

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

**Tuesday, May 6, 2025**

**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.**  
**\*PLEASE NOTE: Lisa Annette Barnes is required to appear in person at the Order to Show Cause Hearing in the matter of Norma Barnes Jaeger at 11:00 am**

**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. The audio portion of each hearing will be recorded electronically by the Court and that recording will constitute its official record. Recording, retransmitting, photographing or imaging Court proceedings by any means is strictly prohibited.

**Video/audio web address: <https://cacb.zoomgov.com/j/1611847352>**

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For more information on appearing before Judge Barash by ZoomGov, please see the

**United States Bankruptcy Court  
Central District of California  
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Courtroom 303 Calendar**

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**CONT...**

**Chapter**

information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-martin-r-barash> under the tab "Telephonic Instructions."

**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  
Courtroom 303 Calendar**

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:24-10033 Luis A. Jovel**

**Chapter 13**

**#1.00 Motion for relief from stay**

TOYOTA MOTOR CREDIT CORPORATION

fr. 4/1/25

Docket 68

**Tentative Ruling:**

**Ruling for 4/1/2025**

Continue to 5/6/2025, 10:00 a.m.

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

Luis A. Jovel

Represented By  
Danny K Agai

**Movant(s):**

Toyota Motor Credit Corporation

Represented By  
Kirsten Martinez

**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, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:24-10756 Kaliston Jose Nader**

**Chapter 13**

**#2.00** Motion for relief from stay

THE BANK OF NEW YORK MELLON

fr. 12/17/24; 1/28/25; 3/4/25; 4/1/25

Docket 42

**Tentative Ruling:**

**Ruling for 4-1-2025**

Continued to 5/6/25, 10:00 a.m.

**Ruling for 3-4-2025**

Continued to April 1, 2025, 10:00 a.m.

**Ruling for 3-4-2025**

Continued to April 1, 2025, 10:00 a.m.

**Ruling for January 28, 2025**

Continued to 3/4/25, at 10:00 a.m.

**Ruling for December 17, 2024**

Continued to 1/28/25, at 10:00 a.m. to allow parties time to negotiate an APO  
Appearances waived on 12/17/24

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

Kaliston Jose Nader

Represented By  
Onyinye N Anyama

**Movant(s):**

The Bank of New York Mellon

Represented By  
Sean C Ferry

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**CONT... Kaliston Jose Nader**

**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  
Courtroom 303 Calendar**

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:24-11462 Jacqueline Jeannette Orteza Rosales**

**Chapter 7**

**#3.00 Motion for relief from stay**

**SANTANDER CONSUMER USA INC**

Docket 28

**Tentative Ruling:**

- NONE LISTED -

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

Jacqueline Jeannette Orteza Rosales	Pro Se
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**Movant(s):**

Santander Consumer USA Inc.	Represented By Sheryl K Ith
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**Trustee(s):**

Amy L Goldman (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, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:24-11704 Yevgineh Menas**

**Chapter 13**

**#4.00** Motion for relief from stay

THE BANK OF NEW YORK MELLON

fri 4/1/25

Docket 29

**Tentative Ruling:**

**Ruling for 4/1/2025**

Continued to 5/6/2025, 10:00 a.m.

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

**Debtor(s):**

Yevgineh Menas

Represented By  
Vahe Khojayan

**Movant(s):**

The Bank of New York Mellon FKA

Represented By  
Leslie Rushing  
Patrick Kane

**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, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:24-11719 Davit Jeiranian**

**Chapter 7**

**#5.00** Motion for relief from stay

ATHENE ANNUITY AND LIFE COMPANY

fr. 2/11/25

Docket 36

**Tentative Ruling:**

**Ruling for 2-11-25**

Continued to 5/6/25, at 10:00 a.m., to allow Trustee an opportunity to market the property

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

**Debtor(s):**

Davit Jeiranian

Represented By  
Sevan Gorginian

**Movant(s):**

Athene Annuity and Life Company

Represented By  
Sean C Ferry

**Trustee(s):**

Amy L Goldman (TR)

Represented By  
Leonard Pena



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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:25-10021 Quality Properties USA LLC**

**Chapter 7**

**#6.00 Motion for Relief from Stay**

VELOCITY COMMERCIAL CAPITAL, LLC

fr. 3/18/25; 4/1/25

Docket 26

**\*\*\* VACATED \*\*\* REASON: Order granting adequate protection entered  
4/7/25 [dkt#42]**

**Tentative Ruling:**

**Ruling for 4/1/25**

Continued to May 6, 2025, 10:00 a.m.

