

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar**

Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1: -

Chapter

#0.00 All hearings on this calendar will be conducted in Courtroom 303 at 21041 Burbank Boulevard, Woodland Hills, California, 91367. All parties in interest, members of the public and the press may attend the hearings on this calendar in person.

Additionally, (except with respect to evidentiary hearings, or as otherwise ordered by the Court) parties in interest (and their counsel) may connect by ZoomGov audio and video free of charge, using the connection information provided below. Members of the public and the press may only connect to the zoom audio feed, and only by telephone. Access to the video feed by these individuals is prohibited.

Parties in interest may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Members of the public, the press and parties in interest may participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate remotely and there are no fees for doing so. No pre-registration or prior approval is required.

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Video/audio web address: <https://cacb.zoomgov.com/j/1616378998>

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**United States Bankruptcy Court
Central District of California
San Fernando Valley
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10:00 AM

CONT...

Chapter

Judge Barash seeks to maintain a courtroom in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals are invited to identify their preferred pronouns (he, she, they, etc.) and their preferred honorific (Mr., Miss, Ms., Mrs., Mx, M, etc.) in their screen name, or by advising the judge or courtroom deputy.

Docket 0

Tentative Ruling:

- NONE LISTED -

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:17-11301 Allen Charles Mixon, III and Gladys Stennis Mixon

Chapter 13

#1.00 Motion for Adequate Protection, or in the Alternative, Relief from Automatic Stay

fr: 6/1/23 ; 9/7/23; 11/2/23; 12/7/23; 2/1/24; 4/4/24;
6/6/24; 9/12/24; 11/7/24; 2/6/25; 3/18/25; 4/29/25;
7/1/25; 9/2/25; 11/4/25

Docket 189

***** VACATED *** REASON: Cont'd to 1/27/26 at 10:00 a.m. per Stip.
Ord. entered on 12/24/25.**

Tentative Ruling:

Ruling for November 4, 2025

Continued to 1/6/26 @ 10:00 a.m.

Ruling for September 2, 2025

Continued to 11/4/25 @ 10:00 a.m.

Ruling for July 1, 2025

Continued to Sept. 2, 2025, 10 a.m.

Ruling for April 29, 2025

Continued to July 1, 2025, 10 a.m.

Ruling for March 18, 2025

Continued to April 29, 2025, 10:00 a.m.

- settled on the issue of taxes
- remaining issue is insurance

Ruling for November 7, 2024

Continued to 2/6/25, at 11:30 a.m.

Ruling for September 12, 2024

Continued to 11/7/24 at 11:30 a.m. Lawyers to meet and confer in the next seven days.

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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CONT... **Allen Charles Mixon, III and Gladys Stennis Mixon**

Chapter 13

Two weeks prior to 11/7/24, both sides to file optional briefing and evidence
One week prior, both sides to file reply briefing and evidence

Ruling for June 6, 2024

Ruling for April 4, 2024

Continued to June 6, 2024 at 11:30 a.m.

Ruling for February 1, 2024

Continued to March 7, 2024 at 11:30 a.m.

Ruling for December 7, 2023

Continued to 2/1/23 @ 11:30 a.m. No further filings required.

Ruling for November 2, 2023

Continued to 12/7/23 @ 11:30am

Ruling for September 6, 2023

Continued to 11/2/23 @ 11:30 a.m.

Ruling for June 1, 2023

Continued to 9/7/23 @ 11:30 a.m.

Party Information

Debtor(s):

Allen Charles Mixon III

Represented By
Stella A Havkin

Joint Debtor(s):

Gladys Stennis Mixon

Represented By
Stella A Havkin

Movant(s):

CitiMortgage, Inc.

Represented By
Nancy L Lee

**United States Bankruptcy Court
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10:00 AM

**CONT... Allen Charles Mixon, III and Gladys Stennis Mixon
JaVonne M Phillips**

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR) Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:23-11227 Byron Steve Valencia

Chapter 13

#2.00 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

fr. 9/26/25; 11/4/25; 12/2/25

Stipulation to continue filed 1/2/26

Docket 259

*** VACATED *** REASON: Hearing continued to 2/10/26 at 10:00 a.m.
per Order entered 1/5/26 [Dkt. 280]

Tentative Ruling:

Ruling for December 2, 2025

Continued to 1/6/26 at 10:00 a.m. Movant to file and serve notice of continued hearing.

Ruling for November 4, 2025:

Continued to 12/2/25 at 10:00 a.m. Movant to file and serve notice.

Ruling for 9/26/25:

Continued to November 4, 2025 at 10:00 a.m.

Party Information

Debtor(s):

Byron Steve Valencia

Represented By
Shai S Oved

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
THERON S COVEY
DAVID COATS
SEAN C FERRY

**United States Bankruptcy Court
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CONT... Byron Steve Valencia

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11480 Octaviano Aguilar

Chapter 13

#3.00 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

fr. 6/17/25; 7/15/25; 9/2/25; 10/21/25; 11/18/25

Stipulation to continue filed 1/5/26

Docket 39

*** VACATED *** REASON: Hearing continued to 2/10/26 at 10:00 a.m.
per Order entered 1/5/26. [Dkt. 48]

Tentative Ruling:

Ruling for November 18, 2025

Continued to 1/6/26 at 10:00 a.m. Movant to file and serve notice of continued hearing.

Ruling for 10/21/25

Continued to 11/18/25 @ 10:00 a.m. Movant to file and serve notice of continued hearing.

Ruling for September 2, 2025

Continued to 10/21/25 @ 10:00 a.m.

Ruling for 7/15/25

Continued to 9/2/25, 10 a.m.

Ruling for 6/17/25

Continued to 7/15/25, 10 a.m.

Party Information

Debtor(s):

Octaviano Aguilar

Represented By
Michael H Colmenares

**United States Bankruptcy Court
Central District of California
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CONT... Octaviano Aguilar

Chapter 13

Movant(s):

U.S. Bank Trust National

Represented By
Teron S Covey
David Coats

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11588 Griselda Renteria

Chapter 13

#4.00 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

fr. 12/2/25

Docket 37

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 at 10:00 a.m., in order for parties to continue negotiating APO. Movant to file and serve notice of continued hearing.

