

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

Thursday, July 16, 2026

Hearing Room 1675

11:00 AM
2:00-00000

Chapter

#0.00

**PROCEDURES FOR APPEARING FOR, OR ACCESSING,
COURT HEARINGS IN JUDGE KWAN'S CASES**

INSTRUCTIONS FOR THE GENERAL PUBLIC AND THE MEDIA: See Special Instructions Below.

INSTRUCTIONS FOR PARTIES OFFICIALLY APPEARING ON THEIR MATTERS AT HEARINGS BEFORE JUDGE KWAN AND THEIR COUNSEL: Judge Kwan conducts non-evidentiary hearings in hybrid format, that is, in person in the courtroom and remotely by video using Zoom for Government (ZoomGov) videoconferencing technology, but only in person in the courtroom for evidentiary hearings, trials and other matters specially set by Judge Kwan. Parties officially appearing on their matters at hearings before Judge Kwan and their counsel may choose to appear in person in the courtroom or remotely on ZoomGov at a hearing on their matters unless otherwise ordered by the court. Judge Kwan's courtroom is located in Courtroom 1675, 16th Floor, Roybal Federal Building, 255 East Temple Street, Los Angeles, California 90012. Parties are directed to review Judge Kwan's self-calendar instructions for calendaring hearings, whether by in-person and/or ZoomGov.

For parties and their counsel officially appearing on their matters using ZoomGov to appear remotely at hearings, video and audio connection information for each hearing will be provided on Judge Kwan's publicly posted hearing calendar on the court's website, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx>, and then selecting "Judge Kwan" from the tab on the left-hand side of the page.

Parties and their counsel officially appearing on their matters may view and/or listen to hearings before Judge Kwan using ZoomGov free of charge. Individual participants may appear at a hearing 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). Individual participants may also participate in a hearing by ZoomGov audio only using a telephone (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to

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participate in a hearing, and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the court and constitute its official record.

To implement the mandate of the Judicial Conference of the United States that the general public and the media may not access the video feed of a court hearing, only the audio feed (see Special Instructions to the General Public and the Media below), Judge Kwan or court personnel may inquire as to the status of a person accessing ZoomGov as either an official hearing participant or a member of the general public or the media, and the court may place persons attempting access to video feed of a court hearing in a Zoom waiting room for a status inquiry and otherwise restrict a member of the general public or the media to audio access only if accessing the hearing remotely.

SPECIAL INSTRUCTIONS FOR THE GENERAL PUBLIC AND THE MEDIA: The Judicial Conference of the United States has now clarified its policy on Cameras in the Courtroom and mandated that the members of the general public (or the Public) and the Media may not observe **by video** any court hearing proceedings unless they are actual parties or counsel with matters before the court in which they have an official interest. However, as an accommodation to the Public and the Media, the Judicial Conference of the United States has also clarified that many court hearing proceedings will still be accessible **by audio**, but that this audio accommodation for the Public and the Media is limited to (1) non-trial hearings; and (2) non-live witness evidentiary hearings.

To be clear, during hearings where no live testimony is being received by the court, the court may permit hearing accessibility remotely by audio, but not video, to the Public and the Media. No trials may ever be accessible remotely by audio to the Public and the Media. The court has the final control regarding remote audio accessibility and may choose to terminate remote audio accessibility at any time, regardless of the type of hearing. These remote audio services are accessible through ZoomGov, and the Public and the Media may utilize the telephone number login, but not the video login, presented by the court on its publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx>, and then selecting "Judge Kwan" from the tab on the left-hand side of the page.

Members of the Public and the Media may always personally attend hearings

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before the court in open court in-person in the courtroom. Judge Kwan's courtroom is located in Courtroom 1675, 16th Floor, Roybal Federal Building, 255 East Temple Street, Los Angeles, California 90012.

On hearing days, Judge Kwan's courtroom will remain open during hearings for in-person public and media attendance, so that the courtroom observers will have video and audio access to ZoomGov participants. The court will have video monitors on and viewable within the courtroom for viewing. The parties, including counsel, their clients, and self-represented individual parties, may virtually join the hearing and appear remotely or virtually on ZoomGov.

Members of the general public and the media, however, may only view the hearings in person from the courtroom, which will remain open, or by audio access, as noted above. To implement the mandate of the Judicial Conference of the United States that the general public and the media may not access the video feed of a court hearing, only the audio feed, Judge Kwan or court personnel may inquire as to the status of a person accessing ZoomGov as either an official hearing participant or a member of the general public or the media, and the court may place persons attempting access to video feed of a court hearing in a Zoom waiting room for a status inquiry and otherwise restrict a member of the general public or the media to audio access only if accessing the hearing remotely. Individual members of the public and the media may access a hearing by ZoomGov audio only using a telephone (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to access the live audio feed of a hearing, and no pre-registration is required.

