Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:25-14300 8613 Franklin Avenue LLC

Chapter 11

#0.00 Hearing RE: [18] Motion for extension of time to file required documents.

fr. 7-8-25

Docket 18

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

8613 Franklin Avenue LLC Pro Se

Trustee(s):

Los Angeles

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2: - **ZOOM INFORMATION**

Chapter

#0.00 H

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/1615739638

ZoomGov meeting number: 161 573 9638

Password: 031377

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM CONT...

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 -

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:22-16348 Ben Phev

Chapter 13

#1.00

CONT'D Hearing RE: [68] Amended Motion (related document(s): [66] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 3339 Treehouse Dr., Perris, CA 92571-7630 . filed by Creditor Lakeview Loan Servicing, LLC)

fr. 5-29-25

Docket 68

Tentative Ruling:

Have the parties discussed adequate protection?

Party Information

Debtor(s):

Ben Phev Represented By

Onyinye N Anyama

Movant(s):

Lakeview Loan Servicing, LLC Represented By

Nichole Glowin

Trustee(s):

Kathy A Dockery (TR) Pro Se

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

<u>1:00 PM</u>

2:25-11999 Alexander von Neitsch and Elena von Neitsch

Chapter 7

#2.00 CONT'D Hearing RE: [28] Motion to Redeem Motor Vehicle Pursuant to 11

U.S.C. §722 fr. 6-12-25

Docket 28

Tentative Ruling:

- NONE LISTED -

Party Information		
Debtor(s):		
Alexander von Neitsch	Pro Se	
Joint Debtor(s):		
Elena von Neitsch	Pro Se	
Movant(s):		
Alexander von Neitsch	Pro Se	
Elena von Neitsch	Pro Se	
Trustee(s):		
Timothy Yoo (TR)	Pro Se	

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:24-15827 Unicorns and Unicorns, LLC

Chapter 11

#3.00 HearingRE: [139] Application for Compensation Final Application by RHM LAW LLP, General Bankruptcy Counsel for the Debtor, for Allowance of Fees and Reimbursement of Costs for the Period February 6, 2025 Through May 29, 2025; Declarations of Roksana D. Moradi-Brovia and Adrianne McCurrach in Support Thereof, with Proof of Service for Roksana D. Moradi-Brovia, Debtor's Attorney, Period: 2/6/2025 to 5/29/2025, Fee: \$23,543, Expenses: \$360.23.

Docket 139

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Unicorns and Unicorns, LLC Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

Nina Z Javan

Trustee(s):

Susan K Seflin (TR) Pro Se

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:23-17417 Behnam Rafalian

Chapter 11

#4.00 HearingRE: [611] Application for Compensation Second interim and Final Application of Leech Tishman Nelson Hardiman, Inc. for Compensation of Fees and Reimbursement of Expenses incurred on Behalf of the Debtor and Debtor in Possession; Declarations of Robyn B. Sokol and Behnam Rafalian in Support Thereof for Leech Tishman Fuscaldo & Lampl, Inc., Debtor's Attorney, Period: 11/8/2023 to 4/12/2025, Fee: \$1,517,682.50, Expenses: \$11,200.21.

Docket 611

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By Sandford L. Frey Robyn B Sokol Jacob N Segura

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:23-17417 Behnam Rafalian

Chapter 11

#5.00

HearingRE: [612] Application for Compensation Final Approval of Application of Jacob N. Segura, Esq. and Jacob N. Segura, A Law Corporation, for Compensation of Fees and Reimbursement of Expenses incurred on Behalf of the Debtor and Debtor in Possession for Jacob N. Segura, A Law Corporation, Special Counsel, Period: 12/17/2023 to 10/31/2024, Fee: \$104,950, Expenses: \$124.52.

Docket 612

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol
Jacob N Segura

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:23-17417 Behnam Rafalian

Chapter 11

#6.00

HearingRE: [613] Application for Compensation Final Approval of Application of Cox, Castle & Nicholson LLP for Compensation of Fees and Reimbursement of Expenses Incurred on Behalf of The Debtor and Debtor In Possession for Cox, Castle & Nicholson LLP, Special Counsel, Period: 11/8/2023 to 10/31/2024, Fee: \$191,069.00, Expenses: \$1,047.55.

Docket 613

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By Sandford L. Frey Robyn B Sokol Jacob N Segura

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

<u>1:00 PM</u>

2:25-14724 Ralph Mendoza, Jr.

Chapter 11

#7.00 Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition Individual.

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ralph Mendoza Jr.

Represented By Michael R Totaro

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:25-14300 8613 Franklin Avenue LLC

Chapter 11

#8.00

Hearing RE: [19] U.S. Trustee Motion to dismiss or convert U.S. Trustee's Notice of Motion and Motion under 11 USC 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee . (Madoyan, Noreen)

Docket 19

Tentative Ruling:

- NONE LISTED -

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Partv	Inform	nation
1 41 6 7		IIULIUII

Debtor(s):

8613 Franklin Avenue LLC Pro Se

Trustee(s):

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

<u>1:00 PM</u>

2:25-14300 8613 Franklin Avenue LLC

Chapter 11

#9.00 Order to Show Cause Re: Dismissal

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

8613 Franklin Avenue LLC Pro Se

Trustee(s):

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:25-14300 8613 Franklin Avenue LLC

Chapter 11

#10.00 Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition Non-

Individual.