**Ruling for 3/18/25**

Continued to 4/1/2025, at 10:00 a.m., pending ruling on conversion motion

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

Quality Properties USA LLC

Represented By  
Anthony Obehi Egbase

**Movant(s):**

Velocity Commercial Capital, LLC

Represented By  
Brett Ramsaur

**Trustee(s):**

Sandra McBeth (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:25-10089 Julien Antonio Adams**

**Chapter 11**

**#7.00 Motion for relief from**

**USC CREDIT UNION**

**fr. 3/18/25, 4/1/25**

Docket 25

**\*\*\* VACATED \*\*\* REASON: Order continuing hearing to 5/20/25 at 1:30 pm [dkt.#57]**

**Tentative Ruling:**

**Ruling for 3/18/25**

Continued to 4/1/2025, 10:00 a.m.

- On or before 3/25/25, Debtor to supplement the record with detailed declaration evidence from Debtor
  - loan, title, ownership, use of 2021 Tesla 3, etc.
- Ordered to meet & confer re APO Order
- MB to consider ordering Debtor to make payments for 2/2025; 3/2025; and possibly 4/2025
  - Debtor amenable to this & may negotiate this separately

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

Julien Antonio Adams

Represented By  
Anthony Obehi Egbase

**Movant(s):**

USC Credit Union

Represented By  
Brian J Wagner

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:25-10390 Alice Malik**

**Chapter 13**

**#8.00** Further Hearing on Motion in Individual Case for Order  
Imposing a Stay or Continuing the Automatic Stay as  
the Court Deems Appropriate

fr. 4/1/25

Docket 10

**Tentative Ruling:**

**Ruling for 4/1/2025**

HEARING CONTINUED to 5/6/25, 10:00 a.m.

Stay extended to 5/7/25

ASAP (within 2 days): Debtor to move to convert the case to chapter 11

4/15/25: Debtor to file detailed declaration showing changed circumstances  
by clear & convincing evidence

4/15/25: Debtor to file evidence that all secured creditors have received an  
amortized mortgage payment

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

Alice Malik

Represented By  
Vahe Khojayan

**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, May 6, 2025**

**Hearing Room      303**

10:00 AM

**1:25-10448    Fam Bam, LLC**

**Chapter 11**

**#9.00    Motion for relief from stay**

HARVEST SMALL BUSINESS FINANCE, LLC

Docket      38

**\*\*\* VACATED \*\*\*    REASON: Cont'd to 6/17/25 at 10:00 per Ord. #49.**

**Tentative Ruling:**

- NONE LISTED -

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

Fam Bam, LLC

Represented By  
David B Golubchik  
Todd M Arnold

**Movant(s):**

Harvest Small Business Finance,

Represented By  
Jessica M. Simon

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:25-10501 Ian Michael Villa Gomez Sellan**

**Chapter 7**

**#10.00** Motion for relief from stay

AMERICREDIT FINANCIAL SERVICES INC

Docket 7

**Tentative Ruling:**

**Tentative Ruling for May 6, 2025**

Grant. No opposition filed. **Appearances waived.** The moving party shall lodge a conforming order no later than May 13, 2025.

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

**Debtor(s):**

Ian Michael Villa Gomez Sellan

Represented By  
Kevin Tang

**Movant(s):**

AmeriCredit Financial Services, Inc.

Represented By  
Merdaud Jafarnia

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

10:00 AM

**1:25-10639 Arie Gershon**

**Chapter 13**

**#10.01** Motion for relief from stay

AUGUSTA FINANCIAL INC

Docket 14

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Arie Gershon

Pro Se

**Movant(s):**

Augusta Financial, Inc., its

Represented By  
Reilly D Wilkinson

**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, May 6, 2025**

**Hearing Room     303**

10:00 AM

**1:25-10586     Darypoush Aryapour**

**Chapter 13**

**#10.02**     Motion in Individual Case for Order Imposing a Stay or  
Continuing the Automatic Stay as the Court Deems Appropriate

