

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

Tuesday, August 18, 2026

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
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/1611717364>

ZoomGov meeting number: 161 171 7364

Password: 357544

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

Tuesday, August 18, 2026

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-16182 Sevak Tunyan

Chapter 7

#1.00 Hearing RE: [12] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2025 Mercedes-Benz GLC43C4, VIN: W1NKJ8HB6SF407579 .

Docket 12

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):

Sevak Tunyan

Represented By
Tyson Takeuchi

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Rosemary Hong

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Sevak Tunyan

Chapter 7

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-14811 Ivan Krivoshein

Chapter 7

#2.00 CONT'D Hearing RE: [9] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 444 S. BURLINGTON AVE, APT 104, LOS ANGELES, CA 90057 . Related document(s) [12] Motion to Amend (related document(s) [9] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 444 S. BURLINGTON AVE, APT 104, LOS ANGELES, CA 90057.) filed by Creditor 444 S SOUTH BURLINGTON, LLC, [14] Motion to Amend (related document(s) [12] Motion to Amend (related document(s) [9] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 444 S. BURLINGTON AVE, APT 104, LOS ANGELES, CA 90057 [15] Amended Motion (related document(s): [9] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 444 S. BURLINGTON AVE, APT 104, LOS ANGELES, CA 90057 . filed by Cr filed by Creditor 444 S SOUTH BURLINGTON, LLC
fr. 7-21-26

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).
GRANT as binding despite conversion.
GRANT waiver of FRBP 4001(a)(3) stay.

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... **Ivan Krivoshein**
Grant annulment.

Chapter 7

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

Party Information

Debtor(s):

Ivan Krivoshein

Represented By
Raj T Wadhvani

Movant(s):

444 S SOUTH BURLINGTON,

Represented By
Gary D Fidler

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-14107 Cirila Salazar De Quintero

Chapter 13

#3.00 Hearing RE: [22] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 531 S BONNIE BEACH PLACE Los Angeles, CA, 90023-0000 *aka 4041 E 6th Street Los Angeles, CA 90063 Under 11 U.S.C. § 362.

Docket 22

***** VACATED *** REASON: Case dismissed per order entered on 7/24/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Cirila Salazar De Quintero

Represented By
Tyson Takeuchi

Movant(s):

Rocket Mortgage, LLC s/b/m

Represented By
Dane W Exnowski

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-20696 Cristian De La Torre

Chapter 13

#4.00 Hearing RE: [41] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 8216 Washington Avenue, Whittier, California 90602 , with proof of service, in addition to Motion for relief from Co-Debtor stay.

Docket 41

Tentative Ruling:

The trustee and the debtor have responded.
Is the debtor current?

Party Information

Debtor(s):

Cristian De La Torre

Represented By
D Justin Harelik

Movant(s):

Onity Mortgage Corporation f/k/a

Represented By
Joseph C Delmotte

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-15461 Jesus Manuel Tovar and Maria Esther Valencia

Chapter 13

#5.00 Hearing RE: [56] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 15414 Del Prado Drive Hacienda Heights, CA 91745
fr. 6-2-26, 7-9-26

Docket 56

***** VACATED *** REASON: Cont'd from 8/18/26 to 9/29/26 at 1:00 p.m.
per stip & order entered on 8/17/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jesus Manuel Tovar

Represented By
Todd J Roberts

Joint Debtor(s):

Maria Esther Valencia

Represented By
Todd J Roberts

Movant(s):

SELECT PORTFOLIO

Represented By
David Coats
Sean C Ferry

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-10005 Marco Antonio Sanchez, Jr. and Sara Luevano Sanchez

Chapter 13

#6.00 Hearing RE: [47] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2017 Chevrolet Tahoe Premier Sport Utility 4D, VIN 1GNSCCKCXHR342675

Docket 47

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, the debtors filed a notice of non-opposition. 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):

Marco Antonio Sanchez Jr.

