

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

Thursday, March 19, 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

Registered parties in interest may connect to the ZoomGov video and audio feeds, free of charge. Participation by ZoomGov video and audio may be via personal computer (equipped with camera, microphone and speaker), a handheld mobile device (such as a tablet, iPhone, or Android phone), or by audio only using a telephone (standard telephone charges may apply).

Registered observers and members of the public may connect remotely by telephone to the audio feed only (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate. The audio portion of each hearing will be recorded electronically by the court and constitutes its official record.

Zoomgov Connection Info:

Video/audio web address: <https://cacb.zoomgov.com/j/1608527712>

ZoomGov meeting number: 160 852 7712

Password: 472188

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CONT...

ZOOM INFORMATION

Chapter

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 "Phone/Video Appearances."

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Thursday, March 19, 2026

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1:00 PM

2:25-12845 Sun Young Lim

Chapter 13

#1.00 CONT'D Hearing RE: [55] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 5200 Fountain Ave, Los Angeles, Ca 90029 .
fr. 12-16-25, 1-22-26, 3-26-26

Docket 55

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sun Young Lim

Represented By
Kevin Tang

Movant(s):

ALBERT AHDOOT, AKA

Represented By
Stephen L Burton

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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2:24-15624 Tom Brian Pimentel and Marlene Pimentel

Chapter 13

#2.00 CONT'D Hearing RE: [38] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 11310 Cornish Ave, Lynwood, California 90262 Under 11 U.S.C. § 362. fr. 12-16-25, 2-10-26

Docket 38

Tentative Ruling:

Please update the court.

Party Information

Debtor(s):

Tom Brian Pimentel

Represented By
Raj T Wadhvani

Joint Debtor(s):

Marlene Pimentel

Represented By
Raj T Wadhvani

Movant(s):

Lakeview Loan Servicing, LLC as

Represented By
Dane W Exnowski

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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1:00 PM

2:25-17450 Irene Gonzalez and Ismael Gonzalez

Chapter 13

#3.00 Hearing RE: [35] Motion RE: Objection to Claim Number 11 by Claimant
Jefferson Capital Systems, LLC.
fr. 3-26-26

Docket 35

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Irene Gonzalez

Represented By
D Justin Harelik

Joint Debtor(s):

Ismael Gonzalez

Represented By
D Justin Harelik

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, March 19, 2026

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1:00 PM

2:25-17450 Irene Gonzalez and Ismael Gonzalez

Chapter 13

#4.00 Hearing RE: [37] Motion RE: Objection to Claim Number 12 by Claimant
Jefferson Capital Systems, LLC.
fr. 3-26-26

Docket 37

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Irene Gonzalez

Represented By
D Justin Harelik

Joint Debtor(s):

Ismael Gonzalez

Represented By
D Justin Harelik

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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Thursday, March 19, 2026

Hearing Room 1639

1:00 PM

2:25-17450 Irene Gonzalez and Ismael Gonzalez

Chapter 13

#5.00 Hearing RE: [39] Motion RE: Objection to Claim Number 13 by Claimant
Jefferson Capital Systems, LLC.
fr. 3-26-26

Docket 39

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Irene Gonzalez

Represented By
D Justin Harelik

Joint Debtor(s):

Ismael Gonzalez

Represented By
D Justin Harelik

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, March 19, 2026

Hearing Room 1639

1:00 PM

2:23-14705 Enrique Luna, Jr. and Evelin Cortes Cruz

Chapter 13

#6.00 CONT'D Hearing RE: [66] Motion under Local Bankruptcy Rule 3015-1 (n) and (w) to modify plan or suspend plan payments fr. 1-22-26, 3-26-26

Docket 66

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Enrique Luna Jr.

