

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

Tuesday, July 9, 2024

Hearing Room 1639

1:00 PM

2: -

ZOOM INFORMATION

Chapter

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Docket 0

Tentative Ruling:

- NONE LISTED -

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2:24-13863 Dhaval Mukeshbhai Jani

Chapter 7

#1.00 Hearing RE: [9] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 AUDI Q5 VIN: WA1AAAFY2M2136218 .

Docket 9

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):

Dhaval Mukeshbhai Jani

Represented By
Kevin T Simon

Movant(s):

VW Credit, Inc.

Represented By
Kirsten Martinez

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Chapter 7

Trustee(s):

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court
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2:24-14483 Tanya Senior

Chapter 7

#2.00 Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 4767 Don Zarembo Dr, Unit 1, Los Angeles, CA 90008 .

Docket 13

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.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Tanya Senior

Pro Se

Movant(s):

Napoli Management, LLC

Represented By
David S Hagen

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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CONT... Tanya Senior

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2:24-14530 Travis Davon Holifield

Chapter 7

#3.00 HearingRE: [9] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 334 S. Main Street #9605, Los Angeles, CA 90013

Docket 9

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.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Travis Davon Holifield

Represented By
Benjamin Heston

Movant(s):

4th and 5th Main, LLC

Represented By
Agop Gary Arakelian

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CONT... Travis Davon Holifield

Chapter 7

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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2:24-14581 David Callwood and Silvana D'Lorenzo

Chapter 7

#4.00 Hearing RE: [8] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 9130 Hunt Road, Corona CA 92883.

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

David Callwood	Pro Se
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Joint Debtor(s):

Silvana D'Lorenzo	Pro Se
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Movant(s):

Navy Federal Credit Union	Represented By Christina J Khil
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Trustee(s):

John J Menchaca (TR)	Pro Se
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2:23-15273 Gabriel Enrique Beltran

Chapter 7

#5.00 Hearing RE: [26] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 TOYOTA CAMRY VIN: 4T1G11AKXMU498297

Docket 26

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):

Gabriel Enrique Beltran

Represented By
Maureen Okwuosa

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

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Chapter 7

Trustee(s):

David M Goodrich (TR)

Pro Se

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2:23-15568 Megan Elizabeth Bulow

Chapter 7

#6.00 Hearing RE: [31] Motion to Convert Case From Chapter 7 to 13.

Docket 31

Tentative Ruling:

The motion doesn't acknowledge that the Debtor has already received a discharge. Nor does it attempt to address *In re Santos*, 561 B.R. 825 (Bankr. C.D. Cal. 2017), a case with very similar circumstances and persuasive reasoning. Further, the Debtor did not reply to the opposition.

Deny the motion.

Party Information

Debtor(s):

Megan Elizabeth Bulow

Represented By
R Grace Rodriguez

Movant(s):

Megan Elizabeth Bulow

Represented By
R Grace Rodriguez

Trustee(s):

John P Pringle (TR)

Represented By
Michelle A Marchisotto

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2:24-13735 RAC Development, Inc.

Chapter 7

#7.00 Order to Show Cause Regarding Dismissal of Involuntary Case
fr. 6-27-24

Docket 21

***** VACATED *** REASON: Off Calendar. Order for Relief entered on
6/14/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

RAC Development, Inc.

Pro Se

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2:24-13735 RAC Development, Inc.