Represented By
Onyinye N Anyama

Joint Debtor(s):

Sara Luevano Sanchez

Represented By
Onyinye N Anyama

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Marco Antonio Sanchez, Jr. and Sara Luevano Sanchez

Chapter 13

Movant(s):

Ally Bank c/o AIS Portfolio

Represented By
Amit Vithalbhai Rohit
Jacqueline D Serrao

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:23-15528 John Anthony Taglioli

Chapter 13

#7.00 Hearing RE: [109] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 8424 Carlton Way, Los Angeles, CA 90069 .

Docket 109

***** VACATED *** REASON: Cont'd from 8/18/26 to 8/25/26 at 1:00 p.m.
per stip & order entered on 8/6/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

John Anthony Taglioli

Represented By
Sanaz Sarah Bereliani

Movant(s):

U.S. Bank NA, successor trustee to

Represented By
Rosemary Hong

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-18216 Danielle Michelle Davis

Chapter 13

#8.00 CONT'D Hearing RE: [43] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1914 West 85th Street, Los Angeles, California 90047-2913
fr. 4-21-26, 6-2-26, 6-1-26, 7-9-26

Docket 43

Tentative Ruling:

A stipulation between the debtor and the chapter 13 trustee for payment of postpetition arrears through the plan has been approved by the court (Docket Nos. 52 and 53). However, there is no indication of resolution of the motion by APO or withdrawal.

Party Information

Debtor(s):

Danielle Michelle Davis

Represented By
Kahlil J McAlpin

Movant(s):

Sun West Mortgage Company, Inc.

Represented By
Merdaud Jafarnia

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-11764 Jonathan Soberanis Quijano

Chapter 13

#9.00 CONT'D Hearing RE: [60] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 454 W 41st Place, Los Angeles, CA 90037 Under 11 U.S.C. § 362.
fr. 3-24-26, 6-18-26

Docket 60

Tentative Ruling:

Please update the court.

Party Information

Debtor(s):

Jonathan Soberanis Quijano

Represented By
Onyinye N Anyama

Movant(s):

NewRez LLC d/b/a Shellpoint

Represented By
Dane W Exnowski

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-16731 Troi Branch

Chapter 13

#9.10 CONT'D Hearing RE: [11] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 3223 84th Street, Los Angeles CA 90305
fr. 8-6-25

Docket 11

Tentative Ruling:

Grant. Continue the stay as to Rocket Mortgage and Mercedes.

Movant must lodge an order using the mandatory court form "F 4001-1.IMPOSE.STAY.ORDER" (which is available on the court's website).

No appearances required on August 18.

Party Information

Debtor(s):

Troi Branch

Pro Se

Movant(s):

Troi Branch

Pro Se

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-19898 Jaime Esquivias and Clara T Esquivias

Chapter 7

#10.00 Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee Brad D. Krasnoff

Docket 20

Tentative Ruling:

The Trustee's final report and applications for compensation were properly noticed in accordance with FRBP 2002 and 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. The Court will resolve the matter without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all relief requested. The final report and proposed distributions, compensation and reimbursement are approved.

Trustee to submit order within seven days.

Party Information

Debtor(s):

Jaime Esquivias

Represented By
Steven Ibarra

Joint Debtor(s):

Clara T Esquivias

Represented By
Steven Ibarra

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Jaime Esquivias and Clara T Esquivias

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-14014 Tommie Lewis

Chapter 7

#11.00 Hearing RE: [11] Chapter 7 Trustee's Motion for Order Disallowing Claimed Homestead Exemption fr. 7-21-26

Docket 11

Tentative Ruling:

The parties agree that California law applies here.

Party Information

Debtor(s):

Tommie Lewis

Represented By
Vernon L Ellicott

Trustee(s):

David M Goodrich (TR)

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:23-11855 PrettyParty, LLC, a Delaware limited liability com

Chapter 7

#12.00 Hearing RE: [25] Omnibus Motion for Order Sustaining the Trustee's Objections to Proofs of Claim Numbers 4,6,8,11 and 19 for Lacking Sufficient Evidentiary Documentation

Docket 25

Tentative Ruling:

No tentative ruling. This is a FINAL RULING. The motion objecting to claim nos. 4, 6, 8, 11, and 19 was set for hearing on the notice required by FRBP 3007 and Local Bankruptcy Rules ("LBR") 3007-1 and 9013-1(d)(2). The failure of any claimant to file written opposition at least 14 days before the hearing as required by LBR 3007-1(b)(6) and 9013-1(h) is deemed consent to the sustaining of the objection. See LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the Court is granting the relief requested by the moving party and for which a prima facie case has been established, an actual hearing is not necessary. See *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). The claimants' defaults will be entered and the matter will be resolved without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all requested relief. The claims are disallowed in their entirety.

