

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

Thursday, July 3, 2025

Hearing Room 1639

11:00 AM

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/1601326576>

ZoomGov meeting number: 160 132 6576

Password: 150137

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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
Central District of California
Los Angeles
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Thursday, July 3, 2025

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11:00 AM

2:24-20065 Healthy Spot Operating LLC

Chapter 11

#1.00 Hearing RE: [144] Debtor's Motion For Order Extending Time To Assume Or
Reject Unexpired Nonresidential Real Property Leases

Docket 144

Tentative Ruling:

Please confirm which landlords have consented.

Party Information

Debtor(s):

Healthy Spot Operating LLC

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

**United States Bankruptcy Court
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2:24-20065 Healthy Spot Operating LLC

Chapter 11

#2.00 Hearing RE: [146] Motion For Order To Reject Unexpired Leases Of
Nonresidential Real Property

Docket 146

Tentative Ruling:

The motion is unopposed. Grant.

Party Information

Debtor(s):

Healthy Spot Operating LLC

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

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, July 3, 2025

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11:00 AM

2:25-13041 Clippinger Investment Properties

Chapter 7

#3.00 Order to Show Cause Regarding Dismissal of Involuntary Case
fr. 5-27-25, 6-17-25

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Pro Se

**United States Bankruptcy Court
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2:25-13041 Clippinger Investment Properties

Chapter 7

#4.00 Hearing RE: [15] Motion to: (1) Dismiss Involuntary Bankruptcy Petition Under
FRCP 12, or in the Alternative (2) Set Bond
fr. 6-17-25

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

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Central District of California
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11:00 AM

2:25-13041 Clippinger Investment Properties

Chapter 7

#5.00 Hearing RE: [22] Motion for Sanctions against Douglas J. Harris, and Leib M. Lerner, Under USC 28 Section 1927 and the Court's Inherent Authority fr. 6-17-25

Docket 22

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

Movant(s):

Michael Ammann

Pro Se

**United States Bankruptcy Court
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2:25-13041 Clippinger Investment Properties

Chapter 7

#6.00 Hearing RE: [33] Motion to compel debtor to file verified creditor list under Fed.
R. Bankr. P. 1003(b)
fr. 6-17-25

Docket 33

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

Movant(s):

Michael Ammann

Pro Se

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2:25-13041 Clippinger Investment Properties

Chapter 7

#7.00 Hearing RE: [35] Motion to Strike and Seal Exhibit 2 to Debtor's Motion to Dismiss as Barred by Fed. R. Evid. 408 fr. 6-17-25

Docket 35

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

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2:25-13041 Clippinger Investment Properties

Chapter 7

#8.00 Status Hearing RE: [1] Chapter 7 Involuntary Petition Against a Non-Individual.
Petitioning creditor: Michael Ammann
fr. 5-27-25, 6-17-25

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

**United States Bankruptcy Court
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11:00 AM

2:25-15352 CGA Corporation

Chapter 11

#9.00 Hearing RE: [9] Debtor's Emergency Motion for Entry of an Interim Order: (I) Authorizing the Debtor to Utilize Cash Collateral Pursuant to 11U.S.C. §§ 361, 362, 363; (II) Granting Adequate Protection Pursuant to 11 U.S.C. §§ 361, 362, 363; (III) Scheduling a Final Hearing Pursuant to Bankruptcy Rules 4001(b); and (IV) Granting Related Relief

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

CGA Corporation

Represented By
Thomas B Ure

Movant(s):

CGA Corporation

Represented By
Thomas B Ure
Thomas B Ure

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
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11:00 AM

2:25-15352 CGA Corporation

Chapter 11

#10.00 Hearing RE: [8] Motion for an Order Authorizing Debtors To Pay Prepetition
Priority Wages

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

CGA Corporation

Represented By
Thomas B Ure

Movant(s):

CGA Corporation

Represented By
Thomas B Ure
Thomas B Ure

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
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1:00 PM

2:24-20065 Healthy Spot Operating LLC

Chapter 11

#1.00 Hearing RE: [144] Debtor's Motion For Order Extending Time To Assume Or
Reject Unexpired Nonresidential Real Property Leases

Docket 144

***** VACATED *** REASON: Rescheduled from 1:00 pm. to 11:00 a.m. by
court.**

Tentative Ruling:

Please confirm which landlords have consented.

Party Information

Debtor(s):

Healthy Spot Operating LLC

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

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2:24-20065 Healthy Spot Operating LLC

Chapter 11

#2.00 Hearing RE: [146] Motion For Order To Reject Unexpired Leases Of
Nonresidential Real Property

Docket 146

***** VACATED *** REASON: Rescheduled from 1:00 pm. to 11:00 a.m. by
court.**

Tentative Ruling:

Please confirm surrender dates.

Party Information

Debtor(s):

Healthy Spot Operating LLC

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

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2:25-13041 Clippinger Investment Properties

Chapter 7

#3.00 Order to Show Cause Regarding Dismissal of Involuntary Case
fr. 5-27-25, 6-17-25

Docket 5

***** VACATED *** REASON: Rescheduled from 1:00 pm. to 11:00 a.m. by
court.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Pro Se

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2:25-13041 Clippinger Investment Properties

Chapter 7

#4.00 Hearing RE: [15] Motion to: (1) Dismiss Involuntary Bankruptcy Petition Under FRCP 12, or in the Alternative (2) Set Bond fr. 6-17-25

Docket 15

***** VACATED *** REASON: Rescheduled from 1:00 pm. to 11:00 a.m. by court.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

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2:25-13041 Clippinger Investment Properties

Chapter 7

#5.00 Hearing RE: [22] Motion for Sanctions against Douglas J. Harris, and Leib M. Lerner, Under USC 28 Section 1927 and the Court's Inherent Authority fr. 6-17-25

Docket 22

***** VACATED *** REASON: Rescheduled from 1:00 pm. to 11:00 a.m. by court.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

Movant(s):

Michael Ammann

Pro Se

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Chapter 7

#6.00 Hearing RE: [33] Motion to compel debtor to file verified creditor list under Fed. R. Bankr. P. 1003(b) fr. 6-17-25

Docket 33

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Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Clippinger Investment Properties

Represented By
Douglas Harris

Movant(s):

Michael Ammann

Pro Se

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#7.00 Hearing RE: [35] Motion to Strike and Seal Exhibit 2 to Debtor's Motion to Dismiss as Barred by Fed. R. Evid. 408 fr. 6-17-25

Docket 35

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Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

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Chapter 7

#8.00 Status Hearing RE: [1] Chapter 7 Involuntary Petition Against a Non-Individual.
Petitioning creditor: Michael Ammann
fr. 5-27-25, 6-17-25

Docket 1

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- NONE LISTED -

Party Information

Debtor(s):

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Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

CGA Corporation

Represented By
Thomas B Ure

Movant(s):

CGA Corporation

Represented By
Thomas B Ure
Thomas B Ure

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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Chapter 11

#10.00 Hearing RE: [8] Motion for an Order Authorizing Debtors To Pay Prepetition
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Docket 8

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Tentative Ruling:

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Party Information

Debtor(s):

CGA Corporation

Represented By
Thomas B Ure

Movant(s):

CGA Corporation

Represented By
Thomas B Ure
Thomas B Ure

Trustee(s):

Gregory Kent Jones (TR)

Pro Se