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

8613 Franklin Avenue LLC Pro Se

Trustee(s):

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:24-15258 Darren Creig Dunckel

Chapter 7

Adv#: 2:25-01183 Avery (TR) v. Murphy

#11.00 Status Hearing RE: [1] Adversary case 2:25-ap-01183. Complaint by WESLEY H AVERY against Erin Murphy. 28 U.S.C. §§ 3001, ET SEQ.; (2) for Recovery of Avoided Transfer Under 11 U.S.C. § 550; and (3) to Preserve Transfer for the Benefit of the Estate Pursuant to 11 U.S.C. § 551 Including Adversary Cover Sheet. Nature of Suit: (14 (Recovery of money/property - other))

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Darren Creig Dunckel Represented By

Robert M Yaspan

Defendant(s):

Erin Murphy Pro Se

Plaintiff(s):

Wesley H Avery (TR) Represented By

David M Goodrich

Trustee(s):

Wesley H Avery (TR) Represented By

David M Goodrich

Los Angeles

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

1:00 PM

2:24-19539 Sehee Corporation

Chapter 7

Adv#: 2:25-01051 PRINGLE v. RIZWAN CORP et al

#12.00 Hearing RE: [15] Motion for Judgment on the Pleadings

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sehee Corporation Represented By

Ethan Kiwhan Chin

Defendant(s):

RIZWAN CORP Represented By

Baruch C Cohen

MV SAILOR CORP Represented By

Baruch C Cohen

Plaintiff(s):

JOHN P PRINGLE Represented By

Toan B Chung

Trustee(s):

John P Pringle (TR) Represented By

Toan B Chung

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:24-19539 Sehee Corporation

Chapter 7

Adv#: 2:25-01051 PRINGLE v. RIZWAN CORP et al

#13.00 CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01051. Complaint by JOHN P PRINGLE against RIZWAN CORP, MV SAILOR CORP. (\$350.00 Fee Charge To Estate). Complaint for: (1) Avoidance of Fraudulent Transfer - Actual Fraud [11 U.S.C. §548(a)(1)(A)]; (2) Avoidance of Fraudulent Transfer - Constructive Fraud [11 U.S.C. §548(a)(1)(B)]; (3) Avoidance of Fraudulent Transfer - Alter Ego and Continuing Fraud [11 U.S.C. §544)]; (4) Declaratory Relief [28 U.S.C. §2201(a), FRBP 7001(9)]; (5) Turnover of Estate's Property [11 U.S.C. §542)]; (6) Recovery of Avoided Transfers [11 U.S.C. §550(a)]; and (7) Automatic Preservation of Avoided Transfers [11 U.S.C. §551)] with Adversary Proceeding Coversheet Nature of Suit: (13 (Recovery of

money/property - 548 fraudulent transfer)),(11 (Recovery of money/property - 542 turnover of property)),(91 (Declaratory judgment)),(14 (Recovery of money/property - other)),(02 (Other (e.g. other actions that would have been

brought in state court if unrelated to bankruptcy)))

fr. 5-8-25

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sehee Corporation Represented By

Ethan Kiwhan Chin

Defendant(s):

RIZWAN CORP Represented By

Gary E Beeks

MV SAILOR CORP Represented By

Gary E Beeks

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

<u>1:00 PM</u>

CONT... Sehee Corporation Chapter 7

Plaintiff(s):

JOHN P PRINGLE Represented By

Toan B Chung

Trustee(s):

John P Pringle (TR) Represented By

Toan B Chung

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:19-22916 Bobby Frank Gonzales

Chapter 13

Adv#: 2:20-01025 Hallman v. Gonzales

#14.00 Status Hearing RE: [1] Adversary case 2:20-ap-01025. Complaint by Randy Hallman against Elena Gonzales. and corrects issues with the filing on 2/04/2020 (Related Document #33) Nature of Suit: (62 (Dischargeability - 523(a)

(2), false pretenses, false representation, actual fraud))

fr. 4-15-25

Docket 1

Tentative Ruling:

Continue to July 10, 2025 at 1:00 p.m. after June hearing on trustee motion to dismiss chapter 13 case.

No status report required.

No appearances on April 15.