RESTRICTIONS ON LIVE TESTIMONY AT HEARINGS: No live testimony, however, will be permitted at a hearing by ZoomGov unless specifically authorized by the court either prior to, or during, a hearing. If a party intends to call a witness to testify by remote transmission, the party calling the witness should state such intention in the joint pretrial stipulation filed before the final pretrial conference or file a written application for permission to call a witness by remote means at least 21 days before the evidentiary hearing or as soon as practicable if the evidentiary hearing is set on less than 21 days notice.

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ZoomGov logon information for all matters on today's hearing calendar:

Video/audio web address: <https://cacb.zoomgov.com/j/1610485800>

ZoomGov meeting number: 161 048 5800

Password: 643843

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

Please connect at least 5 minutes before the start of your hearing, and wait with your microphone muted until your matter is called.

Zoomgov hearing etiquette: (a) wait until the judge calls on you, so everyone is not talking at once; (b) when you first speak, state your name and, if you are an attorney, whom you represent (do not make your argument until asked to do so); (c) when you make your argument, please pause from time to time so that, for example, the judge can ask a question or anyone else can make an objection; (d) if the judge does not see that you want to speak, or forgets to call on you, please say so when other parties have finished speaking (do not send a "chat" message, which the judge might not see); and (e) please let the judge know if he mispronounces your name or uses the wrong pronoun.

Docket 0

Tentative Ruling:

- NONE LISTED -

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2:17-15033 Shapphire Resources, LLC

Chapter 11

#1.00 Status conference re: Post confirmation of plan

fr. 7/14/22, 8/30/22, 9/20/22, 11/8/22, 1/24/23, 4/25/23,
6/27/23, 9/19/23, 1/30/24, 3/26/24, 5/28/24, 7/16/24, 7/23/24
9/24/24, 11/12/24, 1/21/25, 3/25/25, 5/20/25, 7/8/25, 11/4/25
12/2/25, 1/20/2026, 1/27/26, 3/3/26, 7/15/26

Docket 1

Tentative Ruling:

No updated tentative ruling as of 7/15/26. Appearances are required on 7/16/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Prior tentative ruling as of 7/13/26. Debtor should report on the status of its negotiations with its secured lender and when it expects to file a motion for entry of a final decree. Appearances are required on 7/15/26, but counsel and self-represented parties must appear either in person in the courtroom or remotely through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Debtor(s):

Shapphire Resources, LLC

Represented By
Raymond H. Aver

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2:18-11525 Shahriar Joseph Zargar

Chapter 7

Adv#: 2:24-01021 Dye v. Antebi

#2.00 Status Conference re Complaint
(1) To avoid fraudulent transfer
pursuant to 11 U.S.C. 544 & 548;
(2) To recover avoided transfers
pursuant to 11 U.S.C. 550
(3) Automatic preservation of
avoided transfer pursuant to
11 U.S.C. 551

fr. 3/3/26, 7/15/26

fr.3/26/24, 4/30/24,8/27/24, 11/5/24,12/3/24, 5/20/25, 9/16/25, 10/21/25
11/18/25,12/9/25, 1/27/26

Docket 1

Tentative Ruling:

No updated tentative ruling as of 7/15/26. Appearances are required on 7/16/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Prior tentative ruling as of 7/13/26. The court will discuss scheduling further proceedings after the hearing on defendant's summary judgment motion. Appearances are required on 7/15/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Prior tentative ruling as of 3/2/26. At the status conference, the parties and the court will discuss scheduling of further proceedings in this adversary proceeding.

The court has reviewed the declaration of plaintiff's counsel regarding

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scheduling of defendant's deposition. Although counsel have tried to reach a mutually agreeable date and time, it seems like plaintiff's counsel has been within his rights to schedule the deposition on the dates provided by defendant's counsel at 9:00 a.m. rather than at 10:00 a.m. so that the deposition can be completed in one day for seven hours (assuming three hours in the morning, one hour lunch break, four hours in the afternoon with two 15 minute breaks, with a prospective ending time of 5:30 p.m., but if starting at 10:00 a.m., the prospective ending time would be 6:30 p.m., which may be inconvenient for the court reporter). If defendant has a good reason for starting at 10:00 a.m., he can file a motion for a protective order to start the deposition at that time. Plaintiff has given defendant reasonable notice of the deposition based on this record, and if defendant has cause for a different schedule, he can file a motion for a protective order, and the court will issue an order setting the date and time for the deposition, so this long pending matter can proceed.

