

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

Thursday, February 15, 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.

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Docket 0

Tentative Ruling:

- NONE LISTED -

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CONT... ZOOM INFORMATION

Chapter

**United States Bankruptcy Court
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11:30 AM

2:23-17252 Gloria Matilde Palacio Ortiz

Chapter 7

#1.00 Hearing RE: [8] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Insurance .

Docket 8

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. The Movant may proceed with the Non-bankruptcy Action defined in the motion to proceed against applicable insurance, if any, and waives any deficiency or other claim against the Debtors and/or estate property. (Note -- discharge has been entered)

Movant to submit order within seven days.

Party Information

Debtor(s):

Gloria Matilde Palacio Ortiz

Represented By
Daniela P Romero

Movant(s):

Namuri Evans

Represented By
Michael Smith

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CONT... Gloria Matilde Palacio Ortiz

Chapter 7

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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11:30 AM

2:23-18521 Stacey Mae Zen Mae Vajrabukka

Chapter 7

#2.00 Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 128 MAIN ST., SEAL BEACH, CA 90740

Docket 13

Tentative Ruling:

The movant's name is "Sang Kim," but the landlord on the lease is "Rock Properties." Both the lease and the declaration in support of the motion are signed by David Abu, who appears to be a real estate agent. Sang Kim is the UD plaintiff, but it is not clear from the record what the relationship is between Rock Properties and Sang Kim.

Please appear to clarify.

Party Information

Debtor(s):

Stacey Mae Zen Mae Vajrabukka

Represented By
Khachik Akhkashian

Movant(s):

SANG KIM

Represented By
Edward Ludington Laird II

Trustee(s):

Jason M Rund (TR)

Pro Se

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11:30 AM

2:23-18553 Kenneth King

Chapter 7

#3.00 Hearing RE: [12] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 14055 Tahiti Way #A207, Marina Del Rey, CA 90292 with Exhibits A through D and Proof of Service of Document.

Docket 12

Tentative Ruling:

The court has an adequate record to grant now under (d)(1) without extraordinary relief. If the movant wants extraordinary relief, the court can continue this matter to let the record in this case develop and see if the debtor participates in the case and fulfills his obligations as a debtor.

How does the movant want to proceed?

Party Information

Debtor(s):

Kenneth King

Pro Se

Movant(s):

TC Marina Del Rey, LLC

Represented By
Agop Gary Arakelian

Trustee(s):

Wesley H Avery (TR)

Pro Se

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11:30 AM

2:22-16881 Isaias Gomez and Graciela Gomez

Chapter 7

#4.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Carolyn A. Dye

Docket 35

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):

Isaias Gomez

Represented By
Erika Luna

Joint Debtor(s):

Graciela Gomez

Represented By
Erika Luna

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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CONT... Isaias Gomez and Graciela Gomez

Chapter 7

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11:30 AM

2:23-15281 Abundant Treasures LLC

Chapter 11

#5.00 Order to Show Cause re: Dismissal or Conversion

Docket 66

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Abundant Treasures LLC

Represented By
Andrew Moher

**United States Bankruptcy Court
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2:23-18399 Partners Risk Specialists, Inc

Chapter 11

#6.00 Hearing RE: [12] Sunz Insurance Solutions LLC's Motion For Order (1) Barring Partners Risk From Refiling For Bankruptcy For At Least 180 Days And (2) For Sanctions Against Partners Risk And Its Counsel, Michael D. Kwasigroch

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Partners Risk Specialists, Inc

Represented By
Michael D Kwasigroch

Movant(s):

Sunz Insurance Solutions LLC

Represented By
Evelina Gentry

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2:23-16953 Freedom 26, LLC

Chapter 11

#7.00 Hearing RE: [91] Motion for order designating debtor a single asset real estate debtor

Docket 91

Tentative Ruling:

The question before the court is whether the Debtor's Properties qualify as "single asset real estate" under 11 U.S.C. § 101(51B). If so, the Debtor qualifies as a single asset real estate debtor. It then follows that the court has implicit authority to designate the Debtor as a single asset real estate debtor, required to abide by the bankruptcy code's special provisions regarding these debtors. See *In re Hassan Imports Partnership*, 466 B.R. 492 (Bankr. C.D. Cal. 2012); see also *Meruelo Maddux Properties-760 S. Hill Street, LLC, et al. v. Bank of America, N.A. (In re Meruelo Maddux Properties, Inc.)*, 2012 WL 248167, at *2 (9th Cir. 2012).