Docket     14

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Darypoush Aryapour

Represented By  
Devin Sawdayi

**Movant(s):**

Darypoush Aryapour

Represented By  
Devin Sawdayi

**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, May 6, 2025**

**Hearing Room 303**

11:00 AM

**1:20-11784 Valley Enterprises T.S. Inc**

**Chapter 7**

**#11.00** Trustee's Final Report and Applications for Compensation

Docket 493

**Tentative Ruling:**

**Ruling for May 6, 2025**

Approve the trustee's final report and account, and applications of the trustee's professionals, and authorize proposed payments. No objections filed. The trustee shall lodge a conforming order no later than May 13, 2025. **Appearances waived.**

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

**Debtor(s):**

Valley Enterprises T.S. Inc

Represented By  
Thomas B Ure  
Anthony N Ranieri

**Trustee(s):**

Diane C Weil (TR)

Represented By  
Jessica Wellington  
Ashley M Teesdale  
Steven T Gubner



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

**Tuesday, May 6, 2025**

**Hearing Room     303**

11:00 AM

**1:23-10733    Yao Lin**

**Chapter 7**

**#12.00**    Motion to Sell Property of the Estate Free  
and Clear of Liens under Section 363(f)

Docket       61

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Yao Lin

Represented By  
Jonathan J. Lo

**Trustee(s):**

Amy L Goldman (TR)

Represented By  
Jonathan Serrano  
Peter J Mastan  
Brian M Metcalf

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

**Tuesday, May 6, 2025**

**Hearing Room      303**

11:00 AM

**1:25-10110    Influenced Living, LLC**

**Chapter 7**

**#13.00    Status conference in involuntary chapter 7 case**

fr. 3/18/25; 4/1/25

Docket      1

**Tentative Ruling:**

**Ruling for 4/1/2025**

Continued to 5/6/25, 11:00 a.m.

- Petitioning creditor to file additional evidence on or before 4/10/2025

**Ruling for 3/18/25**

Cont'd to 4/1/2025, 11:00 a.m.

- Petitioning Creditor to file evidence on or before **3/28/2025** that:
  - service address is proper;
  - alleged debtor entity exists & is eligible to be a debtor under

109

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

Influenced Living, LLC

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room      303**

11:00 AM

**1:25-10393      Courtney Sean Scott**

**Chapter 7**

**#14.00      Motion to Transfer Case To Another Division**

Docket      19

**Tentative Ruling:**

**Tentative Ruling for May 6, 2025**

Debtor's Motion is Granted. No opposition filed. Appearances waived. The moving party shall lodge a conforming order no later than May 13, 2025.

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

Courtney Sean Scott

Represented By  
Roya Rohani

**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, May 6, 2025**

**Hearing Room      303**

11:00 AM

**1:25-10446    Norma Barnes Jaeger**

**Chapter 7**

**#15.00**    Order to Show Cause Why Lisa Annette Barnes should Not Have  
to Personally Appear In Court and Explain Why This Case Was  
Properly Filed Through The Use Of A Power Of Attorney And  
Should Not Be Dismissed Pursuant to 11 U.S.C. 707(a)

Docket      10

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Norma Barnes Jaeger

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, May 6, 2025**

**Hearing Room      303**

1:30 PM

**1:23-11501    Hawkeye Entertainment, LLC**

**Chapter 11**

**#16.00    Motion for Partial Summary Judgment**

fr. 2/14/25; 3/5/25

Docket      236

**\*\*\* VACATED \*\*\*    REASON: Hearing continued to 6/12/25 at 2:30 PM.**

**Tentative Ruling:**

**RULING FOR 3-5-2025**

Continued to May 6, 2025, 1:30 p.m.

- no further briefing permitted, without further order

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

**Debtor(s):**

Hawkeye Entertainment, LLC

Represented By  
Sandford L. Frey  
Robyn B Sokol

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:23-11501 Hawkeye Entertainment, LLC**

**Chapter 11**

**#17.00 Chapter 11 Status Conference**

fr. 11/28/23; 2/6/24; 2/14/24; 2/21/24; 3/14/24; 3/29/24;  
4/12/24; 4/16/24; 7/10/24; 9/11/24; 1/30/25; 2/14/25; 3/5/25

Docket 0

**\*\*\* VACATED \*\*\* REASON: Hearing continued to 6/12/25 at 2:30 PM.**

**Tentative Ruling:**

**RULING FOR 3-5-2025**

Continued to May 6, 2025, 1:30 p.m.

**Ruling for July 10, 2024**

Continued to September 11 at 1:30 p.m.

**Ruling for April 16, 2024**

Continued to July 10, 2024 at 1:30 p.m.

