

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

**Thursday, October 12, 2023**

**Hearing Room 1639**

11:30 AM

2: -

**ZOOM INFORMATION**

**Chapter**

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

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**CONT... ZOOM INFORMATION**

**Chapter**

**United States Bankruptcy Court  
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**2:23-14824 Dominique Jujuana Carter**

**Chapter 7**

**#1.00** Hearing RE: [16] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 437 S. Hill Street #532, Los Angeles, CA 90013 with Exhibits A through C.

Docket 16

**Tentative Ruling:**

Please file a new declaration with a holographic signature so that the court can grant the motion.

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

**Debtor(s):**

Dominique Jujuana Carter

Pro Se

**Movant(s):**

437 Hill Midrise, LLC

Represented By  
Agop Gary Arakelian

**Trustee(s):**

Heide Kurtz (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15010 Laurie Lynn Brooks**

**Chapter 7**

**#2.00** CONT'D Hearing RE: [8] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 5623 Virginia Avenue, Unit 102, Los Angeles, CA 90038 fr. 9-14-23

Docket 8

**\*\*\* VACATED \*\*\* REASON: Matter to be heard on 11/2/23 at 11:30am**

**Tentative Ruling:**

9/14/23 tentative ruling:

Continue to correct the following deficiencies:

1. Pursuant to LBR 4001-1(c)(A), the Movant must serve the debtor and debtor's counsel. Based on the proof of service filed, only debtor's counsel was served.
2. The declaration submitted by the Movant is from Andrew Jen, a principal of the Movant. The declaration signature is improper because it is not holographic. LBR 9011-1.

Please file an amended motion with a properly signed declaration and serve the motion on the debtor and debtor's counsel. The first available hearing date to allow for notice is 10/12/23 at 11:30.

No appearances unless movant would like to request another hearing date.

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

**Debtor(s):**

Laurie Lynn Brooks

Represented By  
Gregory M Shanfeld

**Movant(s):**

Park Pacific II, LLC

Represented By  
Ada R Cordero-Sack

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**CONT... Laurie Lynn Brooks**

**Chapter 7**

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15030 Katsuo Yoshimoto**

**Chapter 7**

**#3.00** Hearing RE: [18] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 11818 South Street, Suite 102, Cerritos, CA 90703 with proof of service. Properties, LLC

Docket 18

**Tentative Ruling:**

The court can't grant relief based on this motion.

The motion is filed on the court's unlawful detainer form, but it appears that the Movant's relationship to the debtor relates to a lease and certain personal property. Because no unlawful detainer proceeding is referenced and because the declaration asserts that relief is sought so that the Movant can proceed with disposal of personal property on the premises referenced in the motion, it appears that the Movant has filed the motion on the wrong form, and should have filed a motion for relief with respect to personal property. However, the Movant has not filed a brief explaining what interest it has in the personal property or why the court should allow the Movant to remove any personal property in which the debtor has an interest.

Deny without prejudice.

<b>Party Information</b>
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**Debtor(s):**

Katsuo Yoshimoto

Represented By  
Joon M Khang

**Movant(s):**

JLJ (USA) Properties, LLC

Represented By  
Ronald K Brown

**Trustee(s):**

Heide Kurtz (TR)

Pro Se

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**2:23-15175 Justin Ray McIntosh**

**Chapter 7**

**#4.00** Hearing RE: [8] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 688 S. Berendo St, Unit 310, Los Angeles, CA 90005 .

Docket 8

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

GRANT under 11 U.S.C. § 362(d)(1) only.  
GRANT as binding despite conversion.  
GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Justin Ray McIntosh

Represented By  
Eliza Ghanooni

**Movant(s):**

Equity Residential Management,

Represented By  
David S Hagen

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**CONT... Justin Ray McIntosh**

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15593 Haykuhi Boyajyan**

**Chapter 7**

**#5.00** Hearing RE: [11] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 BMW 8 Series M850i xDrive Convertible 2D .