Party Information

Debtor(s):

Bobby Frank Gonzales Represented By

Roseann Frazee

Defendant(s):

Elena Gonzales Represented By

Roseann Frazee

Joint Debtor(s):

Elena Gonzales Represented By

Roseann Frazee

Plaintiff(s):

Randy Hallman Represented By

Steven Todd Lowe

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

1:00 PM

CONT... Bobby Frank Gonzales Chapter 13

Trustee(s):

Kathy A Dockery (TR) Pro Se

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#15.00

CONT'D Status Hearing RE: [27] Crossclaim - Defendant Crestlloyd LLC's Cross-Complaint - by Crestlloyd, LLC against INFERNO INVESTMENT, INC; NILE NIAMI; YVONNE NIAMI; GROUND VIEW LLLP; 1369 LONDONDERRY ESTATE LLC; MARBELLA CONSTRUCTION INC; N:PHILANTHROPY LLC; YOGI SECURITIES HOLDINGS, LLC; TROUSDALE ESTATE, LLC; JOSEPH ENGLANOFF; JUSTINE ENGLANOFF; NICOLE ENGLANOFF; JACQUELINE ENGLANOFF; HILLDUN CORPORATION fr 10-20-22 12-1-22 12-15-22 1-5-23 3-30-23 4-10-23 5-11-23 5-22-23

fr. 10-20-22, 12-1-22, 12-15-22, 1-5-23, 3-30-23, 4-10-23, 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25

Docket 27

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC Represented By

David B Golubchik Todd M Arnold Lindsey L Smith Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC Represented By

David B Golubchik Joseph M Rothberg

Hankey Capital, LLC, a California Represented By

Howard Steinberg

Yogi Securities Holdings, LLC Represented By

John A Moe II

7/3/2025 5:51:46 PM

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Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

<u>1:00 PM</u>

CONT... Crestlloyd, LLC Chapter 11

Hilldun Corporation Represented By Ryan Coy

Plaintiff(s):

Inferno Investment, Inc. Represented By

Kyra E Andrassy Martin D Singer

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#16.00

CONT'D Status Hearing RE: [155] Second Amended Counterclaim and Crossclaim of Yogi Securities Holdings, LLC, Against Crestlloyd, LLC, Inferno Investment, Inc. and Hankey Capital, LLC, for Declaratory Relief, an Accounting, Equitable Subordination, Disallowance of Claims and Recharacterization of Claims; and RE: [288] Third Amended Counterclaim and Crossclaim of Yogi Securities Holdings, LLC, Against Crestlloyd, LLC, Inferno Investment, Inc. and Hankey Capital, LLC

fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24, 9-17-24, 1-14-25, 5-8-25

Docket 155

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC Represented By

David B Golubchik Todd M Arnold Lindsey L Smith Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC Represented By

David B Golubchik Joseph M Rothberg

Hankey Capital, LLC, a California Represented By

Howard Steinberg

Yogi Securities Holdings, LLC Represented By

John W Lucas

Hilldun Corporation Represented By

7/3/2025 5:51:46 PM

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Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

<u>1:00 PM</u>

CONT... Crestlloyd, LLC Chapter 11

Ryan Coy

Plaintiff(s):

Inferno Investment, Inc. Represented By

Kyra E Andrassy Martin D Singer Paul Sorrell Max Fabricant Sharon Z. Weiss

Los Angeles

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#17.00 CONT'D Status Hearing RE: [173] Second Amended Complaint of Inferno Investment, Inc. for: (1) Declaratory Relief; (2) Fraudulent Misrepresentation and Rescission; and (3) Intentional Interference with Contractual Relations; and RE: [289] Third Amended Complaint of Inferno Investment, Inc.

fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24,

9-17-24, 1-14-25, 5-8-25

Docket 173

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC Represented By

David B Golubchik Todd M Arnold Lindsey L Smith Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC Represented By

David B Golubchik Joseph M Rothberg

Hankey Capital, LLC, a California Represented By

Howard Steinberg

Yogi Securities Holdings, LLC Represented By

John A Moe II

Hilldun Corporation Represented By

Ryan Coy

Los Angeles Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

<u>1:00 PM</u>

Crestlloyd, LLC CONT...

Chapter 11

Plaintiff(s):

Inferno Investment, Inc. Represented By

Kyra E Andrassy Martin D Singer Paul Sorrell Max Fabricant

Los Angeles

Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025

Hearing Room

1639

1:00 PM

2:21-18205 Crestlloyd, LLC

Chapter 11

Adv#: 2:22-01125 Inferno Investment, Inc. v. Crestlloyd, LLC et al

#18.00 CONT'D Status Hearing RE: [172] Crossclaim Against Yogi Securities Holdings,

LLC for Equitable Subordination Included in The Answer Filed by Hankey

Capital, LLC

fr. 5-11-23, 5-22-23, 8-29-23, 9-13-23, 12-6-23, 3-7-24, 5-2-24, 5-9-24, 7-11-24,

9-17-24, 1-14-25, 5-8-25

Docket 172

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Crestlloyd, LLC Represented By

David B Golubchik Todd M Arnold Lindsey L Smith Jonathan Gottlieb

Defendant(s):

Crestlloyd, LLC Represented By

David B Golubchik Joseph M Rothberg

Hankey Capital, LLC, a California Represented By

Howard Steinberg

Yogi Securities Holdings, LLC Represented By

John A Moe II

Hilldun Corporation Represented By

Ryan Coy

Plaintiff(s):

Inferno Investment, Inc. Represented By

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Deborah Saltzman, Presiding Courtroom 1639 Calendar

Thursday, July 10, 2025 Hearing Room 1639

<u>1:00 PM</u>

CONT... Crestlloyd, LLC Chapter 11

Kyra E Andrassy Martin D Singer Paul Sorrell Max Fabricant