

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, July 10, 2018**

**Hearing Room 1675**

10:30 AM

**2:15-15952 Fred Matthew Adelman**

**Chapter 7**

**#1.00** Hearing re: Motion for relief from stay  
(Summit Pointe Homeowners Association VS Debtor)

Docket 1218

**Tentative Ruling:**

Deny motion for stay relief as moot because stay terminated as to debtor on denial of discharge on 12/21/17 pursuant to 11 U.S.C. 362(c)(2)(C) and as to the subject property as property of the estate upon abandonment on 3/15/17 pursuant to 11 U.S.C. 362(c)(1).

If movant requests, the court will issue an order confirming that the stay has been terminated pursuant to 11 U.S.C. 362(j).

Deny request for extraordinary relief in paragraph 5 for stay annulment to petition date for failing to show that the legal standards of National Environmental Waste Corp. v. City of Riverside (In re National Environmental Waste Corp.), 129 F.3d 1052 (9th Cir. 1997) and In re Gasprom, Inc., 500 B.R. 598 (9th Cir. BAP 2013) have been met.

Deny request for extraordinary relief in paragraphs 10 and 11 for lack of legal authority and/or evidentiary support. In re Van Ness, 399 B.R. 897 (Bankr. E.D. Cal. 2009).

Appearances are required on 7/10/18, but counsel may appear by telephone.

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

Fred Matthew Adelman

Represented By  
Gary E Devlin  
Fahim Farivar  
Dare Law

**Trustee(s):**

Wesley H Avery (TR)

Represented By

**United States Bankruptcy Court  
Central District of California  
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10:30 AM

**CONT... Fred Matthew Adelman**

**Chapter 7**

Chad V Haes  
D Edward Hays  
Kristine A Thagard

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

10:30 AM

**2:18-12552 Zero Energy Contracting, Inc**

**Chapter 7**

**#2.00** Hearing re: Motion for relief from stay  
(Ford Motor Credit Company LLC VS Debtor)

Docket 148

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

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

Zero Energy Contracting, Inc

Represented By  
Devin Sreecharana  
Andrew Harnisch  
Grant Cartwright

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

10:30 AM

**2:18-15761 Carlos Horacio Hernandez**

**Chapter 7**

**#3.00** Hearing re: Motion for relief from stay  
(TD Auto Finance LLC VS Debtor)

Docket 10

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) and (2) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

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

Carlos Horacio Hernandez

Represented By  
Lauren M Foley

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

10:30 AM

**2:18-15897 Patricia Guzman**

**Chapter 7**

**#4.00** Hearing re: Motion for relief from stay  
(Ally Bank VS Debtor)

Docket 8

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) and (2) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

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

Patricia Guzman

Represented By  
Michael H Colmenares

**Trustee(s):**

Heide Kurtz (TR)

Pro Se

**United States Bankruptcy Court  
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**Hearing Room 1675**

1:30 PM

**2:16-25444 Wladimir John Klimenko**

**Chapter 7**

Adv#: 2:17-01217 Gonzalez v. Brown et al

**#5.00** Cont'd status conference re: Complaint for: (1) Avoidance and recovery of fraudulent transfer pursuant to 11 U.S.C. §544(b)(1), 548(a)(1)(A), and 550, and California Civil Code §3439.04(a)(1); (2) Avoidance and recovery of fraudulent transfer pursuant to 11 U.S.C. §§544(b)(1), 548(a)(1)(B)(i)(ii)(I), and 550, and California Civil Code §3439.05; (3) Avoidance and recovery of fraudulent transfer pursuant to 11 U.S.C. §§544(b)(1), 548(a)(1)(B)(i)(ii)(II) and 550, and California Civil Code §3439.04(a)(2)(A); (4) Avoidance and recovery of fraudulent transfer pursuant to 11 U.S.C. §§544(b)(1), 548(a)(1)(B)(i)(ii)(III), and 550, and California Civil Code §3439.04(a)(2)(A); (5) Preservation of avoided transfer pursuant to 11 U.S.C. §551; (6) Disallowance of claim pursuant to 11 U.S.C. §502(d); and (7) Disallowance of claim pursuant to 11 U.S.C. §502(b) fr. 2/27/18, 3/27/18, 5/8/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint status report and notes that the parties have not had their LBR 7026-1 conference. The court is inclined to continue the status conference until the parties have completed their LBR 7026-1 conference and suggests that they conduct the business of LBR 7026-1 conference before the status conference to obviate the need for a continuance. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 9/11/17. Appearances are required on 9/12/17, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the joint status reports filed by the various parties. No tentative ruling on the merits. Appearances are required on 5/30/17.