Chapter 7

#8.00 Status Hearing RE: [1] Chapter 7 Involuntary Petition Against a Non-Individual. Inc. :Feifei Nong (attorney Leonard M Shulman), Happy Tree, Inc. (attorney Leonard M Shulman), Angela Hsiao (attorney Leonard M Shulman), Annie Chang (attorney Leonard M Shulman), Danny CHANG (attorney Leonard M Shulman), S&J Realty Development, Inc. (attorney Leonard M Shulman), Biocalth International, Inc. (attorney Leonard M Shulman), Carrie W. Huang (attorney Leonard M Shulman), Jack W. Huang (attorney Leonard M Shulman), Chen Li Chen (attorney Leonard M Shulman), Exax Enterprise (attorney Leonard M Shulman), Saga Technologies (attorney Leonard M Shulman), Fred Lobb (attorney Leonard M Shulman), Jackson Wen (attorney Leonard M Shulman), Crystal Li Wen (attorney Leonard M Shulman), Jerry C. Chou (attorney Leonard M Shulman), Jiangping Huang (attorney Leonard M Shulman), Jing Hua Li (attorney Leonard M Shulman), David Stodden (attorney Leonard M Shulman), DL Carson Development Inc. (attorney Leonard M Shulman), Kevin Hsuanli Chou (attorney Leonard M Shulman), Kit Chi Man Shum (attorney Leonard M Shulman), Luminous DSC Investments, Inc. (attorney Leonard M Shulman), Natalie Karen Shum (attorney Leonard M Shulman), Lillian Pochih Liu (attorney Leonard M Shulman), LLAS Corp. (attorney Leonard M Shulman), Lori Lobb (attorney Leonard M Shulman), Mall-On-Line Defined Benefit Plan (Shih-Tzu Cheng & Te-Ling Chou, Charles Schwab Account No. 32240512) (attorney Leonard M Shulman), Mall-On-Line Defined Benefit Plan (Shih-Tzu Cheng & Te-Ling Chou, Charles Schwab Account No. 21434572) (attorney Leonard M Shulman), Forge Trust Co. CFBO Ming-Chu Kuo IRA 306459 (attorney Leonard M Shulman), Forge Trust CFBO Ching-Jey Kuo IRA 179796 (attorney Leonard M Shulman), Forge Trust Co. CFBO Ming-Chu Kuo IRA 179516 (attorney Leonard M Shulman), Chingjey Kuo (attorney Leonard M Shulman), MCK Healthy Environment International Inc. (attorney Leonard M Shulman), Natalie Chen (attorney Leonard M Shulman), He-Hwi "Pamela" Chen (attorney Leonard M Shulman), Pao Hwa Wu (attorney Leonard M Shulman), Housepro USA LLC (attorney Leonard M Shulman), Topline Global Inc (attorney Leonard M Shulman), Victoria Tang (attorney Leonard M Shulman), Alexander Tang (attorney Leonard M Shulman), Chuan Ming Yang (attorney Leonard M Shulman), Chuanchun Yang (attorney Leonard M Shulman), Walter Jong (attorney Leonard M Shulman), Charles Chung (attorney Leonard M Shulman), Shiao Wen Chung (attorney Leonard M Shulman), Shih-Hwa Mou (attorney Leonard M Shulman), Shiun Yee Lin Family

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CONT...

RAC Development, Inc.

Chapter 7

Trust (attorney Leonard M Shulman), Shu Ju Pan (attorney Leonard M Shulman), Libsi Inc (attorney Leonard M Shulman), Sophia Li Wen (attorney Leonard M Shulman), Xue Min Shi (attorney Leonard M Shulman), Shaonan Chang (attorney Leonard M Shulman). (Shulman, Leonard)
fr. 6-27-24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

RAC Development, Inc.

Pro Se

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2:23-16465 11824 Ocean Park Partners LLC

Chapter 11

#9.00 CONT'D Hearing RE: [73] Disclosure Statement Describing Chapter 11 Plan of Reorganization
fr. 5-23-24

Docket 73

***** VACATED *** REASON: Cont'd from 7/9/24 to 7/23/24 at 1:00 p.m.
by stip & order entered on 7/1/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

11824 Ocean Park Partners LLC

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

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2:23-17417 Behnam Rafalian

Chapter 11

#10.00 Hearing RE: [249] Motion of Debtor for Order Extending The Debtor's Exclusive Period to Obtain Acceptance of Its Plan of Reorganization

Docket 249

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

Movant(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Sandford L. Frey
Robyn B Sokol
Robyn B Sokol

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2:23-15798 Patrick Jerald Stahl

Chapter 7

Adv#: 2:23-01485 Leiva et al v. Stahl et al

#11.00 CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01485. Complaint by Susan Leiva , Susan Leiva against Patrick Jerald Stahl , PJ Stahl Fitness LLC , Does 1-20, Inclusive , Gorilla Rock LLC . fraud as fiduciary, embezzlement, larceny)) ,(68 (Dischargeability - 523(a)(6), willful and malicious injury)) ,(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) ,(41 (Objection / revocation of discharge - 727(c),(d),(e))) fr. 2-15-24, 4-25-24, 5-30-24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Patrick Jerald Stahl

Represented By
Michael Jay Berger

Defendant(s):

Patrick Jerald Stahl

Pro Se

PJ Stahl Fitness LLC

Pro Se

Does 1-20, Inclusive

Pro Se

Gorilla Rock LLC

Pro Se

Plaintiff(s):

Susan Leiva

Pro Se

Susan Leiva

Pro Se

Trustee(s):

Jason M Rund (TR)

Pro Se

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2:23-12832 Alexander Ludo Assouline
Adv#: 2:23-01380 Clou et al v. Assouline