Movant to submit order within seven days.

Party Information

Debtor(s):

PrettyParty, LLC, a Delaware

Represented By
David B Zolkin

Movant(s):

Wesley H Avery (TR)

Pro Se

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, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... PrettyParty, LLC, a Delaware limited liability com

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:23-11855 PrettyParty, LLC, a Delaware limited liability com

Chapter 7

#13.00 Hearing RE: [28] Motion for order sustaining the trustee's objection to proof of claim #28 as a late filed claim

Docket 28

Tentative Ruling:

No tentative ruling. This is a FINAL RULING. The motion objecting to claim # 28 was set for hearing on the notice required by FRBP 3007 and Local Bankruptcy Rules ("LBR") 3007-1 and 9013-1(d)(2). The failure of the claimant to file written opposition at least 14 days before the hearing as required by LBR 3007-1(b)(6) and 9013-1(h) is deemed consent to the sustaining of the objection. See LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the Court is granting the relief requested by the moving party and for which a prima facie case has been established, an actual hearing is not necessary. See *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). The claimant's default will be entered and the matter will be resolved without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all requested relief. The claim is a late filed claim, subordinated to timely filed claims.

Movant to submit order within seven days.

Party Information

Debtor(s):

PrettyParty, LLC, a Delaware

Represented By
David B Zolkin

Movant(s):

Wesley H Avery (TR)

Pro Se

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, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... PrettyParty, LLC, a Delaware limited liability com

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-15057 KC 117 LLC

Chapter 11

#14.00 Hearing RE: [115] Motion for Sanctions/Disgorgement under Rule 9011 against debtor, debtor's principal, and debtor's counsel
fr. 6-30-26

Docket 115

***** VACATED *** REASON: Cont'd from 8/18/26 to 9/15/26 at 1:00 p.m.
per stip & order entered on 9/30/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

KC 117 LLC

Represented By
Shai S Oved

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-12011 Esmeralda Rubio-Acosta

Chapter 11

#15.00 Hearing RE: [98] Motion to Approve Compromise Under Rule 9019

Docket 98

***** VACATED *** REASON: Case dismissed per order entered on
7/22/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Esmeralda Rubio-Acosta

Represented By
Martha A. Warriner

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-10075 Edgardo Daniel Iorio

Chapter 11

#16.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Individual
fr. 2-10-26, 6-9-26

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Edgardo Daniel Iorio

Represented By
Matthew D. Resnik

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-12045 Mazaia HB LLC

Chapter 11

#17.00 Hearing RE: [68] Motion RE: Objection to Claim Number 2 by Claimant Cathay Bank.

Docket 68

Tentative Ruling:

The Bank requests that the court take judicial notice of the Claim, the Cash Collateral Stipulation, the Cash Collateral Order, and The Wall Street Journal prime rate published for the following dates, as reflected in Exhibits 7-9 to the Declaration of Gerrick M. Warrington (attached to the Bank's opposition), as follows:

- 7.50% beginning December 19, 2024;
- 7.25% effective September 18, 2025;
- 7.00% effective October 30, 2025; and
- 6.75% effective December 11, 2025.

The foregoing court records are matters of public record. The Wall Street Journal prime rates identified above are also capable of accurate and ready determination by reference to sources whose accuracy cannot reasonably be questioned. Accordingly, judicial notice is proper under Federal Rule of Evidence 201.

The court turns to the merits of the objection.

