

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

**Tuesday, July 15, 2025**

**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](mailto: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/1616015499>**

**ZoomGov meeting number: 161 601 5499**

**Password: 802561**

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

**Tuesday, July 15, 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 -

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:25-13646 Mschele Jacon Scorza**

**Chapter 7**

**#1.00** HearingRE: [8] Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2023 Hyundai Elantra, VIN: KMHLM4AG9PU598303 . (Ith, Sheryl)

Docket 8

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Mschele Jacon Scorza

Represented By  
Eliza Ghanooni

**Trustee(s):**

Rosendo Gonzalez (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:20-20589 Sandra Lisseth Pilar**

**Chapter 13**

**#2.00** Hearing RE: [71] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 27150 Hidaway Avenue, Unit 2, Santa Clarita, California 91351

Docket 71

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sandra Lisseth Pilar

Represented By  
H. Jasmine Papian

**Movant(s):**

PennyMac Loan Services, LLC

Represented By  
Robert P Zahradka  
Chad L Butler

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:25-10371 Victor Guzman**

**Chapter 13**

**#3.00** CONT'D Hearing RE: [22] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 TOYOTA TACOMA .  
fr. 6-24-25

Docket 22

**\*\*\* VACATED \*\*\* REASON: Settled by stip & order entered on 6/25/25.**

**Tentative Ruling:**

Have the parties discussed adequate protection?

<b>Party Information</b>
--------------------------

**Debtor(s):**

Victor Guzman

Represented By  
Rabin Pournazarian

**Movant(s):**

Toyota Motor Credit Corporation

Represented By  
Kirsten Martinez

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:25-14300 8613 Franklin Avenue LLC**

**Chapter 11**

**#4.00** Hearing RE: [26] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 8613 Franklin Avenue, Los Angeles, CA 90069 .

Docket 26

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

8613 Franklin Avenue LLC

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

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

**Chapter 7**

**#5.00 Hearing RE: [38] Motion To Stay Pending Appeal**

Docket 38

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Alexander von Neitsch

Pro Se

**Joint Debtor(s):**

Elena von Neitsch

Pro Se

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-14877 Monarch Bay For Sale Residential, LLC**

**Chapter 11**

**#6.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.  
LLC  
fr. 7-25-24, 4-10-25

Docket 1

**Tentative Ruling:**

The court thanks the debtor for the status report.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Monarch Bay For Sale Residential,

Represented By  
David B Shemano



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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-19413 Sunny Rose Corporation**

**Chapter 11**

**#7.00** CONT'D Confirmation Hearing RE: [28] Chapter 11 Plan of Reorganization  
Subchapter V Voluntary Petition Non-Individual.  
fr. 5-13-25

Docket 28

**Tentative Ruling:**

The plan can't be confirmed on 5/13. Would a continuance allow the Debtor to address feasibility issues? Demonstration of positive cash flow, determination of Junk King cure amounts, determination of amounts of disputed unsecured claims?

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sunny Rose Corporation

Represented By  
W. Derek May

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-19413 Sunny Rose Corporation**

**Chapter 11**

**#8.00** CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition  
Non-Individual  
fr. 1-7-25, 3-25-25, 5-13-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sunny Rose Corporation

Represented By  
W. Derek May

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:25-12796 Capo 35191 LLC**

**Chapter 11**

**#9.00** Hearing RE: [29] Motion to Bar Debtor's Refiling for Bankruptcy and for  
Monetary Sanctions Under 11 U.S.C. § 105(a)  
fr. 6-24-25

Docket 29

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Capo 35191 LLC

Represented By  
Krystina T Tran

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-20065 Healthy Spot Operating LLC**

**Chapter 11**

**#10.00** Hearing RE: [152] Motion Century City Mall, LLCs Motion Pursuant To 11 U.S.C. § 365(d)(3) To Compel The Debtor To Pay Post Petition Date Rent And Allow Administrative Claim Under 11 U.S.C. § 503(b) fr. 7-8-25

Docket 152

**\*\*\* VACATED \*\*\* REASON: Matter off calendar per order entered on 7/2/25.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**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  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:23-18117 Global Alarm Protection**

**Chapter 11**

**#11.00** Hearing RE: [195] Vanowen Real Estate Partners' Motion to Expand the  
Subchapter V Trustee's Duties in Chapter 11 Case  
fr. 6-12-25, 6-24-25