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

Wladimir John Klimenko

Represented By

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**CONT... Wladimir John Klimenko**

**Chapter 7**

Stephen S Smyth  
William J Smyth

**Defendant(s):**

Robert Anthony Brown	Pro Se
Law Office of Robert Brown	Pro Se
Acquiplied Assets, B.T.	Pro Se
Wladimir John Klimenko	Pro Se
Wladimir J. Klimenko Living Trust	Pro Se
Jeffrey Alan Abraham	Pro Se
JMS Financial, Inc	Pro Se
Deanna Shapiro	Pro Se
BANK OF THE WEST	Pro Se

**Plaintiff(s):**

Rosendo Gonzalez	Represented By Sherri S Shafizadeh Thomas A Fasel
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**Trustee(s):**

Rosendo Gonzalez (TR)	Pro Se
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**Hearing Room 1675**

1:30 PM

**2:17-15655 Amanuel Devon Brooks**

**Chapter 7**

Adv#: 2:18-01161 LJ Properties Inc A Calif Corp v. Luckette

**#6.00** Status conference re: Removal from Los Angeles Superior Court of California  
Case No.: 18VEUD00857

Docket 1

**Tentative Ruling:**

No tentative ruling as of 7/9/18. Appearances are required on 7/10/18.

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

Amanuel Devon Brooks

Represented By  
Dana M Douglas

**Defendant(s):**

Ziapone Luckette

Pro Se

**Plaintiff(s):**

LJ Properties Inc A Calif Corp

Pro Se

**Trustee(s):**

John J Menchaca (TR)

Pro Se

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Los Angeles  
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1:30 PM

**2:17-20125 Grand View Financial LLC**

**Chapter 11**

Adv#: 2:17-01570 GRAND VIEW FINANCIAL, LLC v. JPMORGAN CHASE BANK, N.A.

**#7.00** Cont'd status conference re: Complaint for: (1) Declaratory Relief Regarding Alleged Standing Of Defendants Under Note And Deed Of Trust; (2) Declaratory Relief Regarding Purported Foreclosure Sale And Trustees Deed Upon Sale And Title To Real Property; (3) Declaratory Relief Regarding Unlawful Detainer Action; (4) Turnover Of Real Property; (5) Disallowance Of Any Claims Of JPMorgan Chase Bank, N.A.; (6) Violation Of Fair Debt Collection Practices Act  
fr. 2/27/18, 3/20/18, 5/1/18

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 7/10/18 to 8/28/18 at 1:30 p.m.  
per stip & order entered on 7/2/18-mb**

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. Off calendar. Continued by stipulation and order to 8/28/18 at 1:30 p.m. No appearances are required on 7/10/18.

Prior tentative ruling as of 4/30/18. No tentative ruling on the merits. Appearances are required on 5/1/18, but counsel may appear by telephone.

Prior tentative ruling as of 3/19/18. No tentative ruling on the merits. Appearances are required on 3/20/18, but counsel may appear by telephone.

Prior tentative ruling as of 2/26/18. Off calendar. The court on its own motion continues the status conference to 3/20/18 at 3:00 p.m. A separate order is being entered. No appearances are required on 2/27/18.

Prior tentative ruling. The court has reviewed the joint status report and also notes on the case docket that there is a hearing on the motion of defendant JP Morgan Chase Bank, N.A. to dismiss plaintiff's amended complaint on 2/27/18 at 3:00 p.m., which may have an impact on scheduling in this adversary proceeding. Therefore, the court on its own motion continues the status conference to 2/27/18 at 3:00 p.m. to be conducted with the hearing on the motion to dismiss the amended complaint. No appearances are required on 2/13/18.

<b>Party Information</b>
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**CONT... Grand View Financial LLC**

**Chapter 11**

**Debtor(s):**

Grand View Financial LLC

Represented By  
Todd M Arnold  
Lindsey L Smith

**Defendant(s):**

JPMORGAN CHASE BANK, N.A.