**Ruling for March 29, 2024**

Continued to April 12, 2024 at 10:00 a.m. Any papers are due by 5:00 p.m. on April 11, 2024.

**Ruling for March 14, 2024**

All matters continued to March 29, 2024 at 11:00 a.m.

**Ruling for February 6, 2024**

Continued to February 14, 2024. Updated status report waived.

**Ruling for November 28, 2023**

Cont'd to 2/6/24 @ 1:30 p.m.

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

**Debtor(s):**

Hawkeye Entertainment, LLC

Represented By  
Sandford L. Frey

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-10396 Kast Media Inc.**

**Chapter 11**

**#18.00** Motion RE: Objection to Claim Number 25 by Claimant Shahnti Brook

Docket 409

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Kast Media Inc.

Represented By  
Leslie A Cohen

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room     303**

1:30 PM

**1:24-11390     Smith Global Media, Inc.**

**Chapter 11**

**#19.00**     Confirmation Hearing re: Amended Chapter 11  
                 Small Business Plan Subchapter V

Docket     48

**Tentative Ruling:**

- NONE LISTED -

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

Smith Global Media, Inc.

Represented By  
Vernon L Ellicott

**Trustee(s):**

Robert Paul Goe (TR)

Represented By  
Vernon L Ellicott



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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11390 Smith Global Media, Inc.**

**Chapter 11**

**#20.00 Chapter 11 Subchapter V Status Conference**

fr. 10/17/24; 12/10/24; 1/7/25; 3/12/25

Docket 0

**Tentative Ruling:**

**Ruling for March 12, 2025**

Confirmation hearing set for 5/6/25 @ 1:30 p.m.

Dtr to file and serve notice, and serve solicitation packages by 3/25/25.

Ballot deadline is 4/22/25 @ 5:00 p.m.

Objection deadline is 4/22/25.

Dtr's confirmation brief, all evidence in support of confirmation and a ballot summary to be filed by 4/29/25.

Dtr to lodge a scheduling order memorializing the foregoing.

The status conference is continued to 5/6/25 @ 1:30 p.m.

**Ruling for January 7, 2025**

Cont'd to March 12, 2025, 1:30 p.m.

Deadline to file amended plan: Feb. 12, 2025

**Ruling for October 17, 2024**

Continued to 12/10/24 @ 1:30 p.m. Dtr to serve notice of the cont'd status conference on all creditors. Requirement of an updated status report is waived unless Dtr has failed to file its sub V plan timely.

Dtr is required to file an employment application for Ellicott

The Court sets a bar date of 12/6/24. Dtr to file and serve notice no later than 10/24/24.

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

**Debtor(s):**

Smith Global Media, Inc.

Represented By  
Vernon L Ellicott

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT... Smith Global Media, Inc.**

**Chapter 11**

**Trustee(s):**

Robert Paul Goe (TR)

Represented By  
Vernon L Ellicott

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11399 MacLeod Ale Brewing Company, LLC**

**Chapter 11**

**#21.00** Application for Compensation and Reimbursement of Expenses  
(First & Final) of Dinsmore Shohl LLP, Debtor's attorney

Period: 8/22/2024 to 3/12/2025

Fees: \$257753.00 Expenses: \$7711.73

Docket 120

**Tentative Ruling:**

**Tentative Ruling for May 6, 2025**

Service proper. No objections filed. Having reviewed the Final Application for Allowance of Fees and Reimbursement of Costs, the Court finds that the final fees of \$257,753.00 and costs of \$7,711.73 were necessary and reasonable, and are approved as requested.

Movant to lodge order on or before 5/13/25.

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

MacLeod Ale Brewing Company,

Represented By

Matthew J Stockl

Lovee D Sarenas

Jonathan Serrano

**Movant(s):**

MacLeod Ale Brewing Company,

Represented By

Matthew J Stockl

Lovee D Sarenas

Jonathan Serrano

Dinsmore & Shohl LLP

Pro Se

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11399 MacLeod Ale Brewing Company, LLC**

**Chapter 11**

**#22.00 Chapter 11 Post-Confirmation Status Conference**

Docket 94

**Tentative Ruling:**

**Ruling for February 4, 2025**

Confirmed under section 1191(a) providing confirmation order includes the new exculpation / release language agreed to with the OUST, includes LBR 3020-1(e) (empty box language), required the reorganized debtor to file a serve a notice of the effective date.