Docket 11

**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.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Haykuhi Boyajyan

Represented By  
Sean Keshishyan

**Movant(s):**

Financial Services Vehicle Trust

Represented By  
Cheryl A Skigin

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**CONT... Haykuhi Boyajyan**

**Chapter 7**

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15628 Margaret Cates**

**Chapter 7**

**#6.00** Hearing RE: [10] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2011 Toyota Camry, VIN: 4T4BF3EKXBR088104 .

Docket 10

**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.

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

**Debtor(s):**

Margaret Cates

Represented By  
Daniel King

**Movant(s):**

American Credit Acceptance

Represented By  
Sheryl K Ith

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**CONT... Margaret Cates**

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15855 Chris Christina Kim**

**Chapter 7**

**#7.00** Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 2982 W 15th St. Los Angeles, CA 90006 .

Docket 13

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

GRANT under 11 U.S.C. § 362(d)(1) only.

GRANT as binding despite conversion.

GRANT waiver of FRBP 4001(a)(3) stay.

The court does not have adequate basis to make a finding of bad faith. Deny request for extraordinary relief.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Chris Christina Kim

Pro Se

**Movant(s):**

Byung Duck Cho

Represented By  
Kevin H Jang

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**CONT... Chris Christina Kim**

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court  
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**2:22-15867 Francisco Everardo De La Torre and Sandra De La Torre**

**Chapter 7**

**#8.00** Chapter 7 Trustee's Final Report, Application for Compensation and Application(s) for Compensation of Professionals filed on behalf of Trustee James M. Rund

Docket 38

**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.

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

**Debtor(s):**

Francisco Everardo De La Torre

Represented By  
Francis Guilardi

**Joint Debtor(s):**

Sandra De La Torre

Represented By  
Francis Guilardi

**Trustee(s):**

Jason M Rund (TR)

Pro Se

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**CONT...**

**Francisco Everardo De La Torre and Sandra De La Torre**

**Chapter 7**

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**2:22-16967 Robert Schumann**

**Chapter 11**

**#9.00** Hearing RE: [102] Application to Employ Goe, Forsythe & Hodges LLP as  
General Bankruptcy Counsel

Docket 102

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Robert Schumann

Represented By  
Lane K Bogard  
Robert P Goe

**Movant(s):**

Robert Schumann

Represented By  
Lane K Bogard  
Robert P Goe

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**2:21-11893 Matrix International Textile, Inc.**

**Chapter 11**

**#10.00** Hearing RE: [190] Motion of Joyful Will International Limited and Brightex International Inc. to allow late filed claim

Docket 190

**\*\*\* VACATED \*\*\* REASON: Per order entered 10/6/2023**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Matrix International Textile, Inc.

Represented By  
Raymond H. Aver

**Movant(s):**

Brightex International Inc.

Represented By  
Samuel G Brooks

Joyful Will International Limited

Represented By  
Samuel G Brooks

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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**2:23-14354 Zabeth Clear LLC**

**Chapter 11**

**#11.00** Hearing RE: [37] U.S. Trustee's motion under 11 U.S.C. §111(b) to dismiss or, in the alternative, to convert case

Docket 37

**\*\*\* VACATED \*\*\* REASON: Resolved by stip & order entered on 10/3/2023.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Zabeth Clear LLC

Represented By  
Matthew Abbasi

**Movant(s):**

United States Trustee (LA)

Represented By  
Noreen A Madoyan

**United States Bankruptcy Court  
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**2:17-25614 3600 Ashe, LLC**

**Chapter 11**

**#12.00** Hearing RE: [416] Motion For Order: (1) Authorizing Distributions Under the Debtor's First Amended Plan of Liquidation Dated August 19, 2019; and (2) For Entry of Final Decree Closing Case

Docket 416

**Tentative Ruling:**

The motion is unopposed and sets forth cause for relief. Grant. Please appear to discuss any necessary details regarding the final distribution and closing.