Pro Se

QUALITY LOAN SERVICE

Pro Se

**Plaintiff(s):**

GRAND VIEW FINANCIAL, LLC

Represented By  
Todd M Arnold

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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1:30 PM

**2:17-20125 Grand View Financial LLC**

**Chapter 11**

Adv#: 2:18-01008 Grand View Financial, LLC v. Wilmington Savings Fund Society, FSB et al

**#8.00** Cont'd status conference re: Complaint for: (1) declaratory relief regarding alleged standing of certain defendants under note and deed of trust, purported foreclosure sale, purported trustees deed upon sale, and title to real property; (2) turnover of real property; (3) disallowance of any claims of defendants; (4) violation of fair debt collection practices act  
fr. 3/20/18, 5/22/18

Docket 1

**\*\*\* VACATED \*\*\* REASON: Notice of dismissal filed on 6/21/18-mb.**

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. Off calendar. Adversary proceeding dismissed by notice filed on 6/21/18. No appearances are required on 7/10/18.

Prior tentative ruling. The court has reviewed plaintiff's unilateral status report requesting a continuance of the status conference for about 60 days. The court on its own motion continues the status conference to 5/22/18 at 1:30 p.m, and has entered an order so continuing the status conference. A joint status report is due on 5/15/18. Plaintiff is to give written notice of continuance to defendant or its counsel. No appearances are required on 3/20/18.

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

Grand View Financial LLC

Represented By  
Todd M Arnold  
Lindsey L Smith  
Ian Landsberg

**Defendant(s):**

Wilmington Savings Fund Society,

Pro Se

Christiana Trust, a Division of

Pro Se

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**CONT... Grand View Financial LLC**

**Chapter 11**

Entra Default Solutions, LLC

Pro Se

**Plaintiff(s):**

Grand View Financial, LLC

Represented By  
Todd M Arnold

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

1:30 PM

**2:17-21936 Samuel Chea**

**Chapter 7**

Adv#: 2:18-01061 Wolkowitz v. Chea

**#9.00** Cont'd status conference re: Complaint against debtor for denial of discharge  
[11 U.S.C. §727]  
fr. 5/8/18

Docket 1

**\*\*\* VACATED \*\*\* REASON: Per notice of dismissal filed on 6/21/18-mb.**

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. Off calendar. Adversary proceeding dismissed by notice filed on 6/21/18. No appearances are required on 7/10/18.

Prior tentative ruling. The court has reviewed plaintiff's unilateral status report requesting a 60 day continuance of the status conference so the parties can complete their settlement discussions. The court on its own motion continues the status conference to 7/10/18 at 1:30 p.m. Plaintiff to give notice to defendant and his counsel. No appearances are required on 5/8/18.

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

Samuel Chea

Represented By  
Anthony E Contreras

**Defendant(s):**

Samuel Chea

Pro Se

**Plaintiff(s):**

Edward M Wolkowitz

Represented By  
Carmela Pagay

**Trustee(s):**

Edward M Wolkowitz (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

1:30 PM

**2:18-10290 People Who Care Youth Center, Inc.**

**Chapter 11**

Adv#: 2:18-01139 People Who Care Youth Center, Inc. v. Ammec, Inc. et al

**#10.00** Status conference re: Complaint for: (1) Slander of title; (2) Disallowance of claim [11 U.S.C. §502(b)]; (3) Avoidance of lien; [FRBP 7001]; (4) Declaratory relief; (5) Punitive damages; and (6) Attorneys' fees and costs

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report and continues the status conference on its own motion to 7/17/18 at 2:30 p.m., the date and time of the hearings on defendant Curtis's motion to dismiss and defendant Ammec's motion to set aside default. Plaintiff to give written notice of continuance of status conference. No appearances are required on 7/10/18.

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

People Who Care Youth Center, Inc.

Represented By  
John-Patrick M Fritz

**Defendant(s):**

Ammec, Inc.

Pro Se

Greta Curtis

Pro Se

**Plaintiff(s):**

People Who Care Youth Center, Inc.

Represented By  
John-Patrick M Fritz  
David B Golubchik

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

1:30 PM

**2:18-11148 Jong J Kim**

**Chapter 7**

Adv#: 2:18-01134 Shon et al v. Kim et al

**#11.00** Status conference re: Complaint for nondischargeability of debt pursuant to 11 U.S.C. §§ 523(a)(2)(A) & (a)(6) and 11 U.S.C. §§727(a)(3)-(4), and declaratory relief

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed the unilateral status reports filed by the parties. The court continues the status conference to 7/31/18 at 2:30 p.m. to be conducted with the hearing on defendants' amended motion to dismiss. No appearances are required on 7/10/18.