Ruling for December 2, 2025

Continued to 1/6/26 at 10:00 a.m., in order for parties to continue negotiating APO. Movant to file and serve notice of continued hearing.

Party Information

Debtor(s):

Griselda Renteria

Represented By
Kevin T Simon

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
Sarah Arlene Dooley-Lewis

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11704 Yevgineh Menas

Chapter 13

#5.00 Motion for relief from stay

THE BANK OF NEW YORK MELLON

fr. 11/18/25

Docket 53

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 @ 10:00 a.m.

Ruling on 11/18/25

Continued to 1/6/26 at 10:00 a.m.

Party Information

Debtor(s):

Yevgineh Menas

Represented By
Vahe Khojayan

Movant(s):

The Bank of New York Mellon FKA

Represented By
Leslie Rushing
Patrick Kane
Raquel Felix

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11771 Lawrence Mark Gotlieb

Chapter 13

#6.00 Motion for relief from stay

U.S. Bank Trust National Association

fr. 5/13/25; 8/12/25; 9/2/25; 10/7/25; 11/4/25; 12/2/25

Docket 30

*** VACATED *** REASON: Order granting stipulated APO entered
12/15/25. Dkt. 42.

Tentative Ruling:

Ruling for December 2, 2025

Continued to 1/6/26 at 10:00 a.m.

Ruling for November 4, 2025:

Continued to 12/2/25 at 10:00 a.m., which will come off calendar if an order is entered. If Debtor is not current on 12/2/25, the entire Motion will be granted. Granted in part by a stay-current APO. Parties to settle on the form of a simple order permitting 3 defaults before the Movant is permitted to file a declaration to lift the stay; Movant to lodge such order. All other requested relief denied.

Ruling for 10/7/25

Continued to 11/4/25 at 10:00 a.m.

Ruling for 9/2/25

Continued to 10/7/25 @ 10:00 a.m.

Ruling for 8/12/25

Continued to 9/2/25 @ 10:00 a.m. Any supp'l opposition from Debtor to be filed by 8/19/25 and Movant's reply to be filed 8/26/25

Ruling for 5/13/25

Continued to 8/12/25, 10:00 a.m.

Party Information

**United States Bankruptcy Court
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10:00 AM

CONT... Lawrence Mark Gotlieb

Chapter 13

Debtor(s):

Lawrence Mark Gotlieb

Represented By
Kenneth H J Henjum

Movant(s):

U.S. Bank Trust National

Represented By
Shannon A Doyle

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11852 Vatche Kiwanian

Chapter 7

#7.00 Motion for relief from stay

WILMINGTON SAVINGS FUND SOCIETY FSB

Docket 85

Tentative Ruling:

Ruling for January 6, 2026

Tentative ruling adopted as final ruling.

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.** The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Vatche Kiwanian

Represented By
Onyinye N Anyama

Movant(s):

Wilmington Savings Fund Society,

Represented By
Dane W Exnowski
Asaph Abrams

Trustee(s):

Jeremy W. Faith (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11881 Victor N. Castroll

Chapter 13

#8.00 Motion for relief from stay

JPMORGAN CHASE BANK NA

Docket 51

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 @ 10:00 a.m.

Party Information

Debtor(s):

Victor N. Castroll

Represented By
Joseph A Weber
Fritz J Firman

Movant(s):

JPMorgan Chase Bank, National

Represented By
Fanny Zhang Wan

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11881 Victor N. Castroll

Chapter 13

#9.00 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

fr. 11/4/25; 12/2/25

Docket 46

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 @ 10:00 a.m.

Ruling for Decemeber 2, 2025

Continued to 1/6/26 at 10:00 a.m. in order for parties to conclude the sale process.

Ruling for November 4, 2025

Continued to 12/2/25 @ 10:00 a.m.

Party Information

Debtor(s):

Victor N. Castroll

Represented By
Joseph A Weber
Fritz J Firman

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-10030 Peter Ross Farmer, Jr.

Chapter 13

#10.00 Motion for relief from stay

FORD MOTOR CREDIT COMPANY LLC

Docket 60

Tentative Ruling:

Ruling on January 6, 2026

Continued to 2/10/26 at 10:00 a.m. in order for the parties to resolve this matter via entry of an APO.

Party Information

Debtor(s):

Peter Ross Farmer, Jr.

Represented By
Kahlil J McAlpin

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-10193 Diana Ramos

Chapter 13

#11.00 Motion for relief from stay

TOWD POINT MORTGAGE TRUST 2017-6

fr. 9/2/25; 10/21/25; 11/18/25

Docket 46

Tentative Ruling:

Ruling on January 6, 2026

Continued to 1/8/26 at 11:30 a.m. Movant to file and serve notice of continued hearing.

Ruling on November 18, 2025

Continued to 1/6/26 at 10:00 a.m.

Ruling on 10/21/25

Continued to 11/18/25 @ 10:00 a.m.

Ruling for September 2, 2025

Continued to 10/21/25 @ 10:00 a.m.

Party Information

Debtor(s):

Diana Ramos

Represented By
Joshua Sternberg

Movant(s):

Towd Point Mortgage Trust 2017-6

Represented By
David Coats
Sarah Arlene Dooley-Lewis

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

CONT... Diana Ramos

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-10950 Lisa Hines

Chapter 7

#12.00 Amended Motion for relief from stay

CHAMPERY REAL ESTATE 2015, LLC

fr. 12/2/25

Stip to continue filed 12/31/25

Docket 197
*** VACATED *** REASON: Hearing continued to 1/27/26 at 10:00 a.m.
[Dkt. 252]

Tentative Ruling:

Ruling for December 2, 2025

Continued to 1/6/26 at 10:00 a.m. Movant to file and serve notice on all parties entitled to notice of the motion with a notice of continuance and supplemental briefing on the *Curtis* factors. Movant also to contact the chapter 7 trustee by means other than service of such notice.