Legal Standard

Pursuant to 11 U.S.C. § 502(a), a proof of claim is deemed allowed unless a party in interest objects. Absent an objection, a proof of claim constitutes *prima facie* evidence of the validity and amount of the claim. FRBP 3001(f). When a creditor has filed a proof of claim that complies with

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT...

Mazaia HB LLC

Chapter 11

the rules, thereby giving rise to the presumption of validity, the burden shifts to the objecting party who must "present evidence to overcome the *prima facie* case." *United States v. Offord Fin., Inc. (In re Medina)*, 205 B.R. 216, 222 (B.A.P. 9th Cir. 1996). If the objector provides sufficient evidence to negate one or more sworn facts in the proof of claim, the burden reverts to the claimant to prove the validity of the claim by a preponderance of the evidence. *Ashford v. Consol. Pioneer Mortg. (In re Consol. Pioneer Mortg.)*, 178 B.R. 222, 226 (B.A.P. 9th Cir. 1995) (citing *In Re Allegheny Int'l, Inc.*, 954 F.2d 167, 173-174 (3d Cir. 1992)).

The Claim Objection Is Untimely

On April 14, 2026, the parties entered into a cash collateral stipulation (the "Stipulation," Docket No. 41) governing the Debtor's use of rents generated from the Property as cash collateral and providing certain grants of adequate protection in favor of the Bank in exchange for such use.

The court entered an order on April 14, 2026 ("Cash Collateral Order," Docket No. 43), approving the Stipulation, incorporating its provisions into the order itself. See Cash Collateral Order at 2.

The Stipulation contains a challenge period (the "Challenge Period"), whereby any party in interest has 60 days after the court approves the Stipulation to challenge, in pertinent part, the amount or validity of the Bank's claim. See Stipulation at ¶ 22. The Challenge Period was an important provision and a form of adequate protection that the Debtor granted to the Bank, and which the Bank relied upon in consenting to the Debtor's use of its cash collateral

The Challenge Period expired on June 13, 2026. But the Debtor did not file any objection to the Bank's Claim on or before that date. Instead, the Debtor filed its Objection on June 29, 2026, more than two weeks after the expiration of the Challenge Period. The Objection comes squarely within the scope of the Challenge Period and is untimely under the parties' court-approved Stipulation.

The Claim Objection Fails on the Merits

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT...

Mazaia HB LLC

Chapter 11

Even if the objection were timely, it would fail. The Bank's Claim complies with the relevant rules and is prima facie valid. Accordingly, the burden is on the objecting party, the Debtor, to present evidence to overcome the Bank's Claim's prima facie case.

The Objection contains several requests for clarification regarding calculations, but it lacks evidence indicating any amount was miscalculated. Additionally, the Objection does not provide alternative calculations or state the amount it contends is actually owed to the Bank. Alleging that "Because interest under the Note is dependent upon fluctuating rates, the timing of defaults, and credits arising from rental collections, the amounts asserted in the Proof of Claim cannot be verified from the information provided by Claimant" is insufficient.

Further, the declarations and exhibits attached to the Bank's opposition provide a full and complete accounting showing how the relevant calculations were made and demonstrating that the amounts in the Claim are accurate. Even if the Objection had shifted the burden to the Bank, the Bank has satisfied that burden by providing evidence demonstrating that the amounts in the claim are accurate. Also, the Debtor filed no reply to rebut the evidence presented by the Bank in the Bank's opposition.

The Objection alternatively requests an evidentiary hearing to determine the amount of the Bank's Claim. An evidentiary hearing is unnecessary. There are no genuine issues of material fact in dispute. The Objection did not identify any specific error in the Claim. Nor did it provide any alternative calculations. Finally, the Debtor filed no reply to rebut the evidence presented by the Bank in the Bank's opposition.