Although the parties failed to file a timely joint status report as required by Local Bankruptcy Rule 7016-1 and the court's status conference order, the court will not require at this time for the parties to file an updated and amended joint status report in light of the pendency of defendants' motion to dismiss.

However, the court notes that plaintiff has a jury trial demand on the face of the complaint, which the court will strike because there is no right to a jury trial on debt dischargeability and discharge denial claims in the adversary proceeding. The court also notes that the parties' consent to this court's jurisdiction to enter a final judgment on these core claims is not needed.

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

Jong J Kim

Represented By  
M Teri Lim

**Defendant(s):**

Sun Y Kim

Pro Se

Jong Joo Kim

Pro Se

**United States Bankruptcy Court  
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**Hearing Room 1675**

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**CONT... Jong J Kim**

**Chapter 7**

**Joint Debtor(s):**

Sun Y Kim

Represented By  
M Teri Lim

**Plaintiff(s):**

Kevin Shon

Represented By  
Jason Shon

Sunny Shon

Represented By  
Jason Shon

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:00 PM

**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01144 Alde Financial Group, LLC v. Martinez

**#12.00** Cont'd pretrial conference re: Complaint to determine dischargeability of debt  
[11 U.S.C. §523(a)(2)(A)]  
fr. 5/22/18, 6/5/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 6/4/18. Off calendar. Continued by stipulation and order to 6/19/18 at 2:00 p.m. No appearances are required on 6/5/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. The court has reviewed the joint status report. Appearances are required on 11/14/17 to discuss the possibility of joint mediation, scheduling of further proceedings, including pretrial conference and trial, but counsel may appear by telephone. The consensus of the parties seems to be a discovery cutoff date of March 2018, i.e., March 31, 2018, a pretrial conference in April 2018, and a trial date in June 2018. The parties should be prepared to discuss how the case should be tried, given there are 6 sets of plaintiffs, and the length of trial, so that all parties

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**CONT... Anthony Roy Martinez**

**Chapter 7**

have a full and fair opportunity to present their various cases. Perhaps it would be helpful to consider trying certain claims based on commonality of witnesses and facts, such as the particular type of investment vehicle involved. Defendant indicated an interest in mediation, but plaintiffs indicated no interest in mediation, and the court would like to hear from plaintiffs why mediation would not be helpful in resolving their claims, given that collectibility of defendant is probably an issue.

Prior tentative ruling. The court has reviewed the joint status report. Set a discovery cutoff date of 9/1/17 and a further postdiscovery status conference for 9/26/17 at 1:30 p.m. with a joint status report due on 9/19/17. Order the matter to mediation, the parties are to file a request for selection of mediator and alternate mediator by 5/19/17 and complete mediation by 9/26/17. Appearances are required on 4/18/17, but counsel may appear by telephone. Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Alde Financial Group, LLC

Represented By  
Timothy J Silverman

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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**Hearing Room 1675**

2:00 PM

**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01146 Karen Baird v. Martinez

**#13.00** Cont'd pretrial conference re: Complaint to determine dischargeability of debt  
[11 U.S.C. §523(a)(2)(A)]  
fr. 5/22/18, 6/5/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 6/4/18. Off calendar. Continued by stipulation and order to 6/19/18 at 2:00 p.m. No appearances are required on 6/5/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. See tentative ruling for matter no. 13 on the hearing calendar of 11/14/17. Appearances are required on 11/14/17, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the joint status report. Set a discovery cutoff date of 9/1/17 and a further postdiscovery status conference for 9/26/17 at 1:30 p.m. with a joint status report due on 9/19/17. Order the matter to mediation, the parties are to file a request for selection of mediator

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**CONT...**      **Anthony Roy Martinez**      **Chapter 7**  
and alternate mediator by 5/19/17 and complete mediation by 9/26/17.  
Appearances are required on 4/18/17, but counsel may appear by telephone.  
Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Karen Baird

Represented By  
Timothy J Silverman

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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2:00 PM