Tentative Ruling for December 2, 2025

Movant should be prepared to address the following:

1 – where in the moving papers is Movant's analysis of whether cause exists to lift the stay under the 12 *Curtis* factors? See *In re City of San Bernardino*, 558 B.R. 321, 331-32 (C.D. Cal. 2016).

2 – because only the chapter 7 trustee has standing to prosecute the claims asserted in the LASC action, has Movant discussed this Motion with the chapter 7 trustee or his proposed counsel? Should the Court defer ruling on this Motion until the chapter 7 trustee is able to examine the debtor at a § 341(a) meeting?

See *In re Davis*, 709 F. App'x 497, 498 (9th Cir. 2018) (chapter 7 debtor lacks standing to pursue claims that are property of the bankruptcy estate); *Bostanian v. Liberty Sav. Bank*, 52 Cal. App. 4th 1075, 1081, 61 Cal. Rptr. 2d 68 (1997), as modified (Feb. 28, 1997) (chapter 7 debtor lacked standing to prosecute prepetition wrongful foreclosure action).

**United States Bankruptcy Court
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

CONT... Lisa Hines

Chapter 7

Party Information

Debtor(s):

Lisa Hines Pro Se

Movant(s):

Champery Real Estate 2015, LLC Represented By
Sam Chandra
Brennan Mitch

Trustee(s):

David Keith Gottlieb (TR) Pro Se

United States Bankruptcy Court
Central District of California
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11005 Armando Barron Barragan

Chapter 13

#13.00 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

fr. 11/18/25

Docket 35

Tentative Ruling:

Ruling for January 6, 2026

Denied as moot based on dismissal of the case. Movant to lodge an order.

Tentative Ruling for January 6, 2026

Grant. The Court dismissed Debtor's case on 12/4/25 for failure to prosecute. See Dkt. 40. **Appearances waived.** The moving party shall lodge a conforming order no later than January 13, 2026.

Ruling on 11/18/25

Continued to 1/6/26 at 10:00 a.m.

Party Information

Debtor(s):

Armando Barron Barragan

Represented By
Thomas B Ure

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
David Coats

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11165 Gerardo Llamas and Maria Hernandez

Chapter 13

#14.00 Motion for relief from stay

ALLY BANK

Docket 48

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 at 10:00 a.m. in order for parties to resolve this matter via entry of an APO. Movant to file and serve notice of continued hearing.

Party Information

Debtor(s):

Gerardo Llamas	Represented By Jaime A Cuevas Jr.
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Joint Debtor(s):

Maria Hernandez	Represented By Jaime A Cuevas Jr.
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Movant(s):

Ally Bank	Represented By Jennifer C Wong
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Trustee(s):

Elizabeth (SV) F Rojas (TR)	Pro Se
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United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11206 Gabriela Kinney Puentes

Chapter 13

#15.00 Motion for relief from stay

THE BANK OF NEW YORK MELLON

fr. 12/2/25

Docket 31

Tentative Ruling:

Ruling for January 6, 2026:

Continued to 2/10/26 at 10:00 a.m.

Ruling for December 2, 2025:

Continued to 1/6/26 at 10:00 a.m. in order for the parties to resolve contested matter via entry of APO.

Tentative Ruling for December 2, 2025:

Grant. Notice was proper and no opposition has been filed. **Appearances waived.** The moving party shall lodge a conforming order no later than December 5, 2025.

Party Information

Debtor(s):

Gabriela Kinney Puentes

Represented By
Matthew D. Resnik

Movant(s):

THE BANK OF NEW YORK

Represented By
Fanny Zhang Wan

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11715 Danny Keith Blankenship

Chapter 13

#16.00 Amended motion for relief from stay

YOSEMITE CAPITAL, LLC

Docket 18

Tentative Ruling:

Ruling for January 6, 2026

Continued as an evidentiary hearing to 2/4/26 @ 10:00 a.m. All witnesses must appear in person; Debtor must appear with a government-issued photo ID.

Movant may supplement the Motion by 1/21/26.

Debtor's response to the supplement to be filed by 1/28/26. Any late filings may be stricken.

Party Information

Debtor(s):

Danny Keith Blankenship Pro Se

Movant(s):

Yosemite Capital, LLC Represented By
Matthew H. Aguirre

Trustee(s):

Elizabeth (SV) F Rojas (TR) Pro Se

United States Bankruptcy Court
Central District of California
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11871 Andrew Krayndler

Chapter 11

#17.00 Second amended motion for relief from stay

LANBOR INVESTMENTS, LLC + ANGELA HITTERER

Stipulation to continue filed 12/29/25

Docket 51

*** VACATED *** REASON: Hearing continued to 1/27/26 at 10:00 a.m.
per Order entered 12/30/26. [Dkt. 56]

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Andrew Krayndler

Represented By
Eric Bensamochan

Movant(s):

Lanbor Investments, LLC + Angela

Represented By
Kristin A Zilberstein

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11871 Andrew Krayndler

Chapter 11

#17.01 Motion for relief from stay

TD BANK NA

Stip for adequate protection filed

Docket 38

*** VACATED *** REASON: Order approving stip entered 12/30/25.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Andrew Krayndler

Represented By
Eric Bensamochan

Movant(s):

TD Bank, N.A. successor in interest

Represented By
Randall P Mroczynski

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-11916 **Ricky Allan Walker and Pandora Eden Kronenburg**

Chapter 7

#18.00 Motion for relief from stay

VW CREDIT, INC.

Docket 9

Tentative Ruling:

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.** The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Ricky Allan Walker

Represented By
Richard A Brownstein

Joint Debtor(s):

Pandora Eden Kronenburg

Represented By
Richard A Brownstein

Movant(s):

VW Credit, Inc.

Represented By
Kirsten Martinez

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
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Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-12008 Juan Ramon Torres and Jasmine Lorraine Torres

Chapter 7

#19.00 Motion for relief from stay

FORD MOTOR CREDIT COMPANY LLC

Docket 20

Tentative Ruling:

Ruling for January 6, 2026

Granted.