Party Information

Debtor(s):

Mazaia HB LLC

Represented By
Robert S Altagen

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:23-16465 11824 Ocean Park Partners LLC

Chapter 11

#18.00 CONT'D Hearing RE: [166] Motion by Reorganized Debtor for Entry of Discharge and Entry of Final Decree
fr. 2-11-25, 5-13-25, 8-19-25, 10-28-25, 1-27-26, 3-24-26, 6-18-26

Docket 166

***** VACATED *** REASON: Cont'd from 8/18/26 to 11/17/26 at 1:00 p.m.
per stip & order entered on 8/17/26.**

Tentative Ruling:

Continue to June 18, 2026 at 1:00 p.m. Status report due by 6/11/26. No appearances on 3/24/26.

Party Information

Debtor(s):

11824 Ocean Park Partners LLC

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

Movant(s):

11824 Ocean Park Partners LLC

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

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:23-16465 11824 Ocean Park Partners LLC

Chapter 11

#19.00 CONT'D Hearing RE: Post Confirmation Status Conference
fr. 1-28-25, 2-11-25, 5-13-25, 8-19-25, 10-28-25, 1-27-26, 3-24-26, 6-18-26

Docket 150

***** VACATED *** REASON: Cont'd from 8/18/26 to 11/17/26 at 1:00 p.m.
per stip & order entered on 8/17/26.**

Tentative Ruling:

Continue to June 18, 2026 at 1:00 p.m. Status report due by 6/11/26. No
appearances on 3/24/26.

Party Information

Debtor(s):

11824 Ocean Park Partners LLC

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

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01139 Leslie, Chapter 7 Trustee v. Snaidero Rino S.p.A., an Italian Corporation,

#20.00 Status Hearing RE: [1] Adversary case 2:26-ap-01139. Complaint by Sam S. Leslie, Chapter 7 Trustee against Snaidero Rino S.p.A., an Italian Corporation, and doing business as Snaidero America LLC and/or Snaidero USA. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfer, (2) Avoidance Of Constructive Fraudulent Transfer, (3) Recovery Of Avoided Transfers, (4) Preservation Of Transfers; And (5) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Continued to December 3 at 1:00 pm.
No appearances on August 18.

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Snaidero Rino S.p.A., an Italian

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

Sandford L. Frey
Brooke S Thompson
Robert D Estrin

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01140 Leslie, Chapter 7 Trustee v. Crown Regency Real Estate Consulting, Inc., a

#21.00 Status Hearing RE: [1] Adversary case 2:26-ap-01140. Complaint by Sam S. Leslie, Chapter 7 Trustee against Crown Regency Real Estate Consulting, Inc., a California Corporation. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Two-Year Transfers, (2) Avoidance Of Constructive Two-Year Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

*** VACATED *** REASON: Dismissed per stip & order entered on 7/30/26.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Crown Regency Real Estate

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Brooke S Thompson
Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01141 Leslie, Chapter 7 Trustee v. Porsche of Downtown LA, a member of Lithia

#22.00 Status Hearing RE: [1] Adversary case 2:26-ap-01141. Complaint by Sam S. Leslie, Chapter 7 Trustee against Porsche of Downtown LA, a member of Lithia Motors, Inc., an Oregon Corporation. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfer, (2) Avoidance Of Constructive Fraudulent Transfer, (3) Recovery Of Avoided Transfer, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

***** VACATED *** REASON: Cont'd from 8/18/26 to 10/20/26 at 1:00 p.m.
per stip & order entered on 8/13/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Porsche of Downtown LA, a

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Brooke S Thompson
Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01142 Leslie, Chapter 7 Trustee v. California Credit Union, a Federally Chartered

#23.00 Status Hearing RE: [1] Adversary case 2:26-ap-01142. Complaint by Sam S. Leslie, Chapter 7 Trustee against California Credit Union, a Federally Chartered Credit Union. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Continued to December 3 at 1:00 pm.
No appearances on August 18.

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

California Credit Union, a Federally

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Brooke S Thompson
Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01143 Leslie, Chapter 7 Trustee v. Zhang Family Investment, LLC, a California

#24.00 Status Hearing RE: [1] Adversary case 2:26-ap-01143. Complaint by Sam S. Leslie, Chapter 7 Trustee against Zhang Family Investment, LLC, a California Limited Liability Company. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Continued to December 3 at 1:00 pm.
No appearances on August 18.