**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01147 Hinojos v. Martinez

**#14.00** Cont'd pretrial conference re: Complaint to determine dischargeability of debt  
fr. 5/21/18, 6/5/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. See tentative ruling for matter no. 13 on the hearing calendar of 11/14/17. Appearances are required on 11/14/17, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the joint status report. Set a discovery cutoff date of 10/31/17 and a further postdiscovery status conference for 11/10/17 at 1:30 p.m. with a joint status report due on 11/3/17. Order the matter to mediation, the parties are to file a request for selection of mediator and alternate mediator by 5/19/17 and complete mediation by 11/10/17. Appearances are required on 4/18/17, but counsel may appear by telephone. Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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**Hearing Room 1675**

2:00 PM

**CONT... Anthony Roy Martinez**

**Chapter 7**

**Party Information**

**Debtor(s):**

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Ezequiel Hinojos

Represented By  
Thomas Spielbauer  
Thomas Spielbauer

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

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2:00 PM

**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01149 Van v. Martinez

**#15.00** Cont'd pretrial conference re: Complaint for denial of discharge of debt  
fr. 5/22/18, 6/5/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 6/4/18. Off calendar. Continued by stipulation and order to 6/19/18 at 2:00 p.m. No appearances are required on 6/5/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. See tentative ruling for matter no. 13 on the hearing calendar of 11/14/17. Appearances are required on 11/14/17, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the status reports filed by the parties. Set a discovery cutoff date of 10/31/17 and a further postdiscovery status conference for 11/10/17 at 1:30 p.m. with a joint status report due on 11/3/17. Order the matter to mediation, the parties are to file a request for selection of mediator and alternate mediator by 5/19/17 and complete

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**CONT... Anthony Roy Martinez**

**Chapter 7**

mediation by 11/10/17. Appearances are required on 4/18/17, but counsel may appear by telephone. Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Sandy Van

Pro Se

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01157      Wideload Investments, LLC et al v. Martinez

**#16.00**      Cont'd pretrial conference re: Complaint to determine dischargeability of debt  
[11 U.S.C. §523(a)(2)(A)]  
fr. 5/22/18, 6/5/18, 6/19/18

Docket      1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 6/4/18. Off calendar. Continued by stipulation and order to 6/19/18 at 2:00 p.m. No appearances are required on 6/5/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. See tentative ruling for matter no. 13 on the hearing calendar of 11/14/17. Appearances are required on 11/14/17, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the joint status report. Set a discovery cutoff date of 10/31/17 and a further postdiscovery status conference for 11/10/17 at 1:30 p.m. with a joint status report due on 11/3/17. Order the matter to mediation, the parties are to file a request for selection of

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**CONT... Anthony Roy Martinez**

**Chapter 7**

mediator and alternate mediator by 5/19/17 and complete mediation by 11/10/17. Appearances are required on 4/18/17, but counsel may appear by telephone. Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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

**Debtor(s):**

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Wideload Investments, LLC

Represented By  
Ryan A. Ellis

Benjamin Rudnitsky

Represented By  
Ryan A. Ellis

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

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Los Angeles  
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2:00 PM

**2:16-24931 Anthony Roy Martinez**

**Chapter 7**

Adv#: 2:17-01158 Carter et al v. Martinez

**#17.00** Cont'd pretrial conference re: Complaint to except debt from discharge for willful and malicious injury and as money obtained under false pretenses; fraud  
[11 U.S.C. § 523 (a)(2)(A) & (6)]  
fr. 5/22/18, 6/5/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. The court has reviewed the joint pretrial stipulation filed on 7/3/18. The joint pretrial stipulation will need revision because it does not contain all the statements required for a joint pretrial stipulation set forth in Local Bankruptcy Rule 7016-1(b)(2), the witness list is incomplete as stated in the joint pretrial stipulation and the exhibit list is incomplete because not all of the exhibits are specifically listed and no objections to the exhibits are stated unless the parties waive objections. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/19/18. Off calendar. Continued by stipulation and order to 7/10/18 at 2:00 p.m. No appearances are required on 6/19/18.

Prior tentative ruling as of 6/18/18. No tentative ruling on the merits. Appearances are required on 6/19/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/4/18. Off calendar. Continued by stipulation and order to 6/19/18 at 2:00 p.m. No appearances are required on 6/5/18.

Prior tentative ruling as of 5/21/18. Off calendar. Continued by stipulation and order to 6/5/18 at 2:00 p.m. No appearances are required on 5/22/18, but counsel may appear by telephone.