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.** The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Juan Ramon Torres Pro Se

Joint Debtor(s):

Jasmine Lorraine Torres Pro Se

Movant(s):

Ford Motor Credit Company LLC Represented By
Jennifer C Wong

Trustee(s):

Jeremy W. Faith (TR) Pro Se

United States Bankruptcy Court
Central District of California
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Tuesday, January 6, 2026

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10:00 AM

1:25-12110 Geordin Taylor Zolliecoffer

Chapter 7

#20.00 Motion for relief from stay

CAPITAL ONE AUTO FINANCE

Docket 9

Tentative Ruling:

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.**
The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Geordin Taylor Zolliecoffer	Represented By Karine Karadjian
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Movant(s):

Capital One Auto Finance, a division	Represented By Jennifer C Wong
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Trustee(s):

Nancy J Zamora (TR)	Pro Se
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United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:24-11623 Manuel Jesus Mendez, Jr.

Chapter 13

#20.01 Motion for relief from stay

SEVAK TAKHMASIAN

Docket 67

Tentative Ruling:

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.**
The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Manuel Jesus Mendez Jr.	Represented By Barry E Borowitz
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Movant(s):

Sevak Takhmasian	Represented By Sarkis Terterian
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Trustee(s):

Elizabeth (SV) F Rojas (TR)	Pro Se
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United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:25-12147 Ryanne Jovante Murphy

Chapter 7

#20.02 Motion for relief from stay

MG ENCLAVE WARNER CENTER APTS SGC LLC

Docket 15

Tentative Ruling:

Ruling for January 6, 2026

Granted only as to para. 2; all other requests for relief are denied, including the request for waiver of the 14-day stay.

Party Information

Debtor(s):

Ryanne Jovante Murphy Pro Se

Movant(s):

MG ENCLAVE WARNER Represented By
Lisa F Rosenthal

Trustee(s):

David Keith Gottlieb (TR) Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

10:00 AM

1:22-10526 Herminia Ojascastro Timbol

Chapter 13

#20.03 Motion for relief from stay

U.S. BANK TRUST NATIONAL ASSOCIATION

Docket 51

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/10/26 @ 10:00 a.m.

Party Information

Debtor(s):

Herminia Ojascastro Timbol

Represented By
H. Jasmine Papian

Movant(s):

U.S. Bank Trust National

Represented By
Joseph C Delmotte

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:25-11688 Armen Davidian

Chapter 7

#21.00 Motion re: Objection to Claimed Exemption in Real Property

Docket 19

Tentative Ruling:

Ruling on January 6, 2026

Continued to 2/12/26 at 1:30 p.m., to be held concurrently with the status conference in the adversary proceeding entitled *Roberts v. Davidian*, adv. no. 25-1080.

Party Information

Debtor(s):

Armen Davidian	Represented By Sevan Gorginian
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Movant(s):

Gregg Roberts	Pro Se
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Trustee(s):

Sandra McBeth (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar**

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:25-10897 Maruzella Bognoli

Chapter 7

#22.00 Debtor's Motion for (1) Recusal of Judge; (2) Change of Venue; and (3) Removal of Chapter 7 Trustee David K. Gottlieb

Docket 45

***** VACATED *** REASON: Continued to 1/27/26 at 11:00 am [per order ent. at dkt. 67]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Maruzella Bognoli Pro Se

Trustee(s):

David Keith Gottlieb (TR) Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:25-10897 Maruzella Bognoli

Chapter 7

#22.01 Application to Employ Marshack Hays Wood LLP as General Counsel

Docket 55
*** VACATED *** REASON: Continued to 1/27/26 at 11:00 am [per order ent. at dkt. 67]

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Maruzella Bognoli Pro Se

Trustee(s):

David Keith Gottlieb (TR) Represented By
Laila Rais

**United States Bankruptcy Court
Central District of California
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Martin R. Barash, Presiding
Courtroom 303 Calendar**

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:25-10617 Hovhannes Nazaryan

Chapter 7

#22.02 Trustee's Final Report and Hearing on Applications for Compensation

Docket 135

Tentative Ruling:

Ruling for January 6, 2026

Approve the trustee's final report and account, the fee applications of the professionals and authorize proposed payments. No objections filed. The trustee shall lodge a conforming order no later than January 13, 2026.

Appearances waived.

Party Information

Debtor(s):

Hovhannes Nazaryan

Represented By
Anita Khachikyan

Trustee(s):

Nancy J Zamora (TR)

Pro Se

United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:25-10386 Todd Wayne Reynolds and Tracy Ray Reynolds

Chapter 7

#22.03 Trustee's Final Report and Hearing on Applications for Compensation

Docket 26

Tentative Ruling:

Ruling for January 6, 2026

Approve the trustee's final report and account, the fee applications of the professionals and authorize proposed payments. No objections filed. The trustee shall lodge a conforming order no later than January 13, 2026.

Appearances waived.

Party Information

Debtor(s):

Todd Wayne Reynolds	Represented By Navid Kohan
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Joint Debtor(s):

Tracy Ray Reynolds	Represented By Navid Kohan
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Trustee(s):

Nancy J Zamora (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar**

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:24-10152 SBL, LLC

Chapter 7

#22.04 Sterry, LLC's Motion For Contempt and For Order to Show Cause Why Debtor SBL, LLC and Ronald J. Lewis Should Not Be Held in Contempt and Sanctioned, and To Enforce the Court's Order Granting Motion to Enforce the Order Requiring the Production of Documents from SBL, LLC and Authorizing the Examination of SBL, LLC's Person Most Knowledgeable and to Compel Compliance

Docket 88
*** VACATED *** REASON: Order ent. continuing hearing to 1/27/26 at 1:30 pm [dkt.#97]

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

SBL, LLC

Represented By
Ronald J Lewis

Movant(s):

Sterry, LLC

Represented By
Shelby A Poteet
Roger J Plasse
Jeffrey T Osborn

Trustee(s):

Amy L Goldman (TR)

Represented By
Anthony A. Friedman

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Martin R. Barash, Presiding
Courtroom 303 Calendar**

Tuesday, January 6, 2026

Hearing Room 303

11:00 AM

1:24-11864 Kristian Eboreime Fitz

Chapter 7

#22.05 Motion re: Objection to Debtor's Claimed Homestead Exemption

Docket 74

Tentative Ruling:

Tentative Ruling for January 6, 2026:

I. Background

On November 5, 2024, Debtor filed a chapter 11 petition. In his schedule A/B, Debtor claimed a fee simple interest in a single-family home located at 14057 Valley Vista Boulevard, Sherman Oaks, California 91423 (the "Real Property") with a scheduled value of \$3,550,000. Dkt. 1 at 15. In his schedule C, Debtor claimed a homestead exemption in the Real Property in the amount of \$669,421 pursuant to Cal. Civ. Proc. Code § 704.730. Dkt. 1 at 21.

