

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

Tuesday, April 8, 2025

Hearing Room 1639

1:00 PM

2: -

ZOOM INFORMATION

Chapter

#0.00

EFFECTIVE IMMEDIATELY -- ALL ATTORNEYS AND PARTIES MUST REGISTER APPEARANCES NO LATER THAN 12:00 NOON THE DAY BEFORE THE HEARING BY EMAILING Chambers_DSaltzman@cacb.uscourts.gov (link sends email)

1. Email subject line must be "**Registration -- Zoom**" or "**Registration -- In Person**"
2. The body of the email must include all of the following information:
 - a. Hearing date and time, and matter number on the calendar
 - b. Debtor's name and case number and, if applicable, adversary proceeding name and number
 - c. Your full name, State Bar number, office phone number, and client's full name (if you are not an attorney, just include your full name and phone number)
 - d. If your client is appearing separately, your client's email address and phone number, and whether your client will join by video, phone, or in person

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

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Docket 0

Tentative Ruling:

- NONE LISTED -

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2:24-11660 Keith Wonki Bae

Chapter 7

#1.00 Hearing RE: [54] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: Residential

Docket 54

Tentative Ruling:

Continue for supplemental evidence regarding annulment.

There is cause for relief under 362(d)(1), but there is no evidence regarding annulment; all of the information as to annulment is in the motion, not the declaration.

Party Information

Debtor(s):

Keith Wonki Bae

Represented By
Eric Bensamochan
Alejandro H Herrera

Movant(s):

Cathay View Investment, Inc

Represented By
Larry Rothman

Trustee(s):

Carolyn A Dye (TR)

Represented By
Michael E Bubman

**United States Bankruptcy Court
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2:24-20473 McManus Management LLC

Chapter 7

#2.00 Hearing RE: [11] Motion for Relief from Stay Under 11 U.S.C. § 362

Docket 11

Tentative Ruling:

Based on the debtor's response, grant with no waiver of the 14-day stay.

No appearances required. Movant to lodge order within seven days.

Party Information

Debtor(s):

McManus Management LLC

Represented By
Dana M Douglas

Movant(s):

U.S. Bank Trust Company, National

Represented By
Brett Ramsaur

Trustee(s):

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court
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2:25-11086 RAQUEL SANCHEZ MORENO

Chapter 7

#3.00 CONT'D Hearing RE: [16] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 13902 Ragus St, La Puente, CA 91746 fr. 3-13-25

Docket 16

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).
GRANT as binding despite conversion.
GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

RAQUEL SANCHEZ MORENO

Represented By
Randy Alexander

Trustee(s):

David M Goodrich (TR)

Pro Se

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2:25-11294 Braulio Gibrhan Saldana

Chapter 7

#4.00 Hearing RE: [7] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2024 Chevrolet Silverado 1500 VIN: 1GCUDEE88RZ197817 .

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.

Party Information

Debtor(s):

Braulio Gibrhan Saldana

Represented By
D Justin Harelik

Movant(s):

AmeriCredit Financial Services, Inc.

Represented By
Sheryl K Ith

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CONT... Braulio Gibrhan Saldana

Chapter 7

Trustee(s):

Elissa Miller (TR)

Pro Se

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2:25-12007 Bahram Maneshi

Chapter 13

#5.00 Hearing RE: [10] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: RESIDENTIAL .

Docket 10

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) only.
GRANT as binding despite conversion.
GRANT waiver of FRBP 4001(a)(3) stay.
Deny additional requested relief; no cause has been shown.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Bahram Maneshi

Pro Se

Movant(s):

Marwan El Dana

Represented By
Larry Rothman

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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CONT...

Bahram Maneshi

Chapter 13

**United States Bankruptcy Court
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2:23-11420 Yulonda Annette Menifield

Chapter 13

#6.00 Hearing RE: [72] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 27964 Trillium Lane, Valencia, California 91354 .