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

**Debtor(s):**

3600 Ashe, LLC

Represented By  
Dean G Rallis Jr  
Matthew D Pham

**Movant(s):**

Plan Administrator

Represented By  
Kyra E Andrassy

**United States Bankruptcy Court  
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**2:23-11085 DVD Factory, Inc.**

**Chapter 11**

**#13.00** Hearing RE: [149] Motion for Removal of Subchapter V Debtor in Possession  
and for Further Relief

Docket 149

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

DVD Factory, Inc.

Represented By  
Michael Jay Berger

**Movant(s):**

Infiniti Media Inc.

Represented By  
John P Kreis

Robert Freedman

Represented By  
John P Kreis

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-13029 CAPITAL KCS, LLC**

**Chapter 11**

**#14.00** Hearing RE: [75] Motion for approval of disclosure statement describing Capital KCS, LLC's Chapter 11 Plan of Reorganization dated August 17, 2023

Docket 75

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

CAPITAL KCS, LLC

Represented By  
Matthew A Lesnick  
Lisa Patel

**Movant(s):**

CAPITAL KCS, LLC

Represented By  
Matthew A Lesnick  
Lisa Patel

**United States Bankruptcy Court  
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**2:22-15398 10421 Northvale LLC**

**Chapter 11**

**#15.00** Hearing RE: [77] Motion for Approval of Debtor's Chapter 11 Disclosure Statement

Docket 77

**\*\*\* VACATED \*\*\* REASON: Per the chapter 11 status conference hearing held on 9/14/23.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

10421 Northvale LLC

Represented By  
Thomas B Ure

**United States Bankruptcy Court  
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**2:23-15229 The Comeback Trail, LLC**

**Chapter 11**

**#16.00** Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual, LLC  
fr. 9-28-23

Docket 1

**Tentative Ruling:**

The court thanks the debtor for the status report.

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

**Debtor(s):**

The Comeback Trail, LLC

Represented By  
Maria L Garcia

**United States Bankruptcy Court  
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**2:23-16132 Valentina Papazian**

**Chapter 11**

**#17.00** Hearing RE: [14] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 2025 E LIVE OAK DRIVE, LOS ANGELES, CA 90068 .

Docket 14

**Tentative Ruling:**

Deny. The motion is based on § 362(c)(3), but because the prior case was not dismissed, this section does not apply. The motion cannot be granted.

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

**Debtor(s):**

Valentina Papazian

Represented By  
Laleh Ensafi  
Stephen L Burton

**Movant(s):**

Valentina Papazian

Represented By  
Laleh Ensafi  
Stephen L Burton

**United States Bankruptcy Court  
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**2:23-11092 Thompson Falls, LLC**

**Chapter 7**

**#18.00** CONT'D Hearing RE: [42] Trustee's Motion for Order Authorizing Sale of Real Property of the Estate (5021 Topeka Drive, Tarzana, CA 91356) Free and Clear of Liens and Interests, Subject to Higher and Better Offers, and Approving Overbidding Procedures and for Authority to Request the Assistance of the U.S. Marshall to Vacate the Property  
fr. 8-24-23, 9-28-23

Docket 42

**Tentative Ruling:**

With the latest filings, it's clear that the sale cannot go forward.

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

**Debtor(s):**

Thompson Falls, LLC

Represented By  
Dominic Afzali

**Movant(s):**

Carolyn A Dye (TR)

Pro Se

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

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**2:23-11710 Jennie M Estrada**

**Chapter 7**

**#19.00** Hearing RE: [40] Motion to Amend (related document(s)29 Motion to Avoid Lien  
JUDICIAL LIEN with STATE FARM BANK, F.S.B. )

Docket 40

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jennie M Estrada

Represented By  
William H Brownstein

**Movant(s):**

Jennie M Estrada

Represented By  
William H Brownstein

**Trustee(s):**

John P Pringle (TR)

Pro Se