In order to qualify as a single asset real estate debtor under § 101(51B), a debtor must meet four qualifications: "(1) the real property or properties constitute a 'single property or project,' other than residential property with fewer than four residential units; (2) the real property or properties generate substantially all of the income of the debtor; (3) the debtor is not a family farmer; and (4) the debtor does not utilize the property or properties for any substantial business operation." *Hassan*, 466 B.R. at 506-507 (citing *In re Webb Mtn, LLC*, 2008 WL 656271 (Bankr. E.D. Tenn. 2008)).

There is no real dispute that factors 2, 3, and 4 are met here. The papers, and the record before the court, support a finding that the first factor is also met. This is a "single property or project" when the court examines the facts and applies the applicable case law. While the properties weren't purchased at the same time, they are close in proximity (divided only by a small alley) and zoned C2-1VL. The use of the properties in the case strongly supports a finding that this is a single project. The Debtor's own intention is to market the properties as a single project. The Chinn appraisal is clear that the

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CONT... Freedom 26, LLC

Chapter 11

properties are most appropriately valued together. The recent settlement (docket no. 106) contemplates the properties as a single project.

Grant.

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver
Jacob N Segura

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2:23-16465 11824 Ocean Park Partners LLC

Chapter 11

#8.00 Hearing RE: [51] Motion for Order Extending Debtor's Exclusivity Period to File a Chapter 11 Plan of Reorganization

Docket 51

Tentative Ruling:

This is the first extension requested and we are fairly early in the case. The debtor is making progress. Grant.

Party Information

Debtor(s):

11824 Ocean Park Partners LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

11824 Ocean Park Partners LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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2:22-16572 Harold Gavino Fajardo

Chapter 11

#9.00 Hearing RE: [237] Debtor's Motion to (1) Confirm Sale of Real Property Commonly Known as 4318 Rio Hondo Avenue, Rosemead, California Free and Clear of Liens and Claims, and (2) Pay Real Estate Brokers' Commissions

Docket 237

Tentative Ruling:

Approve the sale procedures and approve the sale to the proposed buyer, subject to overbid at the hearing.

The record appears to support a sale free and clear, and good faith findings.

Party Information

Debtor(s):

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Michael G D'Alba

Movant(s):

Harold Gavino Fajardo

Represented By

Zev Shechtman

Zev Shechtman

Alphamorlai Lamine Kebeh

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Aaron E. DE Leest

Michael G D'Alba

Michael G D'Alba

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:22-16967 Robert Schumann

Chapter 7

#10.00 CONT'D Hearing RE: [91] Emergency Motion for Order Abandoning the
Bankruptcy Estate's Interest in 3100 The Strand, Manhattan Beach, California
90266
fr. 10-26-23, 11-2-23

Docket 91

*** VACATED *** REASON: Off calendar per "Chapter 7 Trustee's
Withdrawal" filed on 2/1/24.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Movant(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Trustee(s):

Jason M Rund (TR)

Represented By
Philip A Gasteier

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2:23-10498 2377 Glendon LLC

Chapter 11

#11.00 CONT'D Hearing RE: [96] Debtor's Disclosure Statement Describing First Amended Chapter 11 Plan of Reorganization fr. 11-30-23

Docket 96

Tentative Ruling:

Party Information

Debtor(s):

2377 Glendon LLC

Represented By
Thomas B Ure

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2:23-10498 2377 Glendon LLC

Chapter 11

#12.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.
fr. 3-9-23, 3-23-23, 3-30-23, 9-14-23, 11-30-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

2377 Glendon LLC

Represented By
Thomas B Ure

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2:22-15398 10421 Northvale LLC

Chapter 11

#13.00 CONT'D Hearing RE: [88] Debtor's Disclosure Statement Describing First Amended Chapter 11 Plan of Reorganization fr. 11-30-23

Docket 88

Tentative Ruling:

Party Information

Debtor(s):

10421 Northvale LLC

Represented By
Thomas B Ure

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2:22-15398 10421 Northvale LLC