Docket 72

***** VACATED *** REASON: Due to insufficient hearing notice.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yulonda Annette Menifield

Represented By
Stephen L Burton

Movant(s):

CORNERSTONE AT COPPER

Represented By
Lee S Raphael

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:20-11188 Tamer H. Abouelezz

Chapter 13

#7.00 CONT'D Hearing RE: [73] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 17401 Grayston Ave, Cerritos, CA 90703 fr. 3-13-25

Docket 73

***** VACATED *** REASON: Order entered by settlement stipulation on 3/17/25.**

Tentative Ruling:

Grant as to the debtor. If co-debtor relief is needed, continue for service.

Party Information

Debtor(s):

Tamer H. Abouelezz

Represented By
Julie J Villalobos

Movant(s):

Wilmington Trust, National

Represented By
Nancy L Lee
JaVonne M Phillips
Erica T Loftis Pacheco
Cassandra J Richey
Darlene C Vigil

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-11262 Heather Nicole Seidler

Chapter 7

#8.00 Hearing RE: [24] Motion for order to show cause re: sanctions for violation of the automatic stay

Docket 24

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Heather Nicole Seidler Pro Se

Movant(s):

Heather Nicole Seidler Pro Se

Trustee(s):

Jason M Rund (TR) Pro Se

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2:25-11262 Heather Nicole Seidler

Chapter 7

#9.00 Hearing RE: [20] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 300 N. WILTON PLACE, LOS ANGELES, CA 90004 .

Docket 20

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Heather Nicole Seidler

Pro Se

Movant(s):

Vicken Simonian

Represented By
Helen G Long

Trustee(s):

Jason M Rund (TR)

Pro Se

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2:24-15783 Daniel Joseph Bowen

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 John J. Menchaca.

Docket 23

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):

Daniel Joseph Bowen

Represented By
Chris T Nguyen

Trustee(s):

John J Menchaca (TR)

Pro Se

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2:24-17148 Street Faction Engineering

Chapter 7

#11.00 Hearing RE: [53] Trustee's Motion for Determination of Secured Interest of Erc
aka Itria Ventures LLC

Docket 53

Tentative Ruling:

The motion is unopposed and well supported. Grant. No appearances required.
Movant to lodge order within seven days.

Party Information

Debtor(s):

Street Faction Engineering

Represented By
Julie J Villalobos

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Rosendo Gonzalez
Gonzalez & Gonzalez Law, P.C.

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2:24-20065 Healthy Spot Operating LLC

Chapter 11

#12.00 Hearing RE: [120] Debtor's Motion For An Order Extending The Debtor's Exclusive Periods To File A Chapter 11 Plan And Obtain Acceptances Thereof

Docket 120

Tentative Ruling:

The motion is unopposed and well supported. Grant. Movant to lodge order within seven days. No appearances required.

Party Information

Debtor(s):

Healthy Spot Operating LLC

Represented By
David L. Neale
Daniel H Reiss
Todd M Arnold
Robert Carrasco

Movant(s):

Healthy Spot Operating LLC

Represented By
David L. Neale
Daniel H Reiss
Todd M Arnold
Robert Carrasco

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2:24-17511 Hasmik Yaghobyan

Chapter 11

#13.00 Hearing RE: [76] Motion to Approve Trial Loan Modification Agreement (LMM)

Docket 76

***** VACATED *** REASON: Order Denying Motion Entered 3/28/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hasmik Yaghobyan

Pro Se

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2:25-10917 Spearman Aerospace, Inc.

Chapter 11

#14.00 CONT'D Hearing RE: [5] DEBTOR'S EMERGENCY MOTION TO MAINTAIN CERTAIN ELEMENTS OF THE DEBTOR'S CASH MANAGEMENT SYSTEM INCLUDING PRE-PETITION ACCOUNTS
fr. 2-11-25, 3-13-25

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut

Movant(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut

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2:25-10917 Spearman Aerospace, Inc.