Prior tentative ruling as of 11/13/17. See tentative ruling for matter no. 13 on the hearing calendar of 11/14/17. Appearances are required on 11/14/17, but counsel may appear by telephone.

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**CONT... Anthony Roy Martinez**

**Chapter 7**

Prior tentative ruling. The court has reviewed the unilateral status report filed by defendant. Set a discovery cutoff date of 10/31/17 and a further postdiscovery status conference for 11/10/17 at 1:30 p.m. with a joint status report due on 11/3/17. Order the matter to mediation, the parties are to file a request for selection of mediator and alternate mediator by 5/19/17 and complete mediation by 11/10/17. Appearances are required on 4/18/17, but counsel may appear by telephone. Plaintiff to submit a proposed scheduling order within 7 days of hearing.

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

**Debtor(s):**

Anthony Roy Martinez

Represented By  
Christian T Kim

**Defendant(s):**

Anthony Roy Martinez

Pro Se

**Plaintiff(s):**

Lance Carter

Represented By  
Dana M Douglas

Jean Holmes

Represented By  
Dana M Douglas

Carriage Estates LLC

Represented By  
Dana M Douglas

Adamantine Investments LLC

Represented By  
Dana M Douglas

Sterling Holdings LLC

Represented By  
Dana M Douglas

Lance Carter IRA 419990

Pro Se

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
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**Tuesday, July 10, 2018**

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2:30 PM

**2:16-13746 Ron Gerard Lohman**

**Chapter 7**

**#18.00** Hearing re: Chapter 7 trustee's motion for authority (i) to compromise State Court claims against Oakhurst Industries, Inc. (Case Nos. BC619694 and BC643910); (ii) for authority to pay special litigation counsel's contingency's fee; and (iii) for authority to pay interim distribution to debtor

Docket 28

**\*\*\* VACATED \*\*\* REASON: Voluntary dismissal of motion filed on  
6/14/18-mb.**

**Tentative Ruling:**

Off calendar. Motion voluntarily dismissed by notice filed on 6/14/18. No appearances are required on 7/10/18.

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

**Debtor(s):**

Ron Gerard Lohman

Represented By  
Michael Y Lo

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
Kevin Mahoney  
Paul John Denis

**United States Bankruptcy Court  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:30 PM

**2:16-15692 Rama Krishna Chaparala**

**Chapter 7**

Adv#: 2:18-01123 Ehrenberg v. Kolli

**#19.00** Hearing re: Motion to dismiss for failure to state a claim, or in the alternative for a more definite statement

Docket 9

**\*\*\* VACATED \*\*\* REASON: Per hearing held on 6/19/18, matter cont'd  
& renoticed for 7/31/18 at 2:30 p.m.-mb.**

**Tentative Ruling:**

Off calendar. Hearing on motion continued and renoticed for hearing on 7/31/18. No appearances are required on 7/10/18.

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

Rama Krishna Chaparala

Represented By  
Jeffrey N Wishman  
Leon D Bayer

**Defendant(s):**

Raja Sekhar Kolli

Represented By  
Clifford Bordeaux

**Plaintiff(s):**

Howard M. Ehrenberg

Represented By  
Anthony J Napolitano

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Anthony J Napolitano  
Michael Fischer  
Michael Fischer

**United States Bankruptcy Court  
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2:30 PM

**2:16-18163 Anthony Curtis Wells**

**Chapter 7**

**#20.00** Hearing re: Trustee's motion to: (1) Approve sale of real property commonly known as 6735 Yucca Street, Unit 410, Los Angeles, California, free and clear of lien and interests; (2) Approve payment of real estate broker's commission; and (3) Find that the buyer is a good faith purchaser within the meaning of 11 U.S.C. Section 363(m)

Docket 125

**Tentative Ruling:**

No tentative ruling as of 7/9/18. Appearances are required on 7/10/18.

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

**Debtor(s):**

Anthony Curtis Wells

Represented By  
Gary A Laff

**Trustee(s):**

Richard K Diamond (TR)

Represented By  
Howard Kollitz  
Aaron E de Leest  
John Clark Brown Jr

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2:30 PM

**2:16-18163 Anthony Curtis Wells**

**Chapter 7**

**#21.00** Cont'd hearing re: Motion for order compelling debtor to turn over possession of and vacate real property located at 6735 Yucca Street, Unit 410, Los Angeles, California fr. 12/19/17, 1/16/18, 6/19/18

Docket 92

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. No tentative ruling on the merits. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. No tentative ruling on the merits. Appearances are required on 6/19/18, but counsel may appear by telephone.