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Zhang Family Investment, LLC, a

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT...

RAC Development, Inc.

Brooke S Thompson
Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01144 Leslie, Chapter 7 Trustee v. Wenjun Xu, aka Maggie Xu, an individual

#25.00 Status Hearing RE: [1] Adversary case 2:26-ap-01144. Complaint by Sam S. Leslie, Chapter 7 Trustee against Wenjun Xu, aka Maggie Xu, an individual. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Continued to December 3 at 1:00 pm.
No appearances on August 18.

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Wenjun Xu, aka Maggie Xu, an

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01145 Leslie, Chapter 7 Trustee v. Mark Investments Advising, LLC, a Nevada

#26.00 Status Hearing RE: [1] Adversary case 2:26-ap-01145. Complaint by Sam S. Leslie, Chapter 7 Trustee against Mark Investments Advising, LLC, a Nevada Limited Liability Company. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Have the parties selected a mediator?

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Mark Investments Advising, LLC, a

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01146 Leslie, Chapter 7 Trustee v. Jun Ma, an individual

#27.00 Status Hearing RE: [1] Adversary case 2:26-ap-01146. Complaint by Sam S. Leslie, Chapter 7 Trustee against Jun Ma, an individual. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Have the parties selected a mediator?

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Jun Ma, an individual

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson
Robert D Estrin

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01147 Leslie, Chapter 7 Trustee v. Kensington Capitals, LLC, a California Limited

#28.00 Status Hearing RE: [1] Adversary case 2:26-ap-01147. Complaint by Sam S. Leslie, Chapter 7 Trustee against Kensington Capitals, LLC, a California Limited Liability Company. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Recovery Of Avoided Transfers, And (4) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Have the parties selected a mediator?

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Kensington Capitals, LLC, a

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT...

RAC Development, Inc.

Robert D Estrin

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01148 Leslie, Chapter 7 Trustee v. Apple Card, a division of Apple Inc., a Delaware

#29.00 Status Hearing RE: [1] Adversary case 2:26-ap-01148. Complaint by Sam S. Leslie, Chapter 7 Trustee against Apple Card, a division of Apple Inc., a Delaware Corporation, Goldman Sachs Bank USA, a New York Corporation. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Avoidance Of Preferential Transfers, (4) Recovery Of Avoided Transfers, And (5) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer))

Docket 1

***** VACATED *** REASON: Cont'd from 8/18/26 to 10/20/26 at 1:00 p.m.
per stip & order entered on 7/7/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Apple Card, a division of Apple Inc.,

Pro Se

Goldman Sachs Bank USA, a New

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

Leonard M. Shulman
Sandford L. Frey
Brooke S Thompson
Robert D Estrin

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-13735 RAC Development, Inc.

Chapter 7

Adv#: 2:26-01149 Leslie, Chapter 7 Trustee v. Peter Wang, an individual et al

#30.00 Status Hearing RE: [1] Adversary case 2:26-ap-01149. Complaint by Sam S. Leslie, Chapter 7 Trustee against Peter Wang, an individual, Ruby Wang, an individual. (\$350.00 Fee Charge To Estate). Complaint For: (1) Avoidance Of Intentional Fraudulent Transfers, (2) Avoidance Of Constructive Fraudulent Transfers, (3) Avoidance Of Preferential Transfers, (4) Recovery Of Avoided Transfers, And (5) Disallowance Of Claims Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)) (Miller, Elissa)

Docket 1

Tentative Ruling:

Continued to December 3 at 1:00 pm.
No appearances on August 18.

Party Information

Debtor(s):

RAC Development, Inc.

Represented By
Faith A Ford
Tiffany D Truong
Robert D Estrin

Defendant(s):

Peter Wang, an individual

Pro Se

Ruby Wang, an individual

Pro Se

Plaintiff(s):

Sam S. Leslie, Chapter 7 Trustee

Represented By
Elissa Miller

Trustee(s):

Sam S Leslie (TR)

Represented By
Elissa Miller
Leonard M. Shulman

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... RAC Development, Inc.

