

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2: -

ZOOM INFORMATION

Chapter

#0.00 All hearings on this calendar will offer remote connection, using ZoomGov video and audio.

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below.

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Video/audio web address: <https://cacb.zoomgov.com/j/1613477542>

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Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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11:30 AM

CONT... ZOOM INFORMATION

Chapter

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-14692 William Paige, Jr

Chapter 7

#1.00 Hearing RE: [33] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 BMW 4 SERIES COUPE 2D M4 WBS33AZ01MCH46051 Under 11 U.S.C. § 362.

Docket 33

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):

William Paige Jr

Pro Se

Movant(s):

U.S. BANK NATIONAL

Represented By
Dane W Exnowski

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

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CONT... William Paige, Jr

Chapter 7

Trustee(s):

Elissa Miller (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-15351 GJY Property Investment, LLC

Chapter 7

#2.00 Hearing RE: [6] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1324 South Westlake Avenue, Los Angeles, CA 90006 .

Docket 6

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.

THIS ORDER CONSTITUTES AN ORDER GRANTING RELIEF FROM A STAY OF FORECLOSURE WITHIN THE MEANING OF CAL. CIV. CODE § 2920.5(c)(2)(C).

Party Information

Debtor(s):

GJY Property Investment, LLC

Represented By
Dale J Park

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... GJY Property Investment, LLC

Chapter 7

Movant(s):

Axos Bank c/o Severson & Werson,

Represented By

Adam N Barasch

Donald H Cram III

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-11085 DVD Factory, Inc.

Chapter 11

#3.00 Hearing RE: [88] Motion to confirm debtor's subchapter V chapter 11 plan of reorganization
fr. 8-10-23, 9-14-23

Docket 88

***** VACATED *** REASON: Cont'd from 10/26/23 to 11/2/23 at 11:30 a.m. per order entered on 10/3/23.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DVD Factory, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-11085 DVD Factory, Inc.

Chapter 11

#4.00 Hearing RE: [148] Objection to Claim # 3.10 by Claimant G3 Technology LLC. in the amount of \$17,419.94

Docket 148

***** VACATED *** REASON: Cont'd from 10/26/23 to 11/2/23 at 11:30 a.m. per order entered on 10/3/23.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DVD Factory, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-11085 DVD Factory, Inc.

Chapter 11

#5.00 Hearing RE: [153] Objection to Claim #7-1 by Claimant G&B Law. in the amount of \$ 150,211.63

Docket 153

***** VACATED *** REASON: Cont'd from 10/26/23 to 11/2/23 at 11:30 a.m. per order entered on 10/3/23.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DVD Factory, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-11085 DVD Factory, Inc.

Chapter 11

#6.00 Confirmation Hearing RE: [47] Chapter 11 Small Business Plan
fr. 8-10-23, 9-14-23

Docket 47

***** VACATED *** REASON: Cont'd from 10/26/23 to 11/2/23 at 11:30
a.m. per order entered on 10/3/23.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DVD Factory, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:22-16572 Harold Gavino Fajardo

Chapter 11

#7.00 Hearing RE: [137] Final Application for Compensation of Fees and Reimbursement of Expenses for MENCHACA & COMPANY LLP CPA, Financial Advisor, Period: 12/1/2022 to 9/26/2023, Fee: \$96,443.00, Expenses: \$0.

Docket 137

***** VACATED *** REASON: Cont'd from 10/26/23 to 11/16/23 at 11:30 a.m. per stip & order entered on 10/3/23.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Michael G D'Alba

Movant(s):

MENTHACA & COMPANY LLP

Represented By

Jeffrey L Sumpter

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#8.00 CONT'D Hearing RE: [139] Second Motion for Entry of Order (1) Authorizing Use of Cash Collateral on an Interim Basis Pending a Final Hearing, (2) Scheduling a Final Hearing on the Debtor's Request for Authority to Use Cash Collateral, and (3) Granting Related Relief fr. 9-28-23

Docket 139

Tentative Ruling:

Grant on a final basis.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

Movant(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Aaron E. DE Leest
Aaron E. DE Leest
Aaron E. DE Leest
Eric P Israel
Eric P Israel
Eric P Israel
Eric P Israel
Michael G D'Alba
Michael G D'Alba
Michael G D'Alba
Michael G D'Alba

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#9.00 Hearing RE: [148] Application for Payment of Interim Fees and/or Expenses (11 U.S.C. § 331), for Miller Law Partners, P.C., Special Counsel, Period: 4/13/2023 to 8/31/2023, Fee: \$5,310.00, Expenses: \$883.79.

Docket 148

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

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CONT... AGS Pro, Inc.

Chapter 11

Movant(s):

Miller Law Partners, P.C.

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#10.00 Hearing RE: [153] Application for Payment of: Interim Fees and/or Expenses, With Proof of Service for Weaver and Tidwell, LLP, Accountant, Period: 4/13/2023 to 8/31/2023, Fee: \$30,055.64, Expenses: \$899.77.

Docket 153

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

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

Thursday, October 26, 2023

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CONT... AGS Pro, Inc.