Represented By
Michael E Clark
Barry E Borowitz

Joint Debtor(s):

Evelin Cortes Cruz

Represented By
Michael E Clark

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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Thursday, March 19, 2026

Hearing Room 1639

1:00 PM

2:25-16367 Parham Zar and Shoshana Djavaheri

Chapter 11

#7.00 Hearing RE: [81] Disclosure Statement Refiled Disclosure Statement with Corrected Page 11

Docket 81

***** VACATED *** REASON: Cont'd from 3/19/26 to 3/24/26 at 1:00 p.m. by court.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Parham Zar

Represented By
Michael Jay Berger

Joint Debtor(s):

Shoshana Djavaheri

Represented By
Michael Jay Berger

**United States Bankruptcy Court
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1:00 PM

2:24-16259 Marco Antonio Martin
Adv#: 2:24-01256 Cota v. Martin

Chapter 7

#8.00 Hearing RE: [39] Motion to Quash Service of the Motion for Summary Judgment.

Docket 39

***** VACATED *** REASON: Cont'd from 3/19/26 to 4/14/26 at 1:00 p.m.
per order entered on 2/25/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Marco Antonio Martin

Represented By
Raymond Perez

Defendant(s):

Marco Antonio Martin

Pro Se

Plaintiff(s):

Lorraine Cota

Represented By
Matthew S DeArmey

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, March 19, 2026

Hearing Room 1639

1:00 PM

9:19-10291 Golf View Lane Limited Partnership, a California L

Chapter 11

Adv#: 9:19-01058 Golf View Lane Limited Partnership, a California L v. Pinnacle Estate

#9.00 Status conference RE: [1] Complaint by Golf View Lane Limited Partnership, a California Limited Partnership against Pinnacle Estate Properties, Inc., Garen Gary Keshishyan, Levis Pasco Obando, Valley Enterprises TS, Inc., Jose Pasco. (Fee not required). Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)),(91 (Declaratory judgment)) fr. 8-12-25, 10-7-25, 11-12-25

Docket 1

***** VACATED *** REASON: Cont'd from 3/19/26 to 3/24/26 at 1:00 p.m. by court.**

Tentative Ruling:

Continue to January 15, 2026 at 1:00 pm. No appearances on November 12. 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):

Golf View Lane Limited Partnership,

Represented By
Joseph G McCarty
M. Jonathan Hayes
Robert M Yaspan

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CONT... Golf View Lane Limited Partnership, a California L

Chapter 11

Defendant(s):

Pinnacle Estate Properties, Inc.	Represented By Alana B Anaya
Garen Gary Keshishyan	Represented By Alana B Anaya
Levis Pasco Obando	Represented By Alana B Anaya
Valley Enterprises TS, Inc.	Represented By Anthony N Ranieri
Jose Pasco	Represented By Anthony N Ranieri
Closing Agents, Inc.	Pro Se
DOES 1 through 25, inclusive	Pro Se
Igya Demirci	Pro Se

Plaintiff(s):

Golf View Lane Limited Partnership,	Represented By Robert M Yaspan
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1:30 PM

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CONFIRMATION CALENDAR

Chapter

#0.00 **THE CHAPTER 13 1:30 PM CONFIRMATION CALENDAR CAN BE VIEWED ON THE COURT'S WEBSITE (www.cacb.uscourts.gov) UNDER: JUDGES> SALTZMAN, D.>CHAPTER 13>CHAPTER 13 CALENDAR. The Chapter 13 Trustee's recommendations will be posted to the Trustee's website at www.latrustee.com one day prior to the chapter 13 calendar.**

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, March 19, 2026

Hearing Room 1639

2:00 PM

2: -

TRUSTEE'S MOTION CALENDAR

Chapter

#0.00 ***THE CHAPTER 13 2:00 PM TRUSTEE'S MOTION TO DISMISS CALENDAR CAN BE VIEWED ON THE COURT'S WEBSITE (www.cacb.uscourts.gov) UNDER: JUDGES>SALTZMAN, D.>CHAPTER 13>MOTION HEARING CALENDAR. The Chapter 13 Trustee's recommendations will be posted to the Trustee's website at www.latrustee.com one day prior to the chapter 13 calendar.***

Docket 0

Tentative Ruling:

- NONE LISTED -