

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

Thursday, July 2, 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/1654412684>

ZoomGov meeting number: 165 441 2684

Password: 031066

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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:

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2:25-21249 Naara Josabet Lemus Gabriel

Chapter 7

#1.00 Hearing RE: [33] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 AUDI A5 Sedan 4D Premium 45 AWO 2.0L I4 Turbo VIN: WAUDACF51MA011363 .

Docket 33

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.
Grant annulment.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Naara Josabet Lemus Gabriel

Represented By
Christopher J Lauria

Movant(s):

Santander Bank, N.A., as servicer

Represented By

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CONT... Naara Josabet Lemus Gabriel

Chapter 7

Rosemary Hong

Trustee(s):

John J Menchaca (TR)

Pro Se

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2:26-14811 Ivan Krivoshein

Chapter 7

#2.00 Hearing RE: [9] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 444 S. BURLINGTON AVE, APT 104, LOS ANGELES, CA 90057 .

Docket 9

*** VACATED *** REASON: Not enough hearing notice. Hearing to be rescheduled by attorney.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ivan Krivoshein

Represented By
Raj T Wadhvani

Movant(s):

444 S SOUTH BURLINGTON,

Represented By
Gary D Fidler

Trustee(s):

Wesley H Avery (TR)

Pro Se

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2:26-15713 Arturo Olivares Cardenas

Chapter 13

#3.00 Hearing RE: [12] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate

Docket 12

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 as to all creditors served.

Movant to lodge order within seven days.

Party Information

Debtor(s):

Arturo Olivares Cardenas

Represented By
Matthew D. Resnik

Movant(s):

Arturo Olivares Cardenas

Represented By
Matthew D. Resnik
Matthew D. Resnik

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:26-15570 Stephanie Momilani Valencia

Chapter 13

#4.00 Hearing RE: [8] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate Real property located at: 227 North Goodhope Ave., San Pedro, CA 90732

Docket 8

Tentative Ruling:

The debtor had a prior chapter 13 case - 2:18-bk-23276-DS, which was filed on 11/12/18. After completing her plan, she received a discharge on 4/17/26. This case was filed on 6/3/26.

There is no prior case that was dismissed within a year of the petition date here. Section 362(c)(3) does not apply.

Deny. Counsel should be aware that the court will not approve supplemental fees for filing this motion (which also required a \$199 filing fee).

Party Information

Debtor(s):

Stephanie Momilani Valencia

Represented By
D Justin Harelik

Movant(s):

Stephanie Momilani Valencia

Represented By
D Justin Harelik

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-20944 Serj Shahbazian

Chapter 13

#5.00 CONT'D Hearing RE: [50] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2024 BMW 5 Series 530i Sedan 4D, VIN: WBA43FJ07RCP95003 .
fr. 6-2-26, 6-1-26

Docket 50

***** VACATED *** REASON: Rescheduled from 7/2/26 to 7/9/26 at 1:00 p.m. per notice filed on 6/12/26.**

Tentative Ruling:

Continue.

The motion is unopposed but it has enough problems that the court can't grant relief without an amended motion and declaration.

The declaration states that the Movant has a claim of \$48,385.69. The Movant did not complete the portion of the declaration regarding value. Although not referred to by the Movant, there is an exhibit KBB printout showing a value of \$35,040.

While the Property is leased, the Movant does not state that the lease has matured or been rejected or that the fact that the Property is leased is a basis for relief. Based on the attached lease agreement, the lease has not yet matured.

The portion of the declaration regarding ch 13 missed postpetition payments is completed with figures indicating 4 missed payments and arrears of \$3,601.96. However, the motion does not seek relief on this basis.

Relief under § 362(d)(2) is sought in the motion, but there is not evidence offered in the declaration for this relief. The Property is leased, but the movant hasn't proffered evidence that the Property is not necessary for reorganization.

The lessee is not the debtor, but Shahbazian Cleaning Services, Inc. That entity was served as well as the debtor. The motion does not explain the

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CONT... **Serj Shahbazian** **Chapter 13**
relationship between these parties or how the debtor is related to the Property
and lease.

Party Information

Debtor(s):

Serj Shahbazian

Represented By
Anita Khachikyan

Movant(s):

Financial Services Vehicle Trust

Represented By
Rosemary Hong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-20361 Crystal Group LLC

Chapter 11

#6.00 Hearing RE: [92] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 8082 Adams Avenue, Huntington Beach, CA 92646 .

Docket 92

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crystal Group LLC

Represented By
Robert S Altagen

Movant(s):

Wilshire Quinn Income Fund REIT,

Represented By
Kelsey X Luu

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2:26-15515 **ESV Properties, LP**

Chapter 11

#7.00 Order to Show Cause re: Dismissal or Transfer

Docket 7

***** VACATED *** REASON: Case dismissed per order entered on 6/9/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

ESV Properties, LP

Represented By
Marc Applbaum

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2:26-15515 ESV Properties, LP

Chapter 11

#8.00 Status Hearing RE: [1] Chapter 11 Voluntary Petition

Docket 1

***** VACATED *** REASON: Case dismissed per order entered on 6/9/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

ESV Properties, LP

Represented By
Marc Applbaum

**United States Bankruptcy Court
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1:00 PM

2:26-15271 ARTM2, LLC

Chapter 11

#9.00 Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition Non-Individual. LLC

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

ARTM2, LLC

Represented By
Andrew S Cho

Trustee(s):

Mark M Sharf (TR)

Pro Se

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2:24-16132 Patricia Del Carmen Bravo

Chapter 7

Adv#: 2:24-01277 Soracco v. Bravo

#10.00 Pretrial Conference RE: [1] Adversary case 2:24-ap-01277. Complaint by Edmund Robert Soracco against Patricia Del Carmen Bravo . (67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)) ,(68 (Dischargeability - 523(a)(6), willful and malicious injury)) fr. 3-4-25, 6-17-25, 1-13-26, 3-3-26, 4-7-26, 5-28-26

Docket 1

***** VACATED *** REASON: Rescheduled to 7/16/26 at 1 p.m. per ord. ent. 6/8/26**

Tentative Ruling:

Set a trial date.

Party Information

Debtor(s):

Patricia Del Carmen Bravo

Represented By
Gregory M Shanfeld

Defendant(s):

Patricia Del Carmen Bravo

Pro Se

Plaintiff(s):

Edmund Robert Soracco

Pro Se

Trustee(s):

Elissa Miller (TR)

Pro Se