

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

Tuesday, July 28, 2026

Hearing Room 1639

10:00 AM

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

Chapter 11

#1.00 Hearing re: [144] Confirmation of Plan

Docket 144

***** VACATED *** REASON: Cont'd from 7/27, 7/28, 7/29 to 9/30, 10/1
and 10/2/26 at 10:00 a.m. per hearing held on 6/30/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Monarch Bay For Sale Residential,

Represented By
David B Shemano

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1639 Calendar**

Tuesday, July 28, 2026

Hearing Room 1639

10:00 AM

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

Chapter 11

#2.00 Hearing RE: [121] Motion to Confirm the First Amended Chapter 11 Liquidating Plan dated December 5, 2025 filed by Creditor The City of San Leandro fr. 4-27-26, 4-28-26

Docket 121

***** VACATED *** REASON: Cont'd from 7/27, 7/28, 7/29 to 9/30, 10/1 and 10/2/26 at 10:00 a.m. per hearing held on 6/30/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Monarch Bay For Sale Residential,

Represented By
David B Shemano

**United States Bankruptcy Court
Central District of California
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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/1651343907>

ZoomGov meeting number: 165 134 3907

Password: 624932

**United States Bankruptcy Court
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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
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Los Angeles
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Tuesday, July 28, 2026

Hearing Room 1639

1:00 PM

2:26-15271 ARTM2, LLC

Chapter 11

#3.00 CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition
Non-Individual. LLC
fr. 7-2-26

Docket 1

***** VACATED *** REASON: Cont'd from 7/28/26 to 7/30/26 at 1:00 p.m.
per order entered on 7/10/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

ARTM2, LLC

Represented By
Andrew S Cho

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
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1:00 PM

2:25-20240 Christian K. J. Moniz

Chapter 7

#4.00 Reaffirmation Hearing RE: [10] Reaffirmation Agreement Between Debtor and Capital One Auto Finance, a division of Capital One, N.A. (2023 Honda HR-V) fr. 4-20-26, 6-22-26, 7-13-26

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Christian K. J. Moniz

Represented By
Julie J Villalobos

Trustee(s):

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 1639

1:00 PM

2:25-21249 Naara Josabet Lemus Gabriel

Chapter 7

#5.00 Reaffirmation Hearing RE: [26] Pro se Reaffirmation Agreement Between Debtor and American Honda Finance Corporation (2020 Honda Accord) fr. 4-20-26, 6-22-26, 7-13-26

Docket 26

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Naara Josabet Lemus Gabriel

Represented By
Christopher J Lauria

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1639

1:00 PM

2:26-10632 Shane Simpson

Chapter 7

#6.00 Reaffirmation Hearing RE: [11] Pro se Reaffirmation Agreement Between Debtor and Carvana, LLC (2024 Nissan Altima Sedan 4D) fr. 4-20-26. 6-22-26, 7-13-26

Docket 11

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shane Simpson

Pro Se

Trustee(s):

Sam S Leslie (TR)

Pro Se

**United States Bankruptcy Court
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2:26-11017 Norberto F Virgen Sanchez

Chapter 7

#7.00 Reaffirmation Hearing RE: [22] Pro se Reaffirmation Agreement Between Debtor and CarMax Auto Finance (2013 Infiniti G37) fr. 6-22-26, 7-13-26

Docket 22

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Norberto F Virgen Sanchez

Represented By
Raymond Perez

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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1:00 PM

2:26-11034 Richard Hagen

Chapter 7

#8.00 Reaffirmation Hearing RE: [19] Pro se Reaffirmation Agreement Between Debtor and Credit Union of Southern California (2016 Volkswagen Jetta) fr. 6-22-26, 7-13-26

Docket 19

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Richard Hagen

Pro Se

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, July 28, 2026

Hearing Room 1639

1:00 PM

2:26-11096 Sandra Lucia Tebache

Chapter 7

#9.00 Reaffirmation Hearing RE: [9] Reaffirmation Agreement Between Debtor and
Wescom Financial (2022 Hyundai/Elantra)
fr. 6-22-26, 7-13-26

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sandra Lucia Tebache

Represented By
Raymond Perez

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
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2:26-11096 Sandra Lucia Tebache

Chapter 7

#10.00 Reaffirmation Hearing RE: [10] Reaffirmation Agreement Between Debtor and
Wescom Financial (2022 Toyota Camry Hybrid)
fr. 6-22-26, 7-13-26

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sandra Lucia Tebache

Represented By
Raymond Perez

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
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2:26-11180 Emily Tyra

Chapter 7

#11.00 Reaffirmation Hearing RE: [13] Pro se Reaffirmation Agreement Between Debtor and JPMorgan Chase Bank, N.A. (2020 Subaru - Forester) fr. 6-22-26, 7-13-26

Docket 13

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Emily Tyra

Pro Se

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court
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2:26-12762 Ray Lucero

Chapter 7

#12.00 Reaffirmation Hearing RE: [7] Reaffirmation Agreement Between Debtor and
21st Mortgage Corporation (1990 Natl Prebuilt Manufactured Home)
fr. 6-22-26, 7-13-26

Docket 7

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ray Lucero

Represented By
Julie J Villalobos

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, July 28, 2026

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1:00 PM

2:26-13274 Oscar A Flores

Chapter 7

#13.00 Reaffirmation Hearing RE: [14] Reaffirmation Agreement Between Debtor and American Honda Finance Corporation (2023 Honda Ridgeline) fr. 6-22-26, 7-13-26

Docket 14

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Oscar A Flores

Represented By
Justin Graham

Trustee(s):

John J Menchaca (TR)

Pro Se