

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2: -

ZOOM INFORMATION

Chapter

#0.00 All hearings on this calendar will offer remote connection, using ZoomGov video and audio.

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below.

Observers/members of the public may connect to the audio feed only.

Parties in interest may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone), and may opt to participate by audio only using a telephone (standard telephone charges may apply). Observers/members of the public may participate using a telephone.

Neither a Zoom nor a ZoomGov account is necessary to participate and no preregistration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Video/audio web address: <https://cacb.zoomgov.com/j/1616359228>

ZoomGov meeting number: 161 635 9228

Password: 003578

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

For more information on appearing before Judge Saltzman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman> under the tab "Telephonic Instructions."

Docket 0

Tentative Ruling:

- NONE LISTED -

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

CONT... ZOOM INFORMATION

Chapter

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-18041 Norman Velasquez Untal

Chapter 7

#1.00 Hearing RE: [11] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 11903 Centralia St, Lakewood, CA 90715 Under 11 U.S.C. § 362.

Docket 11

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):

Norman Velasquez Untal

Represented By
Omar Zambrano

Movant(s):

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

CONT... **Norman Velasquez Untal**
LoanDepot.com, LLC

Represented By
Dane W Exnowski

Chapter 7

Trustee(s):

John J Menchaca (TR)

Pro Se

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-12672 Selvin O Martinez Estrada

Chapter 7

#2.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee David M. Goodrich

Docket 32

Tentative Ruling:

The Trustee's final report and applications for compensation were properly noticed in accordance with FRBP 2002 and 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. The Court will resolve the matter without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all relief requested. The final report and proposed distributions, compensation and reimbursement are approved.

Trustee to submit order within seven days.

Party Information

Debtor(s):

Selvin O Martinez Estrada

Represented By
Roland H Kedikian

Trustee(s):

David M Goodrich (TR)

Pro Se

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:21-14537 Levant Group

Chapter 7

#3.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee John P. Pringle

Docket 0

Tentative Ruling:

Can the trustee explain how payments were made to counsel for the debtor?
It appears counsel's pro rata payment will be higher than payment for other administrative expenses.

Party Information

Debtor(s):

Levant Group

Represented By
Roseann Frazee

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-17142 Partners Risk Specialists, Inc

Chapter 11

#4.00 Hearing RE: [25] Motion for Order Compelling Attorney to File Disclosure of Compensation Pursuant to 11 U.S.C. Section 329 and Federal Rule of Bankruptcy Procedure 2016

Docket 25

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Partners Risk Specialists, Inc

Represented By
Michael D Kwasigroch

Movant(s):

United States Trustee (LA)

Represented By
Noreen A Madoyan

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-16465 11824 Ocean Park Partners LLC

Chapter 11

#5.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.
fr. 11-9-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

11824 Ocean Park Partners LLC

Represented By
Matthew D. Resnik

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-15815 Alexander Demolition and Hauling, Inc.

Chapter 11

#6.00 Hearing RE: [29] Debtor's Motion To Honor Pre-Petition Obligation To Critical Vendor

Docket 29

Tentative Ruling:

The court urges the debtor to review *In re MacMillan*, 652 B.R. 812 (Bankr. D. Or. 2023).

The vendor's behavior, on the record now before the court, looks like a willful stay violation. See, e.g., *In re Mirant Corp.*, 296 B.R. 427, 430 (Bankr. N.D. Tex. 2003) *In re Structurlite Plastics Corp.*, 86 B.R. 922, 932 (Bankr. S.D. Ohio 1988).

The debtor's conclusory statements in the motion regarding the "routine" granting of motions like this one and the inadequacy of section 362 aren't persuasive.

The court can easily issue an order to show cause regarding a willful stay violation and avail itself of all available remedies.

Party Information

Debtor(s):

Alexander Demolition and Hauling,

Represented By
Giovanni Orantes

Movant(s):

Alexander Demolition and Hauling,

Represented By
Giovanni Orantes

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:21-19016 STEVEN J. RIFKIND

Chapter 11

#7.00 CONT'D Post Confirmation Status Conference
fr. 7-14-22, 10-13-22, 3-9-23, 3-23-23, 10-5-23

Docket 98

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

STEVEN J. RIFKIND

Represented By
Keith C Owens
Nicholas A Koffroth

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-15229 The Comeback Trail LLC

Chapter 11

#8.00 CONT'D Hearing RE: [30] Application for an Order Authorizing and Approving the Employment of Lewis Brisbois Bisgaard & Smith LLP as General Bankruptcy Counsel for the Debtor and Debtor-in-Possession Effective as of August 15, 2023
fr. 11-30-23, 12-21-23

Docket 30

***** VACATED *** REASON: Cont'd from 1/18/24 to 2/1/24 at 11:30 a.m.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Comeback Trail LLC

Represented By
Maria L Garcia
Amy L Goldman
Bennett G Fisher

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-15229 The Comeback Trail, LLC

Chapter 11

#9.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual, LLC
fr. 9-28-23, 10-12-23

Docket 1

***** VACATED *** REASON: Advanced to 12/21/23 at 11:30 a.m., per hearing held on 11/30/23. Back on 1/18/24 - see cal. #9.**

Tentative Ruling:

The court thanks the debtor for the status report.