A notice of substantial consummation must be filed in accordance with LBR 3020-1(d)(2).

A post-confirmation status conference will be held on **5/6/25 @ 1:30 p.m.** A post-confirmation status report supported by admissible evidence to be filed and served no later than 4/22/25.

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

MacLeod Ale Brewing Company,

Represented By  
Matthew J Stockl  
Lovee D Sarenas  
Jonathan Serrano

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11555 Allstate Realty Group, Inc**

**Chapter 11**

**#23.00 Hearing on Debtor's Disclosure Statement**

Docket 61

**Tentative Ruling:**

- NONE LISTED -

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

Allstate Realty Group, Inc

Represented By  
Onyinye N Anyama

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

**Tuesday, May 6, 2025**

**Hearing Room      303**

1:30 PM

**1:24-11555    Allstate Realty Group, Inc**

**Chapter 11**

**#24.00    Chapter 11 Status Conference**

fr. 11/27/24; 12/17/24; 3/18/25; 4/1/25

Docket      0

**Tentative Ruling:**

**Ruling for April 1, 2025**

Continued to May 6, 2025, at 1:30 p.m., to trail the hearing on the adequacy of Debtor's disclosure statement. Appearances waived. The requirement for a status report is waived.

**Tentative Ruling for March 18, 2025**

Continued to April 1, 2025, at 1:30 p.m., to trail the Motion Setting Property Value. Appearances waived. The requirement for a status report is waived.

**Ruling for 12/17/24:**

Deadline to file an initial plan and disclosure statement is **3/7/24**. Continued to **3/18/24 @ 1:30 p.m.** If a plan and disclosure statement are timely filed, no new status report is required. Debtor to lodge an order.

**Tentative Ruling for 12/17/24:**

Appearance required on 12/17/24

**Ruling for 11/27/24:**

Continued to December 17, 2024, at 1:30 p.m., to trail the continued Cash Collateral motion.

Debtor to give notice of continued status conference

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

Allstate Realty Group, Inc

Represented By  
Onyinye N Anyama

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT... Allstate Realty Group, Inc**

**Chapter 11**

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11695 Reliant Life Shares, LLC**

**Chapter 11**

**#25.00 Chapter 11 Status Conference**

fr. 11/27/24; 12/10/24; 1/7/25; 1/13/25; 1/24/25; 2/5/25; 2/10/25

Docket 0

**Tentative Ruling:**

**Ruling for 2/10/25:**

Continued to 5/6/2025, at 1:30 p.m.

**Ruling for 2/6/25:**

Continued to 2/10/25 at 11 a.m.

**Ruling for 1/24/25**

Continued to 2/6/25, at 2:00 p.m., to be heard with forthcoming 9019 mtn.

**Ruling for 1/13/25**

Cont'd to 1/24/2025, 1:30 p.m.

-Bar date extended from 1/31/25 to 2/14/25

**Ruling for 12/10/24**

**Continued to 1/7/2025, at 1:30 p.m.**, to be heard with the Motion to Dismiss Chapter 11, dkt. 67.

**Ruling for 11/27/24**

Continued to 12/10/24, 1:30 p.m.

Claims bar date set: 1/31/25 (notice to be sent on or before 12/6/24)

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

Reliant Life Shares, LLC

Represented By  
Hamid R Rafatjoo  
Kyra E Andrassy



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

**Tuesday, May 6, 2025**

**Hearing Room      303**

1:30 PM

**1:24-11864    Kristian Eboreime Fitz**

**Chapter 11**

**#26.00    Chapter 11 status conference**

fr. 1/7/25

Docket      1

**Tentative Ruling:**

**Ruling for 1/7/25:**

Claims bar date: March 3, 2025

Deadline to file Notice of Claims Bar Date: January 17, 2025

Deadline for filing disclosure/plan: May 5, 2025

CONTINUE status conference to **5/6/2025, 1:30 p.m.**

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

Kristian Eboreime Fitz

Represented By  
Onyinye N Anyama

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11903 12027 Otsego, LLC**

**Chapter 11**

**#26.01** Hearing on Confirmation of Amended Chapter 11 Small Business Plan

Docket 57

**Tentative Ruling:**

- NONE LISTED -

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

12027 Otsego, LLC

Represented By  
Marc Weitz

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11903 12027 Otsego, LLC**

**Chapter 11**

**#27.00** Motion for Order Requiring Confirmation Deposit Account per FRBP 3020(a)

Docket 73

**Tentative Ruling:**

- NONE LISTED -

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

12027 Otsego, LLC

Represented By  
Marc Weitz

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11903 12027 Otsego, LLC**

**Chapter 11**

**#28.00** Motion to Determine Amount of Secured Claim per FRBP 3012(a)  
and Allow Postpetition Accruals Under Section 506(b)