Chapter 7

#12.00 CONT'D Hearing RE: [16] Motion to Dismiss Adversary Proceeding
fr. 4-25-24, 6-13-24

Docket 16

Tentative Ruling:

Under FRCP 12(b)(6), applicable in adversary proceedings through FRBP 7012, a court may dismiss a complaint if it fails to "state a claim upon which relief can be granted." In considering a motion under Rule 12(b)(6), the court must accept as true all facts alleged in the complaint and draw all reasonable inferences in favor of the plaintiff. *Navarro v. Block*, 250 F.3d 729, 732 (9th Cir. 2001). However, the court need not accept as true conclusory allegations in a complaint or legal characterizations cast in the form of factual allegations. *Bell Atl. Corp. v. Twombly*, 550 U.S. 544, 555–56 (2007); *Hartman v. Gilead Scis., Inc. (In re Gilead Scis. Secs. Litig.)*, 536 F.3d 1049, 1055 (9th Cir. 2008).

To avoid dismissal under Rule 12(b)(6), a plaintiff must allege "sufficient factual matter, accepted as true, to 'state a claim to relief that is plausible on its face.'" *Ashcroft v. Iqbal*, 556 U.S. 662, 678 (2009) (quoting *Twombly*, 550 U.S. at 570). "Labels and conclusions" and "'naked assertion[s] devoid of 'further factual enhancement'" do not suffice. *Iqbal*, 556 U.S. at 678 (quoting *Twombly*, 550 U.S. at 555, 557). However, "dismissal on the pleadings is appropriate only if the complaint fails to plead facts sufficient 'to raise a reasonable expectation that discovery will reveal evidence' supporting relief. *Charlie Y, Inc. v. Carey (In re Carey)*, 446 B.R. 384, 392 (B.A.P. 9th Cir. 2011) (quoting *Twombly*, 550 U.S. at 556).

When a claim is "grounded in fraud," the pleading of that claim as a whole must satisfy the particularity requirement of Federal Rule of Civil Procedure 9(b) ("Rule 9(b)"). *Vess v. Ciba-Geigy Corp. USA*, 317 F.3d 1097, 1103-04 (9th Cir. 2003). To meet this standard, the plaintiff's complaint must "identify the who, what, when, where, and how of the misconduct charged, as well as what is false or misleading about the purportedly fraudulent statement, and why it is false." *Cafasso, U.S. ex rel. v. Gen. Dynamics C4 Sys., Inc.*, 637 F.3d 1047, 1055 (9th Cir. 2011). *See*

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also Decker v. GlenFed, Inc. (In re GlenFed, Inc. Secs. Litig.), 42 F.3d 1541, 1548 (9th Cir. 1994). The failure to describe in detail a single specific transaction is not fatal to the complaint. *Cooper v. Pickett*, 137 F.3d 616, 627 (9th Cir. 1997). Overall, the complaint must identify the circumstances of the alleged fraud so that defendants can prepare an adequate answer. *Id*; see also *Walling v. Beverly Enters.*, 476 F.2d 393, 397 (9th Cir. 1973) (Rule 9(b) "only requires the identification of the circumstances constituting fraud so that the defendant can prepare an adequate answer from the allegations.").

The allegations of the Complaint are inadequate on any cause of action involving allegations of fraud, particularly as to the claim under § 523(a)(2)(A). There are no "when, where, or how" allegations as to any alleged transactions between any of the Plaintiffs and the Debtor. The only specifics are the names of the Plaintiffs, the cars they intended to purchase, and the price they allege they paid to the Debtor. There are no allegations of when these transactions took place or what representations were made by the Debtor to each defendant.

The allegations under § 727 are deficient for the same reason to the extent the third claim is based on allegations of fraud. That claim refers to the Plaintiffs' alleged transactions and also to alleged fraudulent transfers of assets "to others, whose identity is currently unknown" (¶ 20), and to alleged "knowing[] and fraudulent []" "false statements" that the Debtor did not sell a vehicle to a particular Plaintiff or that he repaid the money (¶ 22). None of these allegations are adequately pleaded under Rule 9 (and arguably even under the notice pleading standards of Rule 8). Further, the Complaint fails to cite any particular subsection of § 727.

While the § 523(a)(6) claim may not be subject to the heightened pleading standard for fraud, the lack of any details of the alleged transactions also makes it difficult to conclude that this cause of action is adequately pleaded under either the heightened or notice pleading standard.