Party Information

Debtor(s):

The Comeback Trail, LLC

Represented By
Maria L Garcia

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-15229 The Comeback Trail, LLC

Chapter 11

#10.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual, LLC
fr. 9-28-23, 10-12-23, 11-30-23, 12-21-23

Docket 1

***** VACATED *** REASON: Cont'd from 1/18/24 to 2/1/24 at 11:30 a.m.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

The Comeback Trail, LLC

Represented By
Maria L Garcia

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-15049 Sahibzada Aasim Akhtar

Chapter 7

Adv#: 2:23-01465 Keshavarz v. Akhtar

#11.00 Status Hearing RE: [1] Adversary case 2:23-ap-01465. Complaint by Hamid Peter Keshavarz against Sahibzada Aasim Akhtar. false pretenses, false representation, actual fraud)), (65 (Dischargeability - other))

Docket 1

***** VACATED *** REASON: Another summons issued on 12/7/23, status conference reset on 2/15/24 at 11:30 a.m.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sahibzada Aasim Akhtar	Pro Se
------------------------	--------

Defendant(s):

Sahibzada Aasim Akhtar	Pro Se
------------------------	--------

Plaintiff(s):

Hamid Peter Keshavarz	Represented By Dean Keshavarz
-----------------------	----------------------------------

Trustee(s):

John P Pringle (TR)	Pro Se
---------------------	--------

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:23-13442 Jay Tanhueco Cruz

Chapter 7

Adv#: 2:23-01418 Golden 1 Credit Union v. Cruz

#12.00 CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01418. Complaint by Golden 1 Credit Union against Jay Tanhueco Cruz. false pretenses, false representation, actual fraud))
fr. 11-9-23

Docket 1

***** VACATED *** REASON: Off Calendar. stip & judgment entered on 1/3/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jay Tanhueco Cruz

Represented By
Kevin T Simon

Defendant(s):

Jay Tanhueco Cruz

Pro Se

Plaintiff(s):

Golden 1 Credit Union

Represented By
Reilly D Wilkinson

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:22-14416 Driven Deliveries Inc

Chapter 7

Adv#: 2:23-01431 Dye v. Villanueva III et al

#13.00 Hearing RE: [14] Motion to Dismiss Plaintiff's Complaint
fr. 12-21-23

Docket 14

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Driven Deliveries Inc

Represented By
Jonathan Black

Defendant(s):

Salvador Villanueva III

Represented By
Uzzi O Raanan ESQ

Jeannette Villanueva

Represented By
Uzzi O Raanan ESQ

Lisa Chow

Represented By
Uzzi O Raanan ESQ

Plaintiff(s):

Carolyn Dye

Represented By
Christian T Kim

Trustee(s):

Carolyn A Dye (TR)

Represented By
Christian T Kim
James A Dumas Jr

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:22-14416 Driven Deliveries Inc

Chapter 7

Adv#: 2:23-01431 Dye v. Villanueva III et al

#14.00 Status Hearing RE: [1] Complaint by Carolyn Dye against Salvador Villanueva III, Jeannette Villanueva, Lisa Chow. (\$350.00 Fee Charge To Estate). Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) fr. 11-30-23, 12-21-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Driven Deliveries Inc

Represented By
Jonathan Black

Defendant(s):

Salvador Villanueva III

Pro Se

Jeannette Villanueva

Pro Se

Lisa Chow

Pro Se

Plaintiff(s):

Carolyn Dye

Represented By
Christian T Kim

Trustee(s):

Carolyn A Dye (TR)

Represented By
Christian T Kim
James A Dumas Jr

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:22-16967 Robert Schumann

Chapter 11

Adv#: 2:23-01429 Schumann v. Robert Y Greenberg and M Susan Greenberg, as Trust

#15.00 Hearing re: Motion to Dismiss Adversary
fr. 12-7-23

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Defendant(s):

Robert Y Greenberg and M Susan

Represented By
Jonathan Seligmann Shenson

Movant(s):

Robert Y Greenberg and M Susan

Represented By
Jonathan Seligmann Shenson

Plaintiff(s):

Robert Schumann

Represented By
Robert P Goe
Dixon Gardner

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

Thursday, January 18, 2024

Hearing Room 1639

11:30 AM

2:22-16967 Robert Schumann

Chapter 11

Adv#: 2:23-01429 Schumann v. Robert Y Greenberg and M Susan Greenberg, as Trust

#16.00 Status Hearing RE: [1] Complaint for: (1) Avoidance and Recovery of Intentional Fraudulent Transfers; (2) Avoidance and Recovery of Constructive Fraudulent Transfers; (3) Avoidance and Recovery of Property of the Bankruptcy Estate; (4) Avoidance of Preferential Transfers; (5) Recovery of Avoided Transfers; (6) Violation of the Automatic Stay; (7) Disallowance of Claims; (8) Mandatory Subordination [under 11 U.S.C. 510(b)]; (9) Breach of Contract; (10) Recovery of Postpetition Transfer [under 11 U.S.C. § 549(a)]
fr. 11-30-23

Docket 1

***** VACATED *** REASON: Cont'd from 1/18/24 to 2/29/24 at 11:30 a.m.
per stip & order entered on 1/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Defendant(s):

Robert Y Greenberg and M Susan

Pro Se

Plaintiff(s):

Robert Schumann

Represented By
Robert P Goe