

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

Thursday, April 30, 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:

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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

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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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2:24-18339 Chasity Caldwell

Chapter 7

#1.00 Hearing RE: [123] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2025 Toyota Camry XSE, VIN: 4T1DAACK1SU036725 .

Docket 123

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):

Chasity Caldwell

Represented By
Sundee M Teeple

Movant(s):

Ally Bank

Represented By
Jennifer C Wong

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Chasity Caldwell

Rosemary Hong

Chapter 7

Trustee(s):

John P Pringle (TR)

Pro Se

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2:26-11494 Troi Branch

Chapter 13

#2.00 Hearing RE: [24] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 3930 Kenway Avenue, Los Angeles, CA 90008 .

Docket 24

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)(4), as the evidence demonstrates that this filing was part of a scheme to hinder, delay, or defraud creditor(s).

Deny co-debtor relief; not applicable here.

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):

Troi Branch

Pro Se

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CONT... Troi Branch

Chapter 13

Movant(s):

WAYNE C. ROWELL, TRUSTEE

Represented By
Arnold L Graff

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-21111 Serjik Aghajanian

Chapter 13

#3.00 Hearing RE: [27] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 8912 Bachry Place (Sunland Area), Los Angeles, CA 91040 fr. 3-10-26

Docket 27

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Serjik Aghajanian

Represented By
Shirlee L Bliss

Movant(s):

BRADFORD CLARK, A SINGLE

Represented By
Arnold L Graff

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-20376 Helen M Junior

Chapter 13

#4.00 Hearing RE: [53] motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 6331 Explorer Way Palmdale, California 93552-3453 .

Docket 53

Tentative Ruling:

The debtor and trustee have responded.
Do the parties need some time to negotiate?

Party Information

Debtor(s):

Helen M Junior

Represented By
Joshua Sternberg

Movant(s):

The Bank of New York Mellon fka

Represented By
Kirsten Martinez

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:24-20015 Andrea Lynn Clay Harvey

Chapter 13

#5.00 Hearing RE: [38] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 3021 W 80th St, Inglewood, CA 90305 .

Docket 38

Tentative Ruling:

The debtor and trustee have responded.
Is the debtor current?
Do the parties need time to negotiate?

Party Information

Debtor(s):

Andrea Lynn Clay Harvey

Represented By
Rex Tran

Movant(s):

Wilmington Savings Fund Society,

Represented By
Kristin A Schuler-Hintz
Rosemary Hong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:26-13456 Daron Lynn Jones

Chapter 13

#5.10 Hearing RE: [8] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 4258 Don Luis Drive Los Angeles, CA 90008

Docket 8

Tentative Ruling:

The notice period is short, and the motion was not served overnight.

Party Information

Debtor(s):

Daron Lynn Jones

Represented By
Barry E Borowitz

Movant(s):

Daron Lynn Jones

Represented By
Barry E Borowitz
Barry E Borowitz
Barry E Borowitz
Barry E Borowitz

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:26-12249 Elya Mirzoyan

Chapter 13

#6.00 CONT'D Hearing RE: [11] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 17719 Hillside Way, Santa Clarita, CA 91350 fr. 4-7-26

Docket 11

Tentative Ruling:

Service has been corrected.

Party Information

Debtor(s):

Elya Mirzoyan

Represented By
Aris Artounians

Movant(s):

Elya Mirzoyan

Represented By
Aris Artounians

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:24-20110 Melanie Shornick

Chapter 13

#7.00 CONT'D Hearing RE: [23] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1598 Palisades Drive, Pacific Palisades, CA 90272
fr. 7-22-25, 9-9-25, 10-14-25, 11-13-25, 12-11-25, 1-20-26, 2-24-26, 3-24-26

Docket 23

Tentative Ruling:

Please update the court.