On December 9, 2024, Debtor filed an application to employ a real estate broker to market the Real Property. Dkt. 13. Attached as exhibit 2 to the employment application is a "Residential Listing Agreement" executed by Debtor on August 19, 2024 (pre-petition), and concerning a listing period beginning August 23, 2024 (pre-petition). Dkt. 13 at 14-20 (Ex. 2). The Real Property was listed for sale on the MLS on September 1, 2024 (pre-petition). Dkt. 74 at 11 (¶ 14 of Trustee's declaration).

On May 6, 2025, Debtor filed a motion to sell the Real Property. Dkt. 30. On June 24, 2025, the Court entered an order approving sale of the Real Property for \$2,900,000. Dkt. 40. On July 2, 2025, the sale of the Real Property closed. Dkt. 74 at 11 (¶ 14 of Zamora Decl.).

On July 7, 2025, Debtor received from escrow net proceeds of the sale of the Real Property in the amount of \$473,180.03 (the "Net Proceeds"). Dkt. 63 (July 2025 MOR); Dkt. 62 at 15 (authenticated copy of escrow closing statement). In contravention of Debtor's obligations as a chapter 11 debtor, the Net Proceeds were not deposited into Debtor's debtor-in-possession bank account (the "DIP Account"); instead, Debtor caused the Net Proceeds to be deposited into a Wells Fargo bank account in the name of Tactical Delivery, LLC, a non-debtor entity wholly owned by

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Tuesday, January 6, 2026

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11:00 AM

CONT... Kristian Eboreime Fitz

Chapter 7

Debtor (the "Pre-Petition Business Bank Account").

On November 3, 2025, Debtor transferred the balance of the Pre-Petition Business Bank Account to the DIP Account in the amount of \$212,000.

On November 12, 2025, the Court converted the case to one under chapter 7. Dkt. 67. Nancy J. Zamora is the chapter 7 trustee (the "Trustee"). In its order converting the case, the Court ordered that Debtor shall not transfer or cause the transfer of any funds from any account that received the Net Proceeds pending further order of the Court, including, but not limited to, the Pre-Petition Business Bank Account and the DIP Account. Dkt. 67 at 2.

On December 2, 2025, the Trustee filed a motion to disallow the Debtor's claimed homestead exemption. Dkt. 74. The Trustee also filed a motion for turnover of the net proceeds from the sale of the Real Property and all funds in the DIP Account. Dkt. 77.

The Debtor has filed oppositions to both motions. Dkts. 83 and 85. Debtor asserts that his residing at the Real Property on the petition date and thereafter means he is entitled to his claimed homestead exemption. Debtor admits that he has not reinvested the Net Proceeds in a new homestead and does not intend to do so by January 7, 2026, when his six-month reinvestment period expires. Dkt. 83 at 6 (¶¶ 6-7 of Dtr's Decl.); *see* Cal. Civ. Proc. Code § 704.720(b).

II. Legal Standards

A. Turnover of Real Property

The filing of a chapter 7 petition automatically creates an estate. 11 U.S.C. § 541(a). Property of the estate includes "all legal or equitable interests of the debtor in property as of the commencement of the case." 11 U.S.C. § 541(a)(1). The trustee is the representative of the estate. 11 U.S.C. § 323. The debtor has a duty to surrender to the trustee all estate property. 11 U.S.C. § 521(a)(4).

11 U.S.C. § 542(a) (Turnover of property of the estate) provides, in relevant part:

[A]n entity . . . in possession, custody, or control, during the case, of [property of the estate, or exempt property], shall deliver to the trustee, and account for, such property or the value of such property, unless such property is of inconsequential value or

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CONT... Kristian Eboreime Fitz
benefit to the estate.

Chapter 7

California's homestead exemption protects "a portion of the *equity* in the debtor's home against creditors who seek satisfaction by forced sale of the home." *In re Hyman*, 123 B.R. 342, 345 (B.A.P. 9th Cir. 1991), *aff'd*, 967 F.2d 1316 (9th Cir. 1992) (emphasis in original). If all of a debtor's equity in real property is covered by the debtor's homestead exemption, then the property does not have value to the estate, and the property is not subject to turnover to the trustee. *See* 11 U.S.C. § 542(a) (excepting from turnover property that "is of inconsequential value or benefit to the estate").

B. Homestead Exemption

Exemption rights are determined as of the date of the bankruptcy petition." *In re Combs*, 166 B.R. 417, 418 (Bankr. N.D. Cal. 1994) (citing *Myers v. Matley*, 318 U.S. 622, 626–28, 63 S.Ct. 780, 87 L.Ed. 1043 (1943)).

Under Cal. Civ. Proc. Code § 704.710, a "homestead" is "the principal dwelling (1) in which the judgment debtor or the judgment debtor's spouse resided on the date the judgment creditor's lien attached to the dwelling, and (2) in which the judgment debtor or the judgment debtor's spouse resided continuously thereafter until the date of the court determination that the dwelling is a homestead."

This "requires only that the judgment debtor reside in the property as his or her principal dwelling at the time the judgment creditor's lien attaches and continuously thereafter until the court determines the dwelling is a homestead." *In re Elliott*, 523 B.R. 188, 196 (BAP 9th Cir. 2014) (quoting *Tarlesson*, 184 Cal. App. 4th at 937, 109 Cal.Rptr.3d 319). It does not require that the debtor continuously own the property. *Id.*

To determine whether a debtor resides in a property for homestead purposes, courts consider the debtor's physical occupancy of the property and the intent to reside there. *Diaz*, 547 B.R. at 335; *Ellsworth v. Marshall*, 196 Cal.App. 2d 471, 474, 16 Cal.Rptr. 588 (1961) ("The physical fact of the occupancy and the intention with which the premises are occupied 'are both elements to be considered in

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CONT... Kristian Eboreime Fitz Chapter 7
determining the actual residence."") (quoting *Lakas v. Archambault*, 38 Cal.App. 365, 372, 176 P. 180 (1918)).

