

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, March 27, 2025**

**Hearing Room 5C**

10:00 AM

**8:25-10631 R2 Marketing & Consulting, LLC.**

**Chapter 11**

**#0.01**

Hearing RE: Order Directing Debtor's Principal And Debtor's Counsel To Appear In Person And Show Cause Why This Case Should Not Be Dismissed As A Bad Faith Filing  
(OSC Entered 3-13-2025)  
**[In Person Hearing]**

Docket 5

**Tentative Ruling:**

Tentative for 3/27/25:

Debtor's principal and Debtor's counsel must appear in person in Courtroom 5C. All other interested parties may appear in person or virtually, at their election.

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**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

Hearing participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1605959289>

Meeting ID: 160 595 9289

Password: 691059

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**Thursday, March 27, 2025**

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10:00 AM

**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

**Party Information**

**Debtor(s):**

R2 Marketing & Consulting, LLC.

Represented By  
Michael R Totaro

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

**8:25-10631 R2 Marketing & Consulting, LLC.**

**Chapter 11**

**#0.02**

Hearing RE: Emergency Motion For An Order Authoring Debtor In Possession To Pay Pre-Petition Payroll, Employee Benefits And Related Payroll Taxes And Honor Pre-Petition Employment Procedures (Motion filed 3/21/2025)

Docket 20

**Tentative Ruling:**

Tentative for 3/27/25:

Debtor's principal and Debtor's counsel must appear in person in Courtroom 5C. All other interested parties may appear in person or virtually, at their election.

Appearances are required. The hearing will take place in person and using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**5C**

10:00 AM

**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

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**Party Information**

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Central District of California  
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Courtroom 5C Calendar**

**Thursday, March 27, 2025**

**Hearing Room 5C**

---

10:00 AM

**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

**Debtor(s):**

R2 Marketing & Consulting, LLC.

Represented By  
Michael R Totaro

**Movant(s):**

R2 Marketing & Consulting, LLC.

Represented By  
Michael R Totaro

**United States Bankruptcy Court  
Central District of California  
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Thursday, March 27, 2025

Hearing Room 5C

10:00 AM

8:25-10631 R2 Marketing & Consulting, LLC.

Chapter 11

#0.03

Hearing RE: Debtor's