Chapter 11

Movant(s):

Weaver and Tidwell, LLP

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#11.00 Hearing RE: [155] Application For Payment Of: Interim Fees And/Or Expenses (11 U.S.C. § 331), with Proof of Service for Eggleston King Davis, LP, Special Counsel, Period: 4/13/2023 to 8/31/2023, Fee: \$24,570.00, Expenses: \$2,166.24.

Docket 155

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#12.00 Hearing RE: [157] Application For Payment Of: Interim Fees And/Or Expenses (11 U.S.C. § 331), with Proof of Service for Santiago Law Group, Special Counsel, Period: 4/13/2023 to 8/31/2023, Fee: \$9,315.00, Expenses: \$2,486.57.

Docket 157

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

CONT... AGS Pro, Inc.

Chapter 11

Movant(s):

Santiago Law Group

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#13.00 Hearing RE: [162] First Interim Application For Compensation And Reimbursement Of Expenses By Danning, Gill, Israel & Krasnoff, LLP As General Counsel To Chapter 11 Debtor And Debtor In Possession; Period: 4/4/2023 to 8/31/2023, Fee: \$277,910.00, Expenses: \$5,673.98.

Docket 162

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

CONT... AGS Pro, Inc.

Chapter 11

Movant(s):

Danning, Gill, Israel & Krasnoff,

Represented By
Eric P Israel

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12236 AGS Pro, Inc.

Chapter 11

#14.00 Hearing RE: [161] Application For Payment Of: Interim Fees And/Or Expenses (11 U.S.C. § 331), for Benedon & Serlin, LLP, Special Counsel, Period: 5/1/2023 to 8/31/2023, Fee: \$75,720.00, Expenses: \$304.66.

Docket 161

Tentative Ruling:

The interim application for approval of fees and reimbursement of expenses was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1(a) and set for hearing in accordance with LBRs 2016-1(a) and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, 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 interim application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

Party Information

Debtor(s):

AGS Pro, Inc.

Represented By
Aaron E. DE Leest
Eric P Israel
Michael G D'Alba

**United States Bankruptcy Court
Central District of California
Los Angeles
Deborah Saltzman, Presiding
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Thursday, October 26, 2023

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CONT... AGS Pro, Inc.

Chapter 11

Movant(s):

Benedon & Serlin, LLP

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-15815 Alexander Demolition and Hauling, Inc.

Chapter 11

#15.00 Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition Non-Individual. Inc.

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Alexander Demolition and Hauling,

Represented By
Giovanni Orantes

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**

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12240 East Mission 8 Investment, Inc.

Chapter 11

#16.00 CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition
Non-Individual. Inc.
fr. 5-25-23, 6-15-23, 7-13-23, 7-27-23, 8-17-23, 9-7-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

East Mission 8 Investment, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Thursday, October 26, 2023

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11:30 AM

2:23-12242 Kotai Investments Inc.

Chapter 11

#17.00 CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition
Non-Individual.
fr. 5-25-23, 6-15-23, 7-13-23, 7-27-23, 8-17-23, 9-7-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kotai Investments Inc.

Represented By
Michael Jay Berger

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-12093 DNP Eats, LLC

Chapter 11

#18.00 CONT'D Hearing RE: [15] Emergency Motion to Authorize Debtor's Use of Cash Collateral Pursuant To 11 U.S.C. § 363 and Fed. R. Bank. Proc. 4001 Pursuant to Stipulation
fr. 5-4-23, 5-11-23, 7-27-23, 8-10-23, 8-24-23

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

DNP Eats, LLC

Represented By
Blake J Lindemann

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**

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-13800 Los Angeles Hostel, LLC

Chapter 11

#19.00 CONT'D Status Conference RE: [1] Chapter 11 Voluntary Petition Non-Individual. LLC
fr. 7-27-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Los Angeles Hostel, LLC

Represented By
Carolyn A Dye

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:22-16967 Robert Schumann

Chapter 11

#20.00 Hearing RE: [91] Emergency Motion for Order Abandoning the Bankruptcy Estate's Interest in 3100 The Strand, Manhattan Beach, California 90266

Docket 91

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Movant(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-14824 Dominique Jujuana Carter

Chapter 7

#21.00 CONT'D 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.
fr. 10-12-23

Docket 16

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.

Party Information

Debtor(s):

Dominique Jujuana Carter

Pro Se

Movant(s):

437 Hill Midrise, LLC

Represented By
Agop Gary Arakelian

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

CONT... Dominique Jujuana Carter

Chapter 7

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-15030 Katsuo Yoshimoto

Chapter 7

#22.00 CONT'D 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 fr. 10-12-23

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.

Party Information

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

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

Thursday, October 26, 2023

Hearing Room 1639

11:30 AM

2:23-13029 CAPITAL KCS, LLC

Chapter 11

#23.00 CONT'D Hearing RE: [75] Motion for approval of disclosure statement describing Capital KCS, LLC's Chapter 11 Plan of Reorganization dated August 17, 2023 fr. 10-12-23

Docket 75

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

CAPITAL KCS, LLC

Represented By
Matthew A Lesnick
Lisa Patel

Movant(s):

CAPITAL KCS, LLC

Represented By
Matthew A Lesnick
Lisa Patel