In re Gilman, 887 F.3d 956, 964–65 (9th Cir. 2018); *see also In re Bhangoo*, 634 B.R. 80, 85 (B.A.P. 9th Cir. 2021).

Pursuant to Cal. Civ. Proc. Code § 703.580(b), "[a]t a hearing under this section, the exemption claimant has the burden of proof." "[W]here a state law exemption statute specifically allocates the burden of proof to the debtor, Rule 4003(c) does not change that allocation." *In re Diaz*, 547 B.R. 329, 337 (B.A.P. 9th Cir. 2016); *see also Raleigh v. Ill. Dep't of Revenue*, 530 U.S. 15, 120 S.Ct. 1951, 147 L.Ed.2d 13 (2000) (holding that the burden of proof is a substantive element of state law applicable when federal courts apply state law); *Bhangoo*, 634 B.R. at 85 ("The bankruptcy court is required to apply the state law burden of proof on exemptions claimed in California.").

III. Analysis

The record reflects that, pre-petition, Debtor engaged a real estate broker and executed a listing agreement concerning the Real Property, and caused the Real Property to be listed for sale. During the pendency of the case, Debtor sold the Real Property and has not reinvested the Net Proceeds, and indicated that he has no intent to do so. This evidence demonstrates that Debtor did not have an intent to reside in the Real Property as his principal dwelling as of the petition date. Accordingly, Debtor has not met his burden of proving that, as of the petition date, he intended to reside at the Real Property - an element that the Court considers when determining whether a debtor resides in a property for homestead purposes. *See Gilman*, 877 F.3d at 964-65.

In light of the determination that Debtor is not entitled to his claimed homestead exemption in the Net Proceeds, Debtor must deliver to the Trustee the Net Proceeds and all funds in the DIP Account. *See* 11 U.S.C. §§ 521(a)(4) and 542(a).

IV. Conclusion

The Court will sustain the Trustee's objection to Debtor's claimed homestead exemption, and will grant the Trustee's motion for turnover. The Trustee must submit proposed orders by January 13, 2026. Debtor must, no later than 3 calendar days after

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CONT... Kristian Eboreime Fitz

Chapter 7

entry of such orders, turn over to the Trustee, in the form of one or more cashier's checks, the Net Proceeds and all funds in the DIP Account.

Party Information

Debtor(s):

Kristian Eboreime Fitz

Represented By
Onyinye N Anyama

Trustee(s):

Nancy J Zamora (TR)

Pro Se

United States Bankruptcy Court
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Hearing Room 303

11:00 AM

1:24-11864 Kristian Eboreime Fitz

Chapter 7

#22.06 Trustee's Motion for Turnover of Net Proceeds from Sale of Real
Property and All Funds in Debtor in Possession Bank Account

Docket 77

Tentative Ruling:

Tentative Ruling for January 6, 2026:

Grant. See cal. no. 22.05.

Party Information

Debtor(s):

Kristian Eboreime Fitz	Represented By Onyinye N Anyama
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Movant(s):

Nancy J Zamora (TR)	Pro Se
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Trustee(s):

Nancy J Zamora (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
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Tuesday, January 6, 2026

Hearing Room 303

1:30 PM

1:25-11222 Nona Gourmet Cafe, LLC

Chapter 11

#23.00 Application for Compensation for Nina P Aritonova, General Counsel

Period: 7/9/2025 to 11/4/2025

Fees: \$2500 Expenses: \$0

Docket 72

Tentative Ruling:

Ruling on January 6, 2026

Granted.

Party Information

Debtor(s):

Nona Gourmet Cafe, LLC

Represented By
Nina P Aritonova

Movant(s):

Nona Gourmet Cafe, LLC

Represented By
Nina P Aritonova
Nina P Aritonova

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

United States Bankruptcy Court
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Tuesday, January 6, 2026

Hearing Room 303

1:30 PM

1:25-12008 Juan Ramon Torres and Jasmine Lorraine Torres

Chapter 7

#24.00 Hearing on Court's Motion for an Order for Disallowance
and Turnover to Chapter 7 Trustee of Bankruptcy Petition
Preparer's Fee as Excessive Pursuant to 11 U.S.C. 110(h)

Docket 15

Tentative Ruling:

Ruling on January 6, 2026

Continued to 1/27/26 at 1:30 p.m. via ZoomGov only.

Party Information

Debtor(s):

Juan Ramon Torres Pro Se

Joint Debtor(s):

Jasmine Lorraine Torres Pro Se

Trustee(s):

Jeremy W. Faith (TR) Pro Se

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Hearing Room 303

1:30 PM

1:24-11712 Sally Elizabeth Mitchell

Chapter 11

#25.00 Hearing re: Approval of Debtor's Disclosure
Statement In Support of Plan of Reorganization

fr. 10/29/25

Docket 69

Tentative Ruling:

Ruling on January 6, 2026

Disclosure statement [dkt. 69] approved. Debtor to file report of sale and escrow closing statement pursuant to FRBP 6004(f)(1)(A) and LBR 6004-1(g). Court sets hearing on confirmation of Debtor's plan for **2/24/26 at 1:30 p.m.** Debtor must file and serve notice of confirmation hearing by **1/13/26**. Notice must state that holders of non-priority unsecured claims (classified under Class 6b) are impaired and entitled to vote. Deadline to file objections to confirmation, and to submit ballots, is **2/10/26**. Deadline for Debtor to file all evidence in support of confirmation and a confirmation brief is **2/17/26**. Debtor must lodge a proposed order granting the disclosure statement and setting the above dates and deadlines **by 1/9/26**.