Appearances are required on 3/3/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Raymond H. Aver

Defendant(s):

Alon Antebi

Represented By
Charles Shamash
Joseph E Caceres

Joint Debtor(s):

Shabnam Mesachi

Represented By
Raymond H. Aver

Plaintiff(s):

Carolyn A Dye

Represented By

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Rosendo Gonzalez

Trustee(s):

Carolyn A Dye (TR)

Represented By
Rosendo Gonzalez

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2:18-11525 Shahriar Joseph Zargar

Chapter 7

Adv#: 2:24-01021 Dye v. Antebi

#3.00 Motion for Summary Judgment or, in the Alternative,
for Summary Adjudication: Statute of Limitations Affirmative
Defense To "First Amended Complaint:
(1) to Avoid Fraudulent Transfer Pursuant to 11 U.S.C. §§ 544 and 548;
(2) to Recover Avoided Transfers Pursuant to 11 U.S.C. § 550; and,
(3) Automatic Preservation of Avoided Transfer Pursuant to 11 U.S.C. § 551"

fr. 12/3/24, 3/25/25, 5/20/25, 9/16/25, 10/21/25, 11/18/25, 12/9/25, 1/27/26,
3/3/26, 7/15/26

Docket 29

Tentative Ruling:

Supplemental tentative ruling as of 7/16/26. Regarding the court's prior tentative ruling on plaintiff's statement of genuine issues, it appears that plaintiff has indicated that defendant's asserted uncontroverted facts are undisputed or disputed, but was asserting additional facts to show that there are genuine issues of fact for trial. Defendant in his reply to plaintiff's statement of genuine issues does not address specific additional facts asserted by plaintiff, but generally asserts that such additional facts are immaterial. It would be helpful to the court if defendant would address whether he disputes or not these specific additional facts.

Defendant did not file a proof of claim based on his lien and is not formally a secured claimant, but it appears that he takes the position that his lien is valid as to the debtors' residence, which is property of the estate, which makes him a secured claimant in fact, having a secured claim in estate property from his lien. It appears based on the trustee's additional facts, there is no dispute that defendant lent money to the debtor's wife's father based on debtors' guarantee secured by the trust deed on debtors' residence. It appears that the parties dispute whether defendant's loan was fair consideration because debtors gave the lien to help the wife's father. While it appears that the statute of limitations under 11 U.S.C. 546(a) to contest the creation of the lien has expired, the court may have jurisdiction over the secured claim and an

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alternative challenge to the lien as an allowable secured claim.

Appearances are required on 7/16/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Prior tentative ruling:

Regarding plaintiff's statement of genuine issues in support of her opposition to the motion for summary judgment, it is unclear whether she contends that many of defendant's asserted uncontroverted facts are disputed. While there are references to the record in many of her responses to the asserted uncontroverted facts, she does not state whether such asserted facts are uncontroverted. Plaintiff will need to clarify whether each fact is disputed or not.

Regarding the Livaskani declaration, plaintiff will need to address defendant's objections which the court at first glance believes should be sustained, i.e., hearsay, lack of personal knowledge, best evidence.

The court tends to agree with defendant that plaintiff's fraudulent transfer claims as to defendant's 2014 trust deed are untimely under the two year statute of limitations under 11 U.S.C. 546(a) and that plaintiff has not demonstrated extraordinary circumstances and reasonable diligence to warrant equitable tolling based on the failure of the creditors to take action to file timely claims. *Smith v. Davis*, 953 F.3d 582, 589 (9th Cir. 2020). The reasoning of out of circuit authorities cited by defendant, *In re Butler Logging, Inc.*, 538 B.R. 174 (Bankr. S.D. Ga. 2015) and *In re Hydro-Action, Inc.*, 241 B.R. 186 (Bankr. E.D. Tex. 2006) is persuasive. Thus, plaintiff's claims based on the creation of defendant's lien are time-barred.

However, the motion may not be dispositive. First, this is because the facts developed in this litigation show that there are avoidable post-petition transfers, which appear to be fraudulent, made by debtors, such as the \$3,000 monthly payments disclosed in discovery, and the alleged \$100,000 "final" payoff payment, for which the avoidance statutes of limitation may not have expired as to these payments to defendant. Second, this is also

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because the collateral subject to defendant's lien, debtors' residence, is still property of the bankruptcy estate over which the court has continuing jurisdiction as there was no outright transfer of the property to defendant, and defendant has a secured claim against property of the estate which might be contested through possible alternative remedies, such as an objection to claim and an adversary proceeding to avoid the lien because defendant's claim is not a valid claim against the estate or has been satisfied through the "final" \$100,000 payment. However, there may be a need to amend pleadings pursuant to Federal Rule of Civil Procedure 15 if plaintiff desires to proceed with any alternative remedies.

It appears that the motion can be partially granted to establish the facts which are confirmed as uncontroverted.

Appearances are required on 7/15/26, but counsel and self-represented parties may appear remotely in accordance with the court's remote appearance procedures posted online on the court's website.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Raymond H. Aver

Defendant(s):

Alon Antebi

Represented By
Charles Shamash
Joseph E Caceres

Joint Debtor(s):

Shabnam Mesachi

Represented By
Raymond H. Aver

Movant(s):

Alon Antebi

Represented By
Charles Shamash

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Chapter 7

Joseph E Caceres

Plaintiff(s):

Carolyn A Dye

Represented By
Rosendo Gonzalez

Trustee(s):

Carolyn A Dye (TR)

Represented By
Robert Gentino