Docket 72

**Tentative Ruling:**

- NONE LISTED -

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

12027 Otsego, LLC

Represented By  
Marc Weitz

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:24-11903 12027 Otsego, LLC**

**Chapter 11**

**#29.00 Chapter 11 Status Conference**

fr. 1/15/25; 1/22/25; 2/11/25; 3/18/25; 4/1/25

Docket 1

**Tentative Ruling:**

**Ruling for March 18, 2025**

The court sets a confirmation hearing for 5/6/25 @ 1:30 p.m.

Debtor to serve the 1st amended plan and 1st amended D/S and notice of the objection deadline by 3/25/25

4/22/25 as the deadline for objections to confirmation

4/29/25 as the deadline for Debtor to file all legal briefs and evidence, and any replies to objections, in support of confirmation.

Status conference is continued to 4/1/25 @ 1:30 p.m. to follow up on the employment application of Weitz. No new status report is required.

**Ruling for February 11, 2025**

Tentative adopted. Debtor to file an amended plan and disclosure statement by 2/28/25, including redlined versions showing the revisions. The chapter 11 status conference is continued to 3/18/25 @ 1:30 p.m.

**Tentative Ruling for February 11, 2025**

At the chapter 11 status conference, the Court intends to discuss the plan and disclosure statement recently filed by the debtor.

First, the debtor self-calendared a hearing on its proposed disclosure statement, which is not permitted. The debtor shall file and serve a notice on all parties that received notice of a disclosure statement hearing on March 12, 2025, indicating that the matter has been taken OFF calendar.

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT... 12027 Otsego, LLC**

**Chapter 11**

Second, the plan and disclosure statement require extensive revisions and clarifications before the Court will set it for a hearing. The debtor shall file an amended plan and disclosure statement no later than **February 28, 2025**. The status conference will be continued to **March 18, 2025**, at 1:30pm.

The following is a discussion of the problems with the Plan (Case Dkt. 46) and Disclosure Statement (Case Dkt. 47):

**CLASS 2 PROBLEMS:**

- **Classification:** Debtor places two secured creditors in Class 2 of the Plan – the LA County Tax Collector and the Plesniks. This violates Bankruptcy Code section 1122(a) because creditors secured by different liens on the same collateral will always have different priorities and therefore cannot be "substantially similar" to each other. Each secured creditor needs to be in its own separate class.
- **Includes the IRS:** The Plan lists "Internal Revenue Service" as also being a member of Class 2. Case Dkt. 46 at 2. The IRS did not file a secured claim (its filed proof of claim #1 is wholly unsecured) and is not listed on Schedule D. The IRS is not a secured creditor, and the Plan should not list it as a member of Class 2.
- **LA County's Secured Property Tax Claim:** No actual plan treatment is provided for LA County's \$51,899.50 filed proof of claim #2 and the Plan doesn't even list the amount of the claim. The Plan and the Disclosure statement state it will be "paid in full" pursuant to a "Five-Pay Plan." Dkt. 46 at 3; Dkt. 47 at 8. "Five-Pay Plan" is meaningless; no terms are provided, not even the required rate of interest (18.0%), which is fixed by statute and required by the Bankruptcy Code. *See* 11 U.S.C. §511. Further:
  - The County filed proof of claim #2 for \$51,899.50. Of this amount, \$34,423.53 consists of taxes owed as of postpetition installment payment dates – from 12/10/24 to 5/31/25. These postpetition taxes are

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

supposed to be paid **current** and failing to pay taxes which come due postpetition is cause for conversion or dismissal under §1112(b)(4)(I). Bankruptcy Code section 503(b)(1)(B)(i) makes secured property taxes "incurred by the estate" administrative claims. These taxes must be treated as an administrative claim and if not paid pre-confirmation, paid in full (with 18.0% interest) on the effective date of a plan. § 1129(a)(9)(A). The administrative portion of the County's claim cannot be placed in a class because §507(a)(2) claims (which includes §503 administrative claims) are **excluded** from classification. §1123(a)(1). The Plan fails to identify or provide any treatment for the administrative portion of the County's secured claim and impermissibly includes it in Class 2.