Final Ruling for 10/29/2025:

Continued to **1/6/2026 at 1:30 p.m.** Appearances excused on 10/29/2025. This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified

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CONT... Sally Elizabeth Mitchell
continuation date.

Chapter 11

Party Information

Debtor(s):

Sally Elizabeth Mitchell

Represented By
Anthony Obehi Egbase

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Hearing Room 303

1:30 PM

1:24-11712 Sally Elizabeth Mitchell

Chapter 11

#26.00 Chapter 11 Status Conference

fr. 12/10/24; 12/18/24; 4/1/25; 7/1/25; 7/15/25; 9/10/25;
10/29/25

Docket 1

Tentative Ruling:

Ruling for January 6, 2026

Continued to 2/24/26 at 1:30 p.m., to be held concurrently with the confirmation hearing.

Final Ruling for 10/29/2025:

Continued to **1/6/2026 at 1:30 p.m.** Appearances excused on 10/29/2025. This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Ruling for July 15, 2025

Continued to 9/10/25, at 1:30 p.m.

Requirement for updated status report is waived, if the plan & D/S are filed by 8/29/25 deadline

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Hearing Room 303

1:30 PM

CONT... **Sally Elizabeth Mitchell**

Chapter 11

Ruling for July 1, 2025

The deadline to file an initial plan and disclosure statement is extended to 8/29/25.

The status conference is continued to 7/15/25 @ 1:30 p.m. to trail the Debtor's motion to sell. No new status report is required.

Ruling for April 1, 2025

Continued to 7/1/25 @ 1:30 p.m.

The deadline to file a plan and disclosure statement is extended to 6/27/25. No new status report is required provided a plan and disclosure statement are filed.

Ruling for 12/18/24

Bar date: 2/7/25

Deadline to file plan & disclosure stmt: 3/4/25

SC continued: **April 1, 2025, 1:30 p.m.**

Party Information

Debtor(s):

Sally Elizabeth Mitchell

Represented By
Anthony Obehi Egbase

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Hearing Room 303

1:30 PM

1:24-11297 Henry Garcia

Chapter 11

#27.00 Status conference re:
Hearing on Debtor's First Amended
Chapter 11 Plan of Reorganization

fr. 9/10/25; 10/29/25

Docket 77

Tentative Ruling:

Ruling on January 6, 2026

Continued to 2/24/26 at 1:30 p.m. Any supplemental evidence is due by 2/10/26. Deadline for any creditor to object to confirmation of the plan, including the debtor's supplemental evidence, is 2/17/26. Debtor to file and serve notice of the continued hearing and above deadlines.

Final Ruling for 10/29/2025:

Continued to **1/6/2026 at 1:30 p.m.** Appearances excused on 10/29/2025. This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Ruling for September 10, 2025

Continued as a status conference only to 10/29/25 @ 1:30 p.m. Debtor to file and serve an amended plan and an amended disclosure statement by

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Tuesday, January 6, 2026

Hearing Room 303

1:30 PM

CONT... Henry Garcia
10/10/25.

Chapter 11

Tentative Ruling for September 10, 2025

Debtor should be prepared to address the following issues regarding confirmation of his First Amended Plan (the "Plan," case dkt.77):

Notice to all creditors of the ballot deadline, the time to object to confirmation and the confirmation hearing: FRBP 3017(d) and FRBP 2002(b)(2) require Debtor to serve all creditors with written notice of the deadline to object to confirmation of the Plan. The *8/4/25 Order Approving First Amended Disclosure Statement, etc.* (the "Disclosure Statement Order") required Debtor to serve such written notice, and the deadline to submit ballots, on all creditors by 7/30/25. Case Dkt. 88 at 2, ¶2. Where on the docket is Debtor's written notice to creditors of these deadlines? The proof of service at docket 87 does not list any written notice as having been served on all creditors.

Class 1(a) – § 507(a)(1) Domestic Support Obligation owed to Dept. of Child Support Services: Class 1(a) is impaired and entitled to vote on the Plan but the Ballot Summary (case dkt. 104) does not mention Class 1(a) as either an impaired or unimpaired class. Was Class 1(a) sent a ballot? Because there is no evidence Class 1(a) accepted the Plan, Debtor is required to pay the full amount of the DSO (\$102,949 as of 7/1/25 per the Disclosure Statement, case dkt. 78 at 9:18) on the Effective Date. 11 U.S.C. § 1129(a)(9)(B). Where is the evidence Debtor can pay Class 1(a) in full on the Effective Date?

Class 2(c) – Secured Claim of US Bank: The Plan at ECF p. 3 provides that US Bank is paid over time, at zero % interest. Is US Bank consenting to have its claim accrue no interest upon confirmation of the Plan?

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1:30 PM

CONT... Henry Garcia

Chapter 11

Class 3(d) – Secured Claim of PHH Mortgage Corporation (which presumably is the same creditor as the Deutsche Bank in the *Stipulation re Treatment at case* dkt. 91): Debtor deems Class 3(d) as unimpaired despite paying the arrearages over a 60-month term. How is this Class unimpaired if arrearages are not paid in full on the Effective Date?

Class 5(b) – Secured Claim of Center Street Lending cross-collateralized by Winnetka Avenue & 14821 Fox Street Properties: The Plan does not list the amount owed to Center Street. Case Dkt. 77 at 6. The Disclosure Statement lists the amount of the Center Street claim as \$395,241, the amount owed on the Petition Date. Case Dkt. 78 at 11, ¶29. Center Street's *Objection to Confirmation of Plan* argues it is oversecured and entitled to postpetition default interest and charges under Bankruptcy Code section 506(b), and is owed \$495,622 as of 9/10/25. Case Dkt. 93 at 8. What is Debtor's reply?

Center Street's Objection argues the 8.0% interest rate proposed by the Plan is not fair and equitable under Bankruptcy Code section 1129(b)(2)(A) based on the prime rate being 7.5% and Debtor's risk profile. Center Street contends at least 9.5% interest is required to satisfy section 1129(b)(2)(A). Case Dkt. 93 at 4. What is Debtor's reply?