Chapter 11

#15.00 Hearing RE: [69] Debtor's Motion for Order Authorizing Debtor to Obtain Post-Petition Loan

Docket 69

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

Movant(s):

Spearman Aerospace, Inc.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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2:23-16953 Freedom 26, LLC

Chapter 11

#16.00 CONT'D Hearing RE: [240] Auction for backup bidder
fr. 12-19-24, 3-13-25

Docket 240

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver

Movant(s):

Freedom 26, LLC

Represented By
Raymond H. Aver

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2:23-16953 Freedom 26, LLC

Chapter 11

Adv#: 2:24-01269 Thomas v. Alsbrook

#17.00 Order to Show Cause re: Failure to Prosecute

Docket 7

***** VACATED *** REASON: Notice of Voluntary Dismissal of Adv.
Proceeding Filed on 3/20/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver

Defendant(s):

Blake Alsbrook

Pro Se

Plaintiff(s):

Jeffrey G Thomas

Pro Se

**United States Bankruptcy Court
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2:23-17417 Behnam Rafalian

Chapter 11

Adv#: 2:24-01090 Rafalian v. Refalian et al

#18.00 Hearing RE: [18] Motion for Summary Judgment
fr. 12-19-24, 2-11-25, 3-6-25

Docket 18

***** VACATED *** REASON: Cont'd from 4/8/25 to 5/29/25 at 1:00 p.m.
per stip & order entered on 4/7/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

Defendant(s):

Behrooz Refalian

Represented By
Gregory D Hagen

Ebrahim Rafalian

Represented By
Gregory D Hagen

ER & GR, LLC

Represented By
Gregory D Hagen

Malibu, LLC

Represented By
Gregory D Hagen

Freedom 26, LLC

Pro Se

Movant(s):

Behnam Rafalian

Represented By
Robyn B Sokol

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CONT... Behnam Rafalian

Chapter 11

Plaintiff(s):

Behnam Rafalian

Represented By
Robyn B Sokol

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2:23-17417 Behnam Rafalian

Chapter 11

Adv#: 2:24-01090 Rafalian v. Refalian et al

#19.00 CONT'D Status Hearing RE: [1] Adversary case 2:24-ap-01090. Complaint by Behnam Rafalian against Behrooz Refalian, Ebrahim Rafalian, ER & GR, LLC, Malibu, LLC, Freedom 26, LLC. (\$350.00 Fee Charge To Estate). Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Sokol, Robyn) fr. 6-13-24, 9-5-24, 9-6-24, 9-9-24, 12-10-24, 2-11-25, 3-6-25

Docket 1

***** VACATED *** REASON: Cont'd from 4/8/25 to 5/29/25 at 1:00 p.m.
per stip & order entered on 4/7/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

Defendant(s):

Behrooz Refalian

Pro Se

Ebrahim Rafalian

Pro Se

ER & GR, LLC

Pro Se

Malibu, LLC

Pro Se

Freedom 26, LLC

Pro Se

Plaintiff(s):

Behnam Rafalian

Represented By
Robyn B Sokol

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2:24-18688 Kolay Flooring International LLC

Chapter 7

Adv#: 2:25-01049 Mitchell v. Reddington Structural Solutions, LLC et al

#20.00 Status Hearing RE: [1] Adversary case 2:25-ap-01049. Complaint by Daniel Mitchell against Reddington Structural Solutions, LLC, Junhua Mao, Shuren Cheng, Joe Westerfield, Jiangsu Portiloor New Material Company, Jiangsu Haoxing New Material Company, Shanghi Zehong International Logistics Company, LTD., Jiangsu Success Wood Products Company, LTD., DOES I-XX, ROE Corporations I-XX. Brett). CORRECTION: .

Docket 1

***** VACATED *** REASON: Notice of Withdrawal filed on 3/7/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kolay Flooring International LLC	Represented By Marc C Forsythe
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Defendant(s):

Reddington Structural Solutions,	Pro Se
Junhua Mark Mao	Pro Se
Shuren Raymond Cheng	Pro Se
Joe Westerfield	Pro Se
Jiangsu Portiloor New Material	Pro Se
Jiangsu Haoxing New Material	Represented By Brett Ramsaur
Shanghi Zehong International	Pro Se
Jiangsu Success Wood Products	Pro Se
DOES I-XX	Pro Se
ROE Corporations I-XX	Pro Se

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CONT... Kolay Flooring International LLC

Chapter 7

Plaintiff(s):

Daniel Mitchell

Represented By
Brett Ramsaur