Party Information

Debtor(s):

Melanie Shornick

Represented By
Matthew D. Resnik

Movant(s):

Federal Home Loan Mortgage

Represented By
David Coats
Sarah Arlene Dooley-Lewis

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:23-17721 DIANE IDA URIOSTEGUI

Chapter 7

#8.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Rosendo Gonzalez

Docket 0

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):

DIANE IDA URIOSTEGUI

Represented By
Rob Uriostegui

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Rosendo Gonzalez

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2:26-10075 Edgardo Daniel Iorio

Chapter 11

#9.00 Hearing RE: [52] Motion for Authority to Use Cash Collateral on an Interim Basis

Docket 52

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Edgardo Daniel Iorio

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

Movant(s):

Edgardo Daniel Iorio

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

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2:26-10075 Edgardo Daniel Iorio

Chapter 11

#9.10 CONT'D Hearing RE: [21] Motion for Authority to Use Cash Collateral on an Interim Basis
fr. 2-19-26, 4-21-26

Docket 21

Tentative Ruling:

Have the parties made progress since 4/21?

How does the debtor respond to the Amwest proposal regarding default and termination of the stay?

Budget seems low for maintenance and homeowners insurance.

Party Information

Debtor(s):

Edgardo Daniel Iorio

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

Movant(s):

Edgardo Daniel Iorio

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

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2:26-11613 P Y T-Shirts Silk Screening Co. Inc.

Chapter 11

#10.00 CONT'D Hearing RE: [20] Motion to Use Cash Collateral on an Interim Basis Pursuant to Cash Collateral Agreement with US Business Administration; Scheduling a Continued/Final Hearing on Permanent or Further Use of Cash Collateral
fr. 3-24-26

Docket 20

***** VACATED *** REASON: Cont'd from 4/30/26 to 6/18/26 at 1:00 p.m.
per stip & order entered on 4/15/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

P Y T-Shirts Silk Screening Co. Inc.

Represented By
Stella A Havkin

Movant(s):

P Y T-Shirts Silk Screening Co. Inc.

Represented By
Stella A Havkin
Stella A Havkin

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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2:25-17948 Ramprasad Chitpadi Dandillaya

Chapter 11

#11.00 Hearing RE: [106] Motion Pursuant to 11 U.S.C. § 1189(B)
to extend the time to file a plan

Docket 106

Tentative Ruling:

The court thanks the parties for their thorough briefing.

The debtor has the burden of proof to establish a basis for an extension of the time to file a plan under section 1189(b) and the standard for an extension is higher than the "for cause" standard for an extension of plans exclusivity under section 1121(d), which governs plans extensions in non-Subchapter V Chapter 11 cases. *In re HBL SNF, LLC*, 635 B.R. 725, 729-30 (Bankr. S.D.N.Y. 2022). The standard "reflects the goals of Subchapter V to move a case forward expeditiously, to keep expenses down for the debtor, and to provide the debtor with an accelerated path to reorganize." *Id.* (internal cites omitted).

This is the Debtor's second request for an extension. The first request, which was unopposed, extended the Debtor's deadline to file a plan from 12/9/25 to 3/9/26. The Debtor owns two pieces of real property, as well as interests in 15 entities. The court entered an order approving the employment of the Debtor's appraiser and valuation expert, Grobstein Teeple LLP ("Grobstein"), on 12/2/25. While the motion sought an extension to 6/9/26, the Debtor's reply shortens this to 5/22/26 because Grobstein can complete its valuation by 5/1/26. Such valuation is necessary for a liquidation analysis and for projections with respect to the ability of the debtor to make payments under a proposed plan of reorganization. The Debtor also requests additional time to negotiate with creditor Amazon regarding Amazon's claim.

Amazon opposes the motion on the grounds that Grobstein's valuation should have been completed by now and that the Debtor has been dragging its feet with regard to communicating with Amazon.

Here, taking into account the circumstances, an extension to 5/22/26 is

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CONT... Ramprasad Chitpadi Dandillaya

Chapter 11

warranted. Because the Debtor has interests in 15 entities, it is taking Grobstein a long time to conduct its valuation, and it isn't appropriate to hold the Debtor accountable for this delay. Further, the Debtor filed a motion to dismiss Amazon's adversary proceeding, which, if granted, would have had a significant impact on the Debtor's plan (of course, the motion to dismiss was denied, but it was not a frivolous motion). The time needed for the court to rule on the motion to dismiss is another basis for some extended time for the Debtor to file a plan.