- The only portion of the County's proof of claim #2 that is sufficiently "old and cold" to not constitute either a secured administrative claim or a §1129(a)(9)(D) secured claim, are the \$17,475.97 in defaulted taxes for TY2023. This is the only portion that could be paid over five years post-confirmation. The Plan needs to provide details for such payment – amount of each installment, period of payments, the 18% interest rate.
- The Plan and Disclosure Statement describe the County as "unimpaired". This is incorrect. The \$34,423.53 secured administrative claim cannot be placed in a class and therefore is neither impaired nor unimpaired. The \$17,475.97 "old and cold" secured claim is in a class but because it is paid over time, it is impaired and is entitled to vote. The Plan and Disclosure Statement must separately classify the County's "old and cold" secured claim and must designate it as impaired unless it is paid in full with interest on the effective date of the Plan.

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

- **Plesniks' Secured Claim:** The Plesniks' secured claim must be classified separately from the County's secured claim. There are problems with the description of the treatment of this secured claim:
  - The Plan fails to identify the collateral securing the Plesniks' secured claim. The Disclosure Statement also fails to identify the collateral.
  - The Plan states at p. 3 that "all past-due amounts will be paid in full, in cash upon later of the effective date or [sic] the Plan, or the [sic] on which such claims is allowed by a final non-appealable order, and the mortgage brought current." This describes cure-and-reinstatement treatment under §1124(2).
  - The Disclosure Statement, however, states "paid in full, in cash, upon the later of the effective date", etc. which means the entire \$1,844,371.79 claim is paid in full on the effective date. The Disclosure Statement and Plan have to provide the **same** treatment of the Plesniks' secured claim.
  - The Plan fails to provide any numbers for the amount of the Plesniks' secured claim including a breakdown of what portion consists of prepetition arrearage. The Plan needs to list the amount of the claim, if the treatment is cure and reinstatement, list the amount of the cure, and the for the reinstated balance, list the amount owed, the amount of each monthly payment, the interest rate and the final payment date. This information also needs to be included in the Disclosure Statement.
  - The Disclosure Statement lists the total claim as \$1,844,371.79 consisting of principal of \$1.7mm and prepetition arrearages of \$90,553.36. The math is obviously wrong as the total claim is greater than the sum of principal and arrears. The math needs to be corrected or the amounts updated.



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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

- The treatment in both the Plan and the Disclosure statement states the Plesniks won't be paid until their claim is allowed, but the Disclosure Statement does not disclose any intention to object to the Plesnik's claim. Debtor listed the Plesniks on Schedule D and did not check the contingent / disputed / unliquidated boxes, so the Plesniks presently have an **allowed** claim. FRBP 3003(b)(1). Either the language about not being paid until they have an allowed claim should be deleted or the Plesniks' class must be identified as impaired if they are not cured and reinstated as of the effective date.

**Class 1 Problems:** The Plan identifies Class 1 as priority claims but fails to disclose who is in Class 1. Dkt. 46 at 3. The Disclosure Statement identifies Class 1 as priority claims consisting of a \$2,400 claim of the FTB.

- No priority proofs of claim have been filed (the bar date is 2/25/25) and no priority claims are listed on Schedule E. Case Dkt. 10 at 17-19 (original Schedule E); Case Dkt. 25 at 4-5 (amended Schedule E). Therefore, Debtor has no non-tax priority claims. Class 1 should be empty for now, although the court notes that the bar date has not passed.
- The FTB is listed on amended Schedule E as holding a priority tax claim, but this claim cannot be placed in a class because it is a §507(a)(8) claim. § 1123(a)(1). The Disclosure Statement lists the FTB claim as being both in Class 1 and as an unclassified priority tax claim. Case Dkt. 47 at 7, 9. It can only be an unclassified priority tax claim.
- The Plan treatment for priority tax claims only provides they "will be paid in Full." Case Dkt. 46 at 3. This is insufficient. The payment date and statutory interest rate must be provided. The Disclosure Statement also fails to disclose the statutory interest rate. Case Dkt. 47 at 7.