Chapter 7

Sandford L. Frey
Brooke S Thompson
Robert D Estrin

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:26-11349 Milkhouse Investors, LLC

Chapter 7

Adv#: 2:26-01168 Zapata v. Milkhouse Investors, LLC et al

#31.00 Hearing RE: [4] Motion to Dismiss Adversary Proceeding

Docket 4

Tentative Ruling:

The court takes judicial notice of the documents in the plaintiff's and defendant's requests for judicial notice.

Party Information

Debtor(s):

Milkhouse Investors, LLC

Represented By
Rosendo Gonzalez

Defendant(s):

Milkhouse Investors, LLC

Represented By
Rosendo Gonzalez

Red Vault Investments, LLC

Pro Se

Rene Carmen Jaime

Pro Se

Edward Wai-Keung Tham

Pro Se

Does 1 -100,

Pro Se

Movant(s):

Milkhouse Investors, LLC

Represented By
Rosendo Gonzalez

Plaintiff(s):

Brisas Zapata

Represented By
Daniel Z Inscore

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, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Milkhouse Investors, LLC

Chapter 7

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-19538 R Loom, LLC, a Delaware limited liability company

Chapter 7

Adv#: 2:26-01018 D. Masin Consulting, LLC, a California Limited Lia v. LIMELIGHT

#32.00 CONT'D Status Hearing RE: [1] Adversary case 2:26-ap-01018. Complaint by D. Masin Consulting, LLC, a California Limited Liability Company, D. Masin Consulting, LLC, as Assignee for the Benefit of R Loom LLC's Creditors against LIMELIGHT INTERNATIONAL LIMITED, a Foreign Corporation
fr. 4-7-26, 7-14-26

Docket 1

***** VACATED *** REASON: Cont'd from 8/18/26 to 9/3/26 at 1:00 p.m.
by stip & order entered on 8/12/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

R Loom, LLC, a Delaware limited

Represented By
David B Golubchik

Defendant(s):

LIMELIGHT INTERNATIONAL

Pro Se

SAM S LESLIE

Pro Se

Plaintiff(s):

D. Masin Consulting, LLC, a

Represented By
Jeffrey I Golden

D. Masin Consulting, LLC, as

Represented By
Jeffrey I Golden

Trustee(s):

Sam S Leslie (TR)

Represented By
Eric P Israel

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-18508 Hyun Kuk Shin

Chapter 7

Adv#: 2:25-01010 Timothy J. Yoo, Chapter 7 Trustee For The Bankrupt v. Shin et al

#33.00 CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01010. Complaint by Timothy J. Yoo, Chapter 7 Trustee For The Bankruptcy Estate Of Hyun Kuk Shin And Jennifer Ae Shin against Charles Shin, Seung Ji Choi. (11 (Recovery of money/property - 542 turnover of property)), (91 (Declaratory judgment)) fr. 3-25-25, 5-1-25, 5-5-25, 10-7-25, 12-2-25, 2-10-26, 4-14-26, 6-9-26

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hyun Kuk Shin

Represented By
Andrew S Cho

Defendant(s):

Charles Shin

Pro Se

Seung Ji Choi

Pro Se

Joint Debtor(s):

Jennifer Ae Shin

Represented By
Andrew S Cho

Plaintiff(s):

Timothy J. Yoo, Chapter 7 Trustee

Represented By
Anthony A. Friedman

Trustee(s):

Timothy Yoo (TR)

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-21513 Kids First Pediatric Therapy, Inc.

Chapter 11

Adv#: 2:26-01067 Kids First Pediatric Therapy, Inc. v. Rapid Finance Company, Inc.

#34.00 CONT'D Status Hearing RE: [1] Adversary case 2:26-ap-01067. Complaint by Kids First Pediatric Therapy, Inc. against Rapid Finance Company, Inc. fr. 5-26-26

Docket 1

Tentative Ruling:

Continue to October 29 at 1pm. Please file a status report by October 22.

No appearances on August 18.

Party Information

Debtor(s):

Kids First Pediatric Therapy, Inc.