Prior tentative ruling as of 3/26/18. No tentative ruling on the merits. Appearances are required on 3/27/18, but counsel may appear by telephone.

No updated tentative ruling as of 1/12/18. Appearances are required on 1/16/18, but counsel may appear by telephone.

Prior tentative ruling. Grant trustee's motion for turnover of the subject property for the reasons stated in the moving papers since the subject property is property of the bankruptcy estate under the trustee's supervision pursuant to 11 U.S.C. 541(a) and 704(a). Debtor's arguments lack merit. To the extent that debtor seeks stay pending appeal of the state court judgment, it is not properly raised in the opposition, and it is not properly raised in this court since the appeal is pending in the state court system. Appearances are required on 12/12/17, but counsel may appear by telephone.

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

**Debtor(s):**

Anthony Curtis Wells

Represented By  
Gary A Laff

**Trustee(s):**

Richard K Diamond (TR)

Represented By

**United States Bankruptcy Court  
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2:30 PM

**CONT...**

**Anthony Curtis Wells**

**Chapter 7**

Howard Kollitz  
Aaron E de Leest  
John Clark Brown Jr

**United States Bankruptcy Court  
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2:30 PM

**2:16-18163 Anthony Curtis Wells**

**Chapter 7**

Adv#: 2:16-01440 Diamond, Chapter 7 Trustee, Plaintiff v. Wells et al

**#22.00** Cont'd status conference re: Chapter 7 trustee's complaint: (1) for declaratory relief; (2) for turnover; (3) to avoid and recover fraudulent transfer; (4) imposition of a constructive trust; and (4) in the alternative, for sale of the entirety of real property pursuant to 11 U.S.C. §363(h) fr. 12/12/17, 3/27/18, 6/19/18

Docket 1

**Tentative Ruling:**

Updated tentative ruling as of 7/9/18. No tentative ruling on the merits. Appearances are required on 7/10/18, but counsel may appear by telephone.

Prior tentative ruling as of 6/18/18. No tentative ruling on the merits. Appearances are required on 6/19/18, but counsel may appear by telephone.

Prior tentative ruling as of 3/26/18. No tentative ruling on the merits. Appearances are required on 3/27/18, but counsel may appear by telephone.

Prior tentative ruling as of 12/11/17. No tentative ruling on the merits. Appearances are required on 12/12/17, but counsel may appear by telephone.

Prior tentative ruling as of 8/21/17. No tentative ruling on the merits. Appearances are required on 8/22/17, but counsel may appear by telephone.

Prior tentative ruling as of 5/5/17. No tentative ruling on the merits. Appearances are required on 5/9/17 to discuss the status of the related state court litigation in which entry of judgment was expected shortly as reported at the last status conference and the scheduling of further proceedings if judgment has not been entered and trustee is not yet prepared to dismiss this adversary proceeding, but counsel may appear by telephone.

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**CONT...**

**Anthony Curtis Wells**

**Chapter 7**

Prior tentative ruling as of 2/27/17. The court notes that the parties failed to file a joint status report as required by LBR 7016-1. Appearances are required on 2/28/17 to discuss scheduling of further proceedings, but counsel may appear by telephone.

Prior tentative ruling. The court has reviewed the joint status report and is inclined to stay the proceedings pending the trial in the related state court action starting on 1/10/17 and to set a further status conference afterwards on 1/31/17 at 1:30 p.m. Appearances are required on 1/29/16, but counsel may appear by telephone.

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

**Debtor(s):**

Anthony Curtis Wells

Represented By  
Gary A Laff

**Defendant(s):**

Anthony Curtis Wells

Pro Se

Sayun Wells

Pro Se

**Plaintiff(s):**

Richard K. Diamond, Chapter 7

Represented By  
Aaron E de Leest

**Trustee(s):**

Richard K Diamond (TR)

Represented By  
Howard Kollitz  
Aaron E de Leest

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2:30 PM

**2:17-15088 Susan Y Shim**

**Chapter 7**

**#23.00** Hearing re: Trustee's final report and account;  
Application for fees and expenses  
[David Goodrich, Chapter 7 Trustee]

Docket 33

**Tentative Ruling:**

Approve final report and fee application of trustee for reasons stated in the final report and for lack of timely written objection. Appearances are optional on 7/10/18, but trustee and counsel may appear by telephone. Trustee to submit a proposed order within 7 days of hearing.