Chapter 11

#14.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual
fr. 11-10-22, 12-15-22, 3-9-23, 3-30-23, 4-10-23, 6-14-23, 6-21-23, 7-13-23,
9-14-23, 11-30-23

Docket 1

Tentative Ruling:

Party Information

Debtor(s):

10421 Northvale LLC

Represented By
Thomas B Ure

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2:23-12093 DNP Eats, LLC

Chapter 11

#15.00 Order to Show Cause re Dismissal or Conversion

Docket 106

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:23-12093 DNP Eats, LLC

Chapter 11

#16.00 CONT'D Hearing RE: [15] Emergency Motion to Authorize Debtor's Use of Cash Collateral Pursuant To 11 U.S.C. § 363 and Fed. R. Bank. Proc. 4001 Pursuant to Stipulation
fr. 5-4-23, 5-11-23, 7-27-23, 8-10-23, 8-24-23, 10-26-23, 1-25-24

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:23-12093 DNP Eats, LLC

Chapter 11

#17.00 CONT'D Hearing RE: [54] Motion to Assume Non-Residential Real Property Lease With 12945-13225 Peyton Drive Holdings, LLC Pursuant to 11 U.S.C. § 365
fr. 8-10-23, 8-24-23, 9-28-23, 11-9-23, 12-21-23

Docket 54

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Movant(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:23-12093 DNP Eats, LLC

Chapter 11

#18.00 CONT'D Hearing RE: [55] Motion to Assume Non-Residential Real Property Lease With Tucker Investment Group Pursuant To 11 U.S.C. § 365 fr. 8-10-23, 8-24-23, 9-28-23, 11-9-23, 12-21-23

Docket 55

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Movant(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:23-12093 DNP Eats, LLC

Chapter 11

#19.00 CONT'D Confirmation Hearing RE: [82] Chapter 11 Plan of Reorganization
fr. 11-9-23, 12-21-23

Docket 82

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:23-12093 DNP Eats, LLC

Chapter 11

#20.00 CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition
Non-Individual. LLC
fr. 5-25-23, 6-22-23, 7-27-23, 8-10-23, 8-24-23, 9-28-23, 11-9-23, 12-21-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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11:30 AM

2:22-12797 Los Angeles Universal Preschool dba Child360

Chapter 7

#21.00 Hearing RE: [165] Application for Compensation First Interim Application for Fees and Reimbursement of Expenses of the Law Office of Thomas H. Casey, Inc., Attorney for Chapter 7 Trustee (May 30, 2022 through January 11, 2024; Declaration of Thomas H. Casey in Support Thereof with Exhibits and Proof of Service for Thomas H Casey, Trustee's Attorney, Period: 5/30/2022 to 1/11/2024, Fee: \$187,804.50, Expenses: \$13,592.89.

Docket 165

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved (with agreed \$1,500 reduction).

Applicant to submit order within seven days.

Party Information

Debtor(s):

Los Angeles Universal Preschool

Represented By
Caroline Djang
Dustin Nirschl

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CONT... Los Angeles Universal Preschool dba Child360

Chapter 7

Trustee(s):

Jason M Rund (TR)

Represented By
Thomas H Casey
Corey R Weber
Ryan Coy

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2:22-12797 Los Angeles Universal Preschool dba Child360

Chapter 7

Adv#: 2:23-01382 Rund, Chapter 7 Trustee v. Sperling et al

#22.00 Status Hearing RE: [1] Complaint for: (1) Breach of Fiduciary Duty; and (2) Gross Negligence fr. 1-11-24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Los Angeles Universal Preschool

Represented By
Caroline Djang
Dustin Nirschl

Defendant(s):

William Sperling

Pro Se

Sugey Dominguez

Pro Se

Rob Bonta, Attorney General for the

Pro Se

DOES 1-10

Pro Se

Plaintiff(s):

Jason M. Rund, Chapter 7 Trustee

Represented By
Corey R Weber
Ryan Coy

Trustee(s):

Jason M Rund (TR)