Represented By
David Wood
Aaron E. De Leest

Defendant(s):

Rapid Finance Company, Inc.

Pro Se

Plaintiff(s):

Kids First Pediatric Therapy, Inc.

Represented By
Matthew Grimshaw

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:25-16367 Parham Zar

Chapter 11

Adv#: 2:25-01408 Mance et al v. Zar et al

#35.00 CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01408. Complaint by Jane Mance, Craig Mance against Parham Zar, Shoshana Djavaheri, EDSI, LLC, Grow Escrow, Inc., Grow Escrow Holdings, Inc., Egg Donor and Surrogacy Institute, Greenway Commercial Holdings, LTD., Makini, LLC, Makini-2, LLC, Makini-4, LLC, DOES 1-50. 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)),(72 (Injunctive relief - other))
fr. 2-24-26,4-7-26

Docket 1

***** VACATED *** REASON: Dismissed per order entered on 6/17/26.**

Tentative Ruling:

Given the tentative ruling regarding the defendants' motion for judgment on the pleadings, does the plaintiff intend to file its motion for summary judgment?

Party Information

Debtor(s):

Parham Zar

Represented By
Michael Jay Berger

Defendant(s):

Parham Zar

Pro Se

Shoshana Djavaheri

Pro Se

EDSI, LLC

Pro Se

Grow Escrow, Inc.

Pro Se

Grow Escrow Holdings, Inc.

Pro Se

Egg Donor and Surrogacy Institute

Pro Se

Greenway Commercial Holdings,

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Parham Zar

Chapter 11

Makini, LLC

Pro Se

Makini-2, LLC

Pro Se

Makini-4, LLC

Pro Se

DOES 1-50

Pro Se

Joint Debtor(s):

Shoshana Djavaheeri

Represented By
Michael Jay Berger

Plaintiff(s):

Jane Mance

Represented By
Alexandre I Cornelius

Craig Mance

Represented By
Alexandre I Cornelius

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-15220 Amy Denise Derry

Chapter 7

Adv#: 2:25-01181 Derry v. Navient et al

#36.00 CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01181. Complaint by Amy Denise Derry against Navient , Mohela . (\$350.00 Fee Not Required). Nature of Suit: (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) ,(68 (Dischargeability - 523(a)(6), willful and malicious injury)) ,(63 (Dischargeability - 523(a)(8), student loan)) ,(65 (Dischargeability - other)) ,(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy)))
fr. 7-8-25, 7-31-25, 8-19-25, 10-6-25, 11-18-25, 1-15-26, 2-5-26, 3-17-26, 5-28-26, 7-21-26

Docket 1

***** VACATED *** REASON: Cont'd from 8/18/26 to 9/3/26 at 1:00 p.m.
per order entered on 8/17/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amy Denise Derry	Pro Se
------------------	--------

Defendant(s):

Navient	Pro Se
---------	--------

Mohela	Pro Se
--------	--------

Plaintiff(s):

Amy Denise Derry	Pro Se
------------------	--------

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, August 18, 2026

Hearing Room 1639

1:00 PM

2:24-15220 Amy Denise Derry

Chapter 7

Adv#: 2:25-01181 Derry v. Navient et al

#37.00 Hearing RE: [84] Motion of Educational Credit Management Corporation for Summary Judgment

Docket 84

***** VACATED *** REASON: Cont'd from 8/18/26 to 9/3/26 at 1:00 p.m.
per order entered on 8/17/26.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amy Denise Derry

Pro Se

Defendant(s):

Educational Credit Management

Represented By
Scott A Schiff

Navient

Represented By
Dennis C. Winters

Mohela

Represented By
Lukas Sosnicki
Brian W Hockett
Brian Hockett

Movant(s):

Educational Credit Management

Represented By
Scott A Schiff

Educational Credit Management

Represented By
Scott A Schiff

Plaintiff(s):

Amy Denise Derry

Pro Se

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

Tuesday, August 18, 2026

Hearing Room 1639

1:00 PM

CONT... Amy Denise Derry

Chapter 7

Trustee(s):

Wesley H Avery (TR)

Pro Se