This will be the last extension. Subchapter V is intended to be an expeditious proceeding. By 5/22/26, the Debtor will have had ample time to obtain a valuation and to seek a resolution with Amazon.

Party Information

Debtor(s):

Ramprasad Chitpadi Dandillaya

Represented By
David B Golubchik
Robert Carrasco
Todd M Arnold

Trustee(s):

Mark M Sharf (TR)

Pro Se

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2:25-16321 GRDN Hospitality, LLC

Chapter 11

#12.00 Hearing RE: [152] Motion to vacate order authorizing rejection of distribution agreement. . Related document(s) [151] Motion to vacate order filed by Creditor Sunset Distributing LLC.

Docket 152

***** VACATED *** REASON: Cont'd from 4/30/26 to 5/26/26 at 1:00 p.m.
by stip & order entered on 4/28/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

GRDN Hospitality, LLC

Represented By
Gregory K Jones

Movant(s):

Sunset Distributing LLC

Represented By
Matthew Botting

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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2:26-13976 Form Los Angeles LLC

Chapter 11

#12.10 Hearing RE: [9] Debtor's motion for an order authorizing interim use of cash collateral pursuant to 11 U.S.C. Section 363

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Form Los Angeles LLC

Represented By
Michael Jay Berger

Movant(s):

Form Los Angeles LLC

Represented By
Michael Jay Berger

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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2:22-12303 Kison Kim

Chapter 7

Adv#: 2:22-01146 Free Sunshine Apparel, Inc. a California Corporati v. Kim, dba Gold Reed,

#13.00 CONT'D Hearing RE: [77] Motion to Compel Responses to Post-Judgment
Discovery and Sanctions
fr. 2-24-26

Docket 77

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kison Kim

Represented By
Sung Woo Choi

Defendant(s):

Kison Kim, dba Gold Reed, dba

Pro Se

DOES 1-10

Pro Se

Movant(s):

Free Sunshine Apparel, Inc. a

Represented By
David H Rho
Bruce A Hatkoff
Natalia Minassian

Min Hee Lee

Represented By
David H Rho
Bruce A Hatkoff
Natalia Minassian

Plaintiff(s):

Free Sunshine Apparel, Inc. a

Represented By
David H Rho
Bruce A Hatkoff

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CONT... Kislou Kim

Chapter 7

Natalia Minassian

Min Hee Lee

Represented By
David H Rho
Bruce A Hatkoff
Natalia Minassian

Trustee(s):

John P Pringle (TR)

Pro Se

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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

#14.00 CONT'D Hearing RE: [14] Motion for Default Judgment Plaintiffs Motion For Default Judgment Under Lbr 7055-1
fr. 1-8-26, 1-13-26, 2-10-26

Docket 14

*** VACATED *** REASON: Notice of Dismissal of Motion for Default Judgment filed on 4/22/26.

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

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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

#15.00 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, 1-8-26, 1-13-26, 2-10-26

Docket 1

***** VACATED *** REASON: Notice of Dismissal of Adv. filed on 4/22/26.**

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

Plaintiff(s):

Timothy J Yoo, Chapter 7 Trustee for

Represented By
Anthony A. Friedman

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

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2:24-17511 Hasmik Yaghobyan

Chapter 11

Adv#: 2:25-01075 Yaghobyan v. Nationstar aka Mr Cooper, a Texas Corporation et a

#16.00 Hearing RE: [67] Motion for stay and/or injunction pending appeal pursuant to Fed. Rule Banker. P. 8007(a)

Docket 67

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hasmik Yaghobyan	Pro Se
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Defendant(s):

Nationstar aka Mr Cooper, a Texas	Pro Se
Deutsche Bank Trust Company	Represented By Jennifer C Wong

Plaintiff(s):

Hasmik Yaghobyan	Pro Se
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