Represented By
Thomas H Casey
Corey R Weber
Ryan Coy

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2:23-15040 Maureen Ojose

Chapter 7

Adv#: 2:23-01492 Pringle v. Ojose et al

#23.00 Status Hearing RE: [1] Adversary case 2:23-ap-01492. Complaint by John P. Pringle against Elohor Ojose, Kessiena Ojose, Eseoghene Ojose, Ejiroghene Ojose. (\$350.00 Fee Charge To Estate). for: 1) Avoidance of Unauthorized Post-Petition Transfer and Recovery of Same [11 U.S.C. §§ 549, 550]; 2) Preservation of Avoided Transfers [11 U.S.C. § 551]; and 3) Disallowance of Claims [11 U.S.C. § 502(d)] Nature of Suit: (14 (Recovery of money/property - other)),(91 (Declaratory judgment))

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Maureen Ojose

Represented By
Marc A Goldbach

Defendant(s):

Elohor Ojose

Pro Se

Kessiena Ojose

Pro Se

Eseoghene Ojose

Pro Se

Ejiroghene Ojose

Pro Se

Plaintiff(s):

John P. Pringle

Represented By
Lynda T Bui

Trustee(s):

John P Pringle (TR)

Represented By
Lynda T Bui

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2:23-15049 Sahibzada Aasim Akhtar

Chapter 7

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

#24.00 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))
fr. 1-18-24

Docket 1

*** VACATED *** REASON: Cont'd from 2/15/24 at 2/22/24 at 11:30 a.m.
by court.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sahibzada Aasim Akhtar	Pro Se
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Defendant(s):

Sahibzada Aasim Akhtar	Pro Se
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Plaintiff(s):

Hamid Peter Keshavarz	Represented By Dean Keshavarz
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Trustee(s):

John P Pringle (TR)	Pro Se
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2:23-15798 Patrick Jerald Stahl

Chapter 7

Adv#: 2:23-01485 Leiva et al v. Stahl et al

#25.00 Hearing RE: [7] Defendant Patrick Jerald Stahl's Moton To Dismiss Adversary Complaint With Prejudice

Docket 7

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Patrick Jerald Stahl

Represented By
Michael Jay Berger

Defendant(s):

Patrick Jerald Stahl

Represented By
Michael Jay Berger

PJ Stahl Fitness LLC

Pro Se

Does 1-20, Inclusive

Pro Se

Gorilla Rock LLC

Pro Se

Movant(s):

Patrick Jerald Stahl

Represented By
Michael Jay Berger

Plaintiff(s):

Susan Leiva

Pro Se

Susan Leiva

Pro Se

Trustee(s):

Jason M Rund (TR)

Pro Se

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Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, February 15, 2024

Hearing Room 1639

11:30 AM

2:23-15798 Patrick Jerald Stahl

Chapter 7

Adv#: 2:23-01485 Leiva et al v. Stahl et al

#26.00 Status Hearing RE: [1] Adversary case 2:23-ap-01485. Complaint by Susan Leiva , Susan Leiva against Patrick Jerald Stahl , PJ Stahl Fitness LLC , Does 1-20, Inclusive , Gorilla Rock LLC . fraud as fiduciary, embezzlement, larceny)) ,(68 (Dischargeability - 523(a)(6), willful and malicious injury)) ,(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) ,(41 (Objection / revocation of discharge - 727(c),(d),(e)))

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Patrick Jerald Stahl

Represented By
Michael Jay Berger

Defendant(s):

Patrick Jerald Stahl

Pro Se

PJ Stahl Fitness LLC

Pro Se

Does 1-20, Inclusive

Pro Se

Gorilla Rock LLC

Pro Se

Plaintiff(s):

Susan Leiva

Pro Se

Susan Leiva

Pro Se

Trustee(s):

Jason M Rund (TR)

Pro Se

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

Thursday, February 15, 2024

Hearing Room 1639

11:30 AM

2:23-14371 William Tram

Chapter 7

Adv#: 2:23-01440 Jiang v. Tram

#27.00 Status Hearing RE: [1] Adversary case 2:23-ap-01440. Complaint by Hong Mei Jiang against William Tram. false pretenses, false representation, actual fraud)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)) fr. 12-14-23

Docket 1

***** VACATED *** REASON: Cont'd from 2/15/24 to 5/23/24 at 11:30 a.m.
per order entered on 1/23/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

William Tram

Represented By
Chi L Ip

Defendant(s):

William Tram

Pro Se

Plaintiff(s):

Hong Jiang

Represented By
Christopher J Langley

Trustee(s):

Wesley H Avery (TR)

Pro Se