Class 6(b) Acceptance of Plan by unsecured creditor Veronica Corral: On 9/8/25 Debtor amended his Schedule E/F to add Veronica Corral. Case Dkt. 103. Prior to 9/8/25, Corral was not a creditor in this case as she neither filed a proof of claim nor was listed on Debtor's original schedules. Case Dkt. 1. The balloting deadline was 8/27/25. Disclosure Statement Order, Case Dkt. 88 at 2, ¶3. Therefore, as of the balloting deadline, Corral was not a creditor in this case.

According to Debtor's Ballot Summary (case dkt. 104), the only vote cast in the Class 6(b) (General Unsecured Creditors) was cast by Corral and, on that basis, Debtor contends Class 6(b) has voted for the Plan. Section 1126(a) provides that only a holder of an allowed claim under section 502 may vote on

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Chapter 11

a chapter 11 plan. What legal authority permits someone who only became a creditor *after* the ballot deadline to vote on the Plan? Is Corral's vote a good faith vote within the meaning of Bankruptcy Code section 1126(e)?

Best Interests of Creditors Test / Evidence of Current Value of Assets:

As part of the "best interests of creditors test" in Bankruptcy Code section 1129(a)(7), Debtor is required to establish the liquidation value of his assets "as of the effective date of the plan." Debtor's declaration in support of confirmation (case dkt. 96 at 13) lists his four real properties but does not offer a current valuation of any of them. No valuation evidence is offered for his other assets. The declaration attached to the Disclosure Statement does not offer valuation of his assets. Case Dkt. 78 at 8-12. Where is Debtor's evidence of the current value of his assets?

Center Street's Objection specifically argues the Plan fails to satisfy section 1129(a)(7) as to Center Street because the Plan fails to pay Center Street the full amount of its secured claim, which it would receive if the Winnetka Property and the 14821 Fox Street Property were liquidated. What is Debtor's reply?

Feasibility: Center Street's Objection offers specific arguments that the Plan is not feasible based on Debtor's most recent MORs, which Center Street contends demonstrate Debtor is operating at loss due in part to cash withdrawals of \$7,000 and Louis Vuitton purchases. Center Street argues Debtor's MORs demonstrate Debtor's projections are unrealistic and fail to satisfy Bankruptcy Code section 1129(a)(11). Case Dkt. 93 at 2-3. Center Street also argues Debtor lacks the funds to make Effective Date payments (which must include the \$102,949+ DSO payment absent acceptance by Class 1(a)) based on cash on hand at the end of July of \$1,158. Id at 3. Finally, Center Street argues Debtor's projections do not demonstrate an ability to make monthly payments to Center Street based on a claim amount of \$495,622 and a cram down interest rate of 9.50%. What is Debtor's reply?

Party Information

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Debtor(s):

Henry Garcia

Represented By
Onyinye N Anyama

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1:24-11297 Henry Garcia

Chapter 11

#28.00 Chapter 11 Status Conference

fr. 9/10/24; 11/27/24; 2/12/25; 4/29/25; 6/4/25; 6/18/25;
7/15/25; 9/10/25; 10/29/25

Docket 7

Tentative Ruling:

Ruling on January 6, 2026

Continued to 2/24/26 at 1:30 p.m.

Final Ruling for 10/29/2025:

Continued to **1/6/2026 at 1:30 p.m.** Appearances excused on 10/29/2025. This hearing has been continued in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

Ruling for September 10, 2025

Continued to 10/29/25 @ 1:30 p.m. No new status report is required.

Ruling for July 15, 2025

Continued to 9/10/25 @ 1:30 p.m. to trial confirmation hearing

Ruling for June 18, 2025

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Continued to 7/15/25 @ 1:30 p.m.

Ruling for February 12, 2025

Deadline for Debtor to file an initial plan and disclosure statement is 3/12/25.

Status conference cont'd to 4/29/25 at 1:30 p.m. No new status report is required provided a plan and disclosure statement are timely filed. Debtor to lodge an order.

Ruling for November 27, 2024

Continued to 2/12/25 at 1:30 p.m. Debtor's status report to be filed and served by 2/5/24.

Ruling for September 10, 2024

[Off the record, the Court will enter an order continuing the status conference to 11/17/24 @ 1:30 p.m. and setting a bar date of 12/4/24.]

Party Information

Debtor(s):

Henry Garcia

Represented By
Onyinye N Anyama

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1:24-11727 Double Play, LLC

Chapter 11

#29.00 First And Final Application Of Levene, Neale, Bender, Yoo & Golubchik L.L.P. For Approval Of Fees And Reimbursement Of Expenses

Period: 10/12/2024 to 10/31/2025
Fees: \$41,383.50 Expenses: \$1,064.14

Docket 82

Tentative Ruling:

Ruling on January 6, 2026

Tentative adopted as final ruling.

Tentative Ruling for January 6, 2026

Grant. Notice was proper and no opposition has been filed. **Appearances waived.** The moving party shall lodge a conforming order no later than January 13, 2026.

Party Information

Debtor(s):

Double Play, LLC

Represented By
David B Golubchik

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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1:25-11871 Andrew Krayndler

Chapter 11

#30.00 Debtor's Motion to Use Cash Collateral

Docket 22

Tentative Ruling:

Ruling on January 6, 2026

Denied for lack of jurisdiction.

Party Information

Debtor(s):

Andrew Krayndler

Represented By
Eric Bensamochan

Movant(s):

Andrew Krayndler

Represented By
Eric Bensamochan

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1:23-11501 Hawkeye Entertainment, LLC

Chapter 11

#31.00 Application by Debtor and Debtor In Possession for Order Approving (1) Employment of Stinson LLP (In Place of Leech Tishman) as General Counsel in the Chapter 11 Case and as Counsel in All Adversary Proceedings, Effective October 9, 2025; and (2) a Monthly or Periodic Payment Arrangement Through Advances Made by WERM, or Alternatively, Payment of a Retainer from Periodic Advances Made by WERM

Docket 364

*** VACATED *** REASON: On the Court's own motion, this matter is continued to 1/21/26 at 2:00 p.m., to be heard concurrently with the chapter 11 status conference.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hawkeye Entertainment, LLC

Represented By
Sandford L. Frey
Robyn B Sokol