States Bankruptcy Court
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2:25-15522 Raul Vargas, Jr

Chapter 7

Adv#: 2:25-01337 Timothy J Yoo, Chapter 7 Trustee for The Bankruptc v. Valdez et al

#26.00 CONT'D Status Hearing RE: [1] Complaint by Timothy J. Yoo against Elida Valdez, Elida Valdez, Trustee Of The Elida Valdez Living Trust. (\$350.00 Fee Charge To Estate). Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)),(11 (Recovery of money/property - 542 turnover of property))
fr. 10-14-25, 12-9-25

Docket 1

Tentative Ruling:

Continue to 1/8/26, to trail motion set for that date.
No appearances on 12/9/25.

Party Information

Debtor(s):

Raul Vargas Jr

Represented By
Tyson Takeuchi

Defendant(s):

Elida Valdez

Pro Se

Elida Valdez, Trustee Of The Elida

Pro Se

Plaintiff(s):

Timothy J Yoo, Chapter 7 Trustee for

Represented By
Anthony A. Friedman

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

**United States Bankruptcy Court
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2:23-14080 Ukiyo Kumo Ltd, LLC

Chapter 7

Adv#: 2:25-01303 Leslie (TR) v. AMERICAN EXPRESS COMPANY aka AMERICAN

#27.00 Status Hearing RE: [1] Adversary case 2:25-ap-01303. Complaint by Sam Leslie against AMERICAN EXPRESS COMPANY aka AMERICAN EXPRESS, A New York Corporation. (\$350.00 Fee Charge To Estate). Nature of Suit: (12 (Recovery of money/property - 547 preference)), (13 (Recovery of money/property - 548 fraudulent transfer)), (14 (Recovery of money/property - other))
fr. 9-4-25, 10-9-25, 10-28-25

Docket 1

Tentative Ruling:

Continued to January 8, 2026 at 1:00 p.m. Appearances excused on October 28, 2025. The matter will not be called.

This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Party Information

Debtor(s):

Ukiyo Kumo Ltd, LLC

Represented By
Sanaz Sarah Bereliani

Defendant(s):

AMERICAN EXPRESS

Pro Se

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CONT... Ukiyo Kumo Ltd, LLC

Chapter 7

Plaintiff(s):

Sam S Leslie (TR)

Represented By
Rosendo Gonzalez

Trustee(s):

Sam S Leslie (TR)

Represented By
Rosendo Gonzalez

**United States Bankruptcy Court
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1:00 PM

2:24-18491 Lourdes Lopez

Chapter 7

Adv#: 2:25-01006 Castro v. Lopez

#28.00 Hearing RE: [16] Motion to disqualify plaintiff's counsel Noah Grynberg, Law Office of Noah Grynberg, and prior associated counsel

Docket 16

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lourdes Lopez

Represented By
Samuel Konugres

Defendant(s):

Lourdes Lopez

Represented By
Kamal A Bilal
Lior Katz

Movant(s):

Lourdes Lopez

Represented By
Kamal A Bilal
Lior Katz

Plaintiff(s):

Maria Castro

Represented By
Lior Katz
Noah Grynberg

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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2:24-18491 Lourdes Lopez

Chapter 7

Adv#: 2:25-01006 Castro v. Lopez

#29.00 CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01006. Complaint by Maria Castro against Lourdes Lopez. willful and malicious injury fr. 3-25-25, 7-1-25, 10-28-25

Docket 1

Tentative Ruling:

Continued to January 8, 2026 at 1:00 p.m. Appearances excused on October 28, 2025. The matter will not be called.