In the Opposition, the Plaintiffs argue that they have been litigating their claims in state court for years and were on the eve of trial when the Debtor filed his petition. They argue that their claims include fraud and misrepresentation and conversion, among others. It's curious, then, why their factual allegations here are not more well developed. The court also wonders why the Plaintiffs wouldn't simply seek relief from stay to complete that trial, and then possibly have fraud (§ 523(a)(2)(A))

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and conversion (§ 523(a)(6) under *Petralia v. Jercich (In re Jercich)*, 238 F.3d 1202 (9th Cir. 2001)) claims as to which the Plaintiffs may be able to invoke collateral estoppel in this court.

In any event, it is clear that the allegations of the Complaint are insufficient.

Pursuant to FRCP 15(a)(2), leave to amend should be freely granted when justice so requires, but leave to amend need not be granted where amendment would be futile. Fed. R. Civ. P. 15(a)(2); *Steckman v. Hart Brewing, Inc.*, 143 F.3d 1293, 1298 (9th Cir. 1998); *Rutman Wine Co. v. E. & J. Gallo Winery*, 829 F.2d 729, 738 (9th Cir. 1987). There is no reason to believe, at this point, that amendment would be futile, so the court will grant the Motion with leave to amend.

Party Information

Debtor(s):

Alexander Ludo Assouline

Represented By
Sevan Gorginian

Defendant(s):

Alexander Ludo Assouline

Represented By
Sevan Gorginian

Movant(s):

Alexander Ludo Assouline

Represented By
Sevan Gorginian

Plaintiff(s):

Francois Jegou

Represented By
I.Donald Weissman

Gallard Thierry

Represented By
I.Donald Weissman

Thierry Dietsh

Represented By
I.Donald Weissman

Jean-Pierre Louvot

Represented By

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	I.Donald Weissman
Oliver Vericel	Represented By I.Donald Weissman
Lionel Fruh	Represented By I.Donald Weissman
Herve Salmon	Represented By I.Donald Weissman
Denis Crapon	Represented By I.Donald Weissman
Liozon Thierry	Represented By I.Donald Weissman
Philippe LeCarpenter	Represented By I.Donald Weissman
Pascal LaCosta	Represented By I.Donald Weissman
Yannick Clou	Represented By I.Donald Weissman
Nicolas Du Poty	Represented By I.Donald Weissman

Trustee(s):

Howard M Ehrenberg (TR)	Pro Se
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2:23-12832 Alexander Ludo Assouline

Chapter 7

Adv#: 2:23-01380 Clou et al v. Assouline

#13.00 CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01380. Complaint by Yannick Clou, Pascal LaCosta, Philippe LeCarpenter, Liozon Thierry, Denis Crapon, Herve Salmon, Lionel Fruh, Oliver Vericel, Jean-Pierre Louvot, Thierry Dietsh, Gallard Thierry, Francois Jegou, Nicolas Du Poty against Alexander Ludo Assouline. (65 (Dischargeability - other)),(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) (Weissman, I) fr. 9-28-23, 11-16-23, 2-22-24, 5-23-24, 6-13-24

Docket 1

Tentative Ruling:

Service issue has been resolved. See Motion to dismiss tentative ruling.
Continue status conference to a date after the deadline to file a responsive pleading to an amended complaint.

Party Information

Debtor(s):

Alexander Ludo Assouline

Represented By
Sevan Gorginian

Defendant(s):

Alexander Ludo Assouline

Pro Se

Plaintiff(s):

Yannick Clou

Represented By
I Donald Weissman

Pascal LaCosta

Represented By
I Donald Weissman

Philippe LeCarpenter

Represented By
I Donald Weissman

Liozon Thierry

Represented By
I Donald Weissman

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Denis Crapon Represented By
I Donald Weissman

Herve Salmon Represented By
I Donald Weissman

Lionel Fruh Represented By
I Donald Weissman

Oliver Vericel Represented By
I Donald Weissman

Jean-Pierre Louvot Represented By
I Donald Weissman

Thierry Dietsh Represented By
I Donald Weissman

Gallard Thierry Represented By
I Donald Weissman

Francois Jegou Represented By
I Donald Weissman

Nicolas Du Poty Represented By
I Donald Weissman

Trustee(s):

Howard M Ehrenberg (TR) Pro Se

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9:21-10234 La Casa de la Raza, Inc.

Chapter 7

Adv#: 9:21-01034 Faith, Chapter 7 Trustee v. MLG Leasing, Inc. et al

#14.00 CONT'D Hearing RE: [119] Motion For Summary Judgment Notice of Motion and Motion for Summary Adjudication of Issues Pursuant to Fed. R. Bankr. P.7056 and Fed. R. Civ. P. 56; Memorandum of Points and Authorities in Support Thereof

FR. 1-24-24, 2-22-24, 4-9-24

Docket 119

***** VACATED *** REASON: Cont'd from 7/9/24 to 8/29/24 at 1:00 p.m. by court.**

Tentative Ruling:

The court has reviewed the plaintiff's evidentiary objections to the Castelo declaration. The objections are overruled, except for the objection to para. 14, p.7. That objection is sustained pursuant to FRE 704 and 1002.