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

**Debtor(s):**

Susan Y Shim

Represented By  
Young K Chang

**Trustee(s):**

David M Goodrich (TR)

Pro Se

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Central District of California  
Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:30 PM

**2:17-15088 Susan Y Shim**

**Chapter 7**

**#24.00** Hearing re: Application for fees and expenses  
[Hahn, Fife & Company, Accountant for Chapter 7 Trustee]

Docket 25

**Tentative Ruling:**

Since the court has granted trustee's prior motion to employ and pay the tax preparer, there is no need for a separate hearing as to the compensation of the tax preparer aside from being considered as part of the trustee's final report. Appearances are optional on 7/10/18, but trustee and applicant may appear by telephone.

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

**Debtor(s):**

Susan Y Shim

Represented By  
Young K Chang

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:30 PM

**2:17-20125 Grand View Financial LLC**

**Chapter 11**

Adv#: 2:17-01570 GRAND VIEW FINANCIAL, LLC v. JPMORGAN CHASE BANK, N.A.

**#25.00** Hearing re: Motion of defendant JPMorgan Chase Bank, N.A. to dismiss first amended complaint

Docket 32

**\*\*\* VACATED \*\*\* REASON: Cont'd from 7/10/18 to 7/31/18 at 2:30 p.m.  
per stip & order entered on 6/27/18-mb.**

**Tentative Ruling:**

Off calendar. Continued by stipulation and order to 7/31/18 at 2:30 p.m. No appearances are required on 7/10/18.

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

**Debtor(s):**

Grand View Financial LLC

Represented By  
Todd M Arnold  
Lindsey L Smith  
Ian Landsberg

**Defendant(s):**

JPMORGAN CHASE BANK, N.A.

Represented By  
Matthew S Henderson

QUALITY LOAN SERVICE

Represented By  
Merdaud Jafarnia

**Plaintiff(s):**

GRAND VIEW FINANCIAL, LLC

Represented By  
Todd M Arnold

**United States Bankruptcy Court  
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Los Angeles  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:30 PM

**2:17-23029 Jose Antonio Horta Luna**

**Chapter 7**

**#26.00** Hearing re: Trustee's final report and account;  
Application for fees and expenses  
[Jason M. Rund, Chapter 7 Trustee]

Docket 19

**Tentative Ruling:**

Approve final report and fee application of trustee for reasons stated in the final report and for lack of timely written objection. Appearances are optional on 7/10/18, but trustee and counsel may appear by telephone. Trustee to submit a proposed order within 7 days of hearing.

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

Jose Antonio Horta Luna

Represented By  
James Geoffrey Beirne

**Trustee(s):**

Jason M Rund (TR)

Pro Se

**United States Bankruptcy Court  
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**Tuesday, July 10, 2018**

**Hearing Room 1675**

2:30 PM

**2:15-15952 Fred Matthew Adelman**

**Chapter 7**

**#27.00** Hearing re: Motion for order abandoning the estate's interest in potential claims against Kristen Whitney

Docket 1230

**Tentative Ruling:**

Grant trustee's motion to abandon estate's interest in potential claims against Kristen Whitney for the reasons stated in the moving papers and for lack of timely written opposition. Appearances are optional on 7/10/18, but counsel may appear by telephone. Trustee to submit a proposed order within 7 days.

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

**Debtor(s):**

Fred Matthew Adelman

Represented By  
Gary E Devlin  
Fahim Farivar  
Dare Law

**Movant(s):**

Wesley H Avery (TR)

Represented By  
Chad V Haes  
D Edward Hays  
Kristine A Thagard

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Chad V Haes  
D Edward Hays  
Kristine A Thagard

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2:30 PM

**2:18-17469 Angelica Cristal Villamar**

**Chapter 7**

**#27.10** Hearing re: Application to have the chapter 7 filing fee waived

Docket 9

**\*\*\* VACATED \*\*\* REASON: Fee waiver granted per order entered on 6/29/18-mb.**

**Tentative Ruling:**

Off calendar. The court ruled on the application, granting it. No appearances are necessary.

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

Angelica Cristal Villamar

Pro Se

**Trustee(s):**

Peter J Mastan (TR)

Pro Se