Docket 195

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Global Alarm Protection

Represented By  
Matthew D. Resnik  
Roksana D. Moradi-Brovia  
RHM Law LLP  
Nina Z Javan

**Movant(s):**

VANOWEN REAL ESTATE

Represented By  
Joey R Abramson  
Geoffrey E Marr

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:23-18117 Global Alarm Protection**

**Chapter 11**

**#12.00** Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition Non-Individual.  
fr. SK, 6-24-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Global Alarm Protection

Represented By  
Matthew D. Resnik  
Roksana D. Moradi-Brovia  
RHM Law LLP  
Nina Z Javan

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:23-16953 Freedom 26, LLC**

**Chapter 11**

**#13.00** Hearing RE: [307] Post confirmation status conference

Docket 307

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Freedom 26, LLC

Represented By  
Raymond H. Aver

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:23-17417 Behnam Rafalian**

**Chapter 11**

**#14.00** Hearing RE: [540] Post confirmation status conference

Docket 540

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Behnam Rafalian

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



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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-18443 Jae Kim**

**Chapter 7**

Adv#: 2:25-01004 First National Bank Of Omaha v. Kim

**#15.00** CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01004. Complaint by First National Bank Of Omaha against Jae Kim. false pretenses, false representation, actual fraud  
fr. 3-25-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Jae Kim

Represented By  
Young K Chang

**Defendant(s):**

Jae Kim

Pro Se

**Plaintiff(s):**

First National Bank Of Omaha

Represented By  
Cory J Rooney

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-20021 Ohannes Antabian**

**Chapter 7**

Adv#: 2:25-01053 Davtian, DDS v. Antabian et al

**#16.00** CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01053. Complaint by Pargev Davtian against Ohannes Antabian. false pretenses, false representation, actual fraud))  
fr. 5-8-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Ohannes Antabian	Pro Se
------------------	--------

**Defendant(s):**

Ohannes Antabian	Pro Se
Beach Business Management, Inc.,	Pro Se
DOES 1 to 100, Inclusive	Pro Se

**Plaintiff(s):**

Pargev Davtian, DDS	Represented By Robert Liskey Robert J Liskey
---------------------	--

**Trustee(s):**

Jason M Rund (TR)	Pro Se
-------------------	--------

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:24-13536 Erma Jean Colon**

**Chapter 7**

Adv#: 2:24-01142 Valentine v. Colon

**#17.00** CONT'D Status Hearing RE: [1] Adversary case 2:24-ap-01142. Complaint by JIMMY Valentine against Erma Jean Colon. false pretenses, false representation, actual fraud)),(67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)) (Gorginian, Sevan)  
fr. 7-25-24, 9-17-24, 11-21-24, 2-11-25, 3-25-25

Docket 1

**Tentative Ruling:**

Please update the court regarding the status of the property.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Erma Jean Colon	Pro Se
-----------------	--------

**Defendant(s):**

Erma Jean Colon	Pro Se
-----------------	--------

**Plaintiff(s):**

JIMMY Valentine	Represented By Sevan Gorginian
-----------------	-----------------------------------

**Trustee(s):**

Timothy Yoo (TR)	Pro Se
------------------	--------

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

**Tuesday, July 15, 2025**

**Hearing Room 1639**

1:00 PM

**2:20-13300 Xing Juan Qin Nelson**

**Chapter 13**

Adv#: 2:20-01167 Nelson v. FOX

**#18.00** CONT'D Status Hearing RE: [1] Adversary case 2:20-ap-01167. Complaint by Xing Juan Qin Nelson against FRANK O FOX. (\$350.00 Fee Charge To Estate). Adversary Coversheet and Summons Nature of Suit: (21 (Validity, priority or extent of lien or other interest in property)), (91 (Declaratory judgment)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy)))  
fr. 1-8-25 SK, 5-1-25, 5-5-25, 6-24-25

Docket 1

\*\*\* VACATED \*\*\* REASON: Dismissed per stip & order entered on 7/1/25.

**Tentative Ruling:**

Continue to July 15, after chapter 13 hearing on June 26.  
Appearances excused for June 24.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Xing Juan Qin Nelson

Represented By  
Stella A Havkin

**Defendant(s):**

FRANK O FOX

Represented By  
Frank O Fox

**Plaintiff(s):**

Xing Juan Qin Nelson

Represented By  
Stella A Havkin

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se