The court also sustains the plaintiff's objection to the defendant's purported "statement of uncontroverted facts." The defendant, as the non-moving party, is not entitled to file its own statement of undisputed facts. "Facts" numbered 96-101 will be disregarded.

Party Information

Debtor(s):

La Casa de la Raza, Inc.

Represented By
Janet A Lawson

Defendant(s):

MLG Leasing, Inc.

Represented By
Anthony C Fischer

Tomas A Castelo

Represented By
Anthony C Fischer

La Casa Founders Holding

Represented By
Anthony C Fischer

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

Tuesday, July 9, 2024

Hearing Room 1639

1:00 PM

CONT... La Casa de la Raza, Inc.

Chapter 7

Plaintiff(s):

Jeremy W. Faith, Chapter 7 Trustee

Represented By
Jeremy Faith
Meghann A Triplett
Samuel Mushegh Boyamian

Trustee(s):

Jeremy W. Faith (TR)

Represented By
Meghann A Triplett
Samuel Mushegh Boyamian

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

Tuesday, July 9, 2024

Hearing Room 1639

1:00 PM

9:21-10234 La Casa de la Raza, Inc.

Chapter 7

Adv#: 9:21-01034 Faith, Chapter 7 Trustee v. MLG Leasing, Inc. et al

#15.00 CONT'D Status Hearing RE: [31] Amended Complaint First Amended Complaint For: (1) Avoidance of Fraudulent Transfers [11 U.S.C. § 548(a)(1)(B)]; (2) Recovery of Avoided Transfers [11 U.S.C. § 550]; (3) Fraud, Concealment, and Deceit [Cal. Civ. Code. §§ 1572, 1709, 1710]; (4) Violation of Cal. Civil Code § 2943; (5) Unjust Enrichment; (6) Accounting; (7) Conversion; (8) Quiet Title; (9) Cancellation of Void Trustee's Deed Upon Sale [Cal. Civil Code § 2924a]; and (10) Violation of Cal. Civil Code § 2924h(g) by Meghann A Triplett on behalf of Jeremy W. Faith, Chapter 7 Trustee against La Casa Founders Holding Company, Inc., Tomas A Castelo, MLG Leasing, Inc.. (RE: related document(s)1 Adversary case 9:21-ap-01034. Complaint by Jeremy W. Faith, Chapter 7 Trustee against MLG Leasing, Inc., Tomas A Castelo. (\$350.00 Fee Charge To Estate). Complaint for: (1) Avoidance of Fraudulent Transfers [11 U.S.C. § 548(a)(1)(B)]; (2) Recovery of Avoided Transfers [11 U.S.C. § 550]; (3) Fraud, Concealment, and Deceit [Cal. Civ. Code §§ 1572, 1709, 1710]; (4) Violation of Cal. Civil Code § 2943; (5) Unjust Enrichment; (6) Accounting; (7) Conversion; and (8) Quiet Title (Attachments: # 1 Adversary Proceeding Cover Sheet) Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) filed by Plaintiff Jeremy W. Faith, Chapter 7 Trustee). (Triplett, Meghann)

FR. 1-25-22, 2-15-22, 3-22-22, 4-26-22, 9-6-22, 11-1-22, 1-10-23, 4-25-23, 5-2-23, 5-9-23, 6-30-23, 7-7-23, 9-12-23, 1-24-24, 2-22-24, 4-9-24

Docket 31

***** VACATED *** REASON: Cont'd from 7/9/24 to 8/29/24 at 1:00 p.m. by court.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

La Casa de la Raza, Inc.

Represented By
Janet A Lawson

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

Tuesday, July 9, 2024

Hearing Room 1639

1:00 PM

CONT... La Casa de la Raza, Inc.

Chapter 7

Defendant(s):

MLG Leasing, Inc.

Represented By
Anthony C Fischer

Tomas A Castelo

Represented By
Anthony C Fischer

La Casa Founders Holding

Represented By
Anthony C Fischer

Plaintiff(s):

Jeremy W. Faith, Chapter 7 Trustee

Represented By
Jeremy Faith
Meghann A Triplett

Trustee(s):

Jeremy W. Faith (TR)

Represented By
Meghann A Triplett