This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Party Information

Debtor(s):

Lourdes Lopez

Represented By
Samuel Konugres

Defendant(s):

Lourdes Lopez

Pro Se

Plaintiff(s):

Maria Castro

Represented By
Lior Katz

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Courtroom 1639 Calendar**

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Hearing Room 1639

1:00 PM

CONT... Lourdes Lopez

Chapter 7

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:24-01193 Leslie v. Syiau et al

#30.00 CONT'D Status Hearing RE: [1] Adversary case 2:24-ap-01193. Complaint by Sam S. Leslie against Tin-Jon Syiau, Erica Chen, Benny Chen, Hui Mei "Amy" Cheng, Joyce Lu, Eva Zhang, RAC Shaw Inc., RAC Metropole Inc., REVAA Realty Inc., Dr. TJ Syiau Medical Corporation, Home Tch Inc., Arcadia Living LLC, Does 1 - 50, Inclusive. for: 1. Breach of Fiduciary Duty; 2. Aiding and Abetting Breach of Fiduciary Duty; 3. Conversion; 4. Money Had and Received; 5. Unjust Enrichment; 6. Turnover of Property to the Estate (11 U.S.C. § 542); 7. Turnover of Property By a Custodian (11 U.S.C. § 543); 8. Avoidance and Recovery of Fraudulent Transfer (11 U.S.C. § 548); 9. Avoidance and Recovery of Fraudulent Transfer (Cal. Civil Code § 3439(a)(1)); 10. Violation of Cal. Penal Code § 496(a); 11. Breach of Contract; 12. Fraud; 13. Negligent Misrepresentation - [Demand for Jury Trial] Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)), (13 (Recovery of money/property - 548 fraudulent transfer)), (91 (Declaratory judgment)) fr. 10-8-24, 10-29-24, 1-9-25, 8-12-25, 10-28-25

Docket 1

Tentative Ruling:

Continued to January 8, 2026 at 1:00 p.m. Appearances excused on October 28, 2025. The matter will not be called.

This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Party Information

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Hui-Mei Cheng

Represented By
Larry Robert Schmadeka
Aurora Cassirer

Tyng Ru Judy Chen

Represented By
Larry Robert Schmadeka
Aurora Cassirer

Does 1 - 50, Inclusive

Pro Se

Home Tch Inc.

Represented By
Faith A Ford

Dr. TJ Syiau Medical Corporation

Pro Se

REVAA Realty Inc.

Pro Se

RAC Metropole Inc.

Pro Se

Eva Zhang

Pro Se

Joyce Lu

Pro Se

Hui Mei "Amy" Cheng

Represented By
Larry Robert Schmadeka

Benny Chen

Represented By
Larry Robert Schmadeka
Aurora Cassirer

Erica Chen

Represented By
Larry Robert Schmadeka
Aurora Cassirer

Tin-Jon Syiau

Represented By

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

Faith A Ford

RAC Shaw Inc.

Pro Se

Plaintiff(s):

Sam S. Leslie

Represented By
Ryan D O'Dea
Brooke S Thompson

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson
Robert D Estrin

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:22-11157 Vien Thi Ho

Chapter 7

Adv#: 2:25-01368 Ho v. Roshanian et al

#31.00 Hearing RE: [19] Motion for Default Judgment

Docket 19

***** VACATED *** REASON: Cont'd from 1/8/26 to 1/27/26 at 1:00 p.m.
per order entered on 12/31/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Vien Thi Ho	Pro Se
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Defendant(s):

Neda Roshanian	Pro Se
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Roshanian Law Firm, Inc	Pro Se
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Harry Safarian	Pro Se
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The Safarian Firm, APC	Pro Se
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Does 1-10	Pro Se
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Movant(s):

Vien Thi Ho	Pro Se
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Plaintiff(s):

Vien Thi Ho	Pro Se
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Trustee(s):

Wesley H Avery (TR)	Represented By Nancy H Zamora
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**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#32.00 CONT'D Status Hearing RE: [27] Crossclaim - Defendant Crestlloyd LLC's Cross-Complaint - by Crestlloyd, LLC against INFERNO INVESTMENT, INC; NILE MIAMI; YVONNE MIAMI; GROUND VIEW LLLP; 1369 LONDONDERRY ESTATE LLC; MARBELLA CONSTRUCTION INC; N:PHILANTHROPY LLC; YOGI SECURITIES HOLDINGS, LLC; TROUSDALE ESTATE, LLC; JOSEPH ENGLANOFF; JUSTINE ENGLANOFF; NICOLE ENGLANOFF; JACQUELINE ENGLANOFF; HILLDUN CORPORATION
fr. 10-20-22, 12-1-22, 12-15-22, 1-5-23, 3-30-23, 4-10-23, 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25, 7-10-25, 8-19-25

Docket 27

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Todd M Arnold
Lindsey L Smith
Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Joseph M Rothberg

Hankey Capital, LLC, a California

Represented By
Howard Steinberg

Yogi Securities Holdings, LLC

Represented By
John A Moe II

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT... **Crestlloyd, LLC**
Hilddun Corporation

Represented By
Ryan Coy

Chapter 11

Plaintiff(s):

Inferno Investment, Inc.