**Class 3 Problems: General Unsecured Class**

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

- The Plan lists this class as unimpaired based on payment in full on the effective date but fails to provide for postpetition interest. Based on the liquidation analysis attached to the Plan, this is a solvent estate and Debtor must pay Class 3 postpetition interest for it to be unimpaired. *See Ad Hoc Comm. of Holders of Trade Claims v. PG&E (In re PG&E Corp.)*, 46 F.4th 1047, 1058 (9th Cir. 2022) (holding unimpaired creditors of a solvent bankruptcy estate have an equitable right to postpetition interest at the applicable nonbankruptcy rate). Because the IRS is a member of Class 3, and because all members of Class 3 must have the same treatment (§1123(a)(4)), Class 3 must be paid postpetition interest at the IRS' statutory rate of interest pursuant to Bankruptcy Code section 511.
  
- The Disclosure Statement lists the total amount of claims in Class 3 as \$463,933 but there are only \$7,333 in claims listed on amended Schedule F (Case Dkt. 25 at 6-7) and the only unsecured claim filed is by the IRS for \$33,600. The Disclosure Statement provides no discussion regarding what the basis is for the other \$420,000 listed in the Disclosure Statement. The Disclosure Statement fails to include an exhibit listing the members of Class 3 so it is unclear where \$463,933 comes from.

**Liquidation Analysis Problems:** A liquidation analysis is attached in 3 different places and each is incorrect. See Disclosure Statement Case Dkt. 47 at 24 and 33; Plan Case Dkt. 46 at 7. It is unclear why there are three such analyses rather than one.

- The "Total Assets at Liquidation Value" is left blank on all of them. The total of the assets listed on the liquidation value is \$3,289,200 and this line needs to be provided.
  
- The lines for estimating chapter 7 trustee fees and expenses and chapter 11 administrative expenses are left blank on all of them and should be filled in.

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

- The amount listed for "secured creditors' recoveries" is \$1,964,755.20 on all of them. The total amount of secured claims discussed in the Disclosure Statement is only \$1,896,260 so it is unclear where Debtor is getting \$1,964,755 from.

The "Balance for unsecured claims" is listed as \$463,933.28 on all of them. According to the Disclosure Statement, the amount of Class 3 general unsecured claims is \$463,933, so Debtor has listed the amount of general unsecured claims (which appears inaccurate – see above) on the line for net proceeds available to **pay** general unsecured claims. Using the amounts listed in the Disclosure Statement, the amount available for general unsecured claims should be \$1,390,540:

Assets	
Cash	\$39,200
Real Property	\$3,250,000
<b>Total Assets at Liquidation Value</b>	<b>\$3,289,200</b>
Less secured claims	(\$1,896,260)
Less ch 7 trustee fees & expenses	Not estimated
Less ch 11 administrative expenses	Not estimated
Less priority claims	(\$2,400)
<b>Balance for general unsecured claims</b>	<b>\$1,390,540</b>
Total dollar amount of unsecured claims	(\$463,933)

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**CONT... 12027 Otsego, LLC**

**Chapter 11**

**Involuntary Gap Claims:** The Disclosure Statement lists "involuntary gap claims" in the list of administrative claims. Case Dkt. 47 at 6. This case was never an involuntary case; there are no gap claims and this should be deleted.

**Ruling for January 22, 2025**

Continued to February 11, 2025, 1:30 p.m.

- Updated status report to be filed on or before 2/7/25 re (1) status of MORs; (2) status of production of lease; (3) status of insurance on property; and (4) status of compliance w/ sec. 1116

**Ruling for January 15, 2025**

Continued to 1/22/25 @ 1:30 p.m.

The bar date is 2/25/25. Dtr to lodge a bar date order and file and serve notice of the bar date by 1/21/25.

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

12027 Otsego, LLC

Represented By  
Hovig John Abassian

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

**Tuesday, May 6, 2025**

**Hearing Room 303**

1:30 PM

**1:25-10179 LeadPoint, Inc.**

**Chapter 11**

**#30.00 Chapter 11 Status Conference**

fr. 3/12/25; 4/29/25

Docket 1

**Tentative Ruling:**

**Ruling for April 29, 2025**

Continued to 5/6/25 @ 1:30 p.m. Debtor to serve notice.

**Ruling for March 12, 2025**

Continued to 4/29/25 at 1:30 p.m. a brief status report to be filed and served by 4/22/25.

3/21/25 is the deadline to effectuate email notice and publication notice of the bar date, including to putative class members.

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

LeadPoint, Inc.

Represented By  
Ron Bender  
Todd M Arnold

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se