Represented By
Kyra E Andrassy
Martin D Singer

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#33.00 CONT'D Status Hearing RE: [155] Second Amended Counterclaim and Crossclaim of Yogi Securities Holdings, LLC, Against Crestlloyd, LLC, Inferno Investment, Inc. and Hankey Capital, LLC, for Declaratory Relief, an Accounting, Equitable Subordination, Disallowance of Claims and Recharacterization of Claims; and RE: [288] Third Amended Counterclaim and Crossclaim of Yogi Securities Holdings, LLC, Against Crestlloyd, LLC, Inferno Investment, Inc. and Hankey Capital, LLC
fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25, 7-10-25, 8-19-25

Docket 155

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Todd M Arnold
Lindsey L Smith
Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Joseph M Rothberg

Hankey Capital, LLC, a California

Represented By
Howard Steinberg

Yogi Securities Holdings, LLC

Represented By
John W Lucas

Hilddun Corporation

Represented By

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT... Crestlloyd, LLC

Chapter 11

Ryan Coy

Plaintiff(s):

Inferno Investment, Inc.

Represented By
Kyra E Andrassy
Martin D Singer
Paul Sorrell
Max Fabricant
Sharon Z. Weiss

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#34.00 CONT'D Status Hearing RE: [173] Second Amended Complaint of Inferno Investment, Inc. for: (1) Declaratory Relief; (2) Fraudulent Misrepresentation and Rescission; and (3) Intentional Interference with Contractual Relations; and RE: [289] Third Amended Complaint of Inferno Investment, Inc. fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25, 7-10-25, 8-19-25

Docket 173

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Todd M Arnold
Lindsey L Smith
Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Joseph M Rothberg

Hankey Capital, LLC, a California

Represented By
Howard Steinberg

Yogi Securities Holdings, LLC

Represented By
John A Moe II

Hilddun Corporation

Represented By
Ryan Coy

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT... Crestlloyd, LLC

Chapter 11

Plaintiff(s):

Inferno Investment, Inc.

Represented By
Kyra E Andrassy
Martin D Singer
Paul Sorrell
Max Fabricant

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#35.00 CONT'D Status Hearing RE: [172] Crossclaim Against Yogi Securities Holdings, LLC for Equitable Subordination Included in The Answer Filed by Hankey Capital, LLC
fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25, 7-10-25, 8-19-25

Docket 172

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Todd M Arnold
Lindsey L Smith
Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC

Represented By
David B Golubchik
Joseph M Rothberg

Hankey Capital, LLC, a California

Represented By
Howard Steinberg

Yogi Securities Holdings, LLC

Represented By
John A Moe II

Hilldun Corporation

Represented By
Ryan Coy

Plaintiff(s):

Inferno Investment, Inc.

Represented By

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

CONT...

Crestlloyd, LLC

Chapter 11

Kyra E Andrassy
Martin D Singer
Paul Sorrell
Max Fabricant

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

Thursday, January 8, 2026

Hearing Room 1639

1:00 PM

9:21-10275 Henry Alan Minardo

Chapter 11

#36.00 CONT'D Post-confirmation Status Hearing
fr. 5-24-22, 6-2-22, 8-16-22, 9-6-22, 9-20-22, 1-10-23, 7-11-23, 1-9-24,
1-16-24, 7-23-24, 1-28-25, 10-28-25

Docket 110

***** VACATED *** REASON: Cont'd from 1/8/26 to 1/15/26 at 1:00 p.m.
per order entered on 12/30/25.**

Tentative Ruling:

Continue to January 15, 2026 at 1:00 pm. No appearances on Jan .

Party Information

Debtor(s):

Henry Alan Minardo

Represented By
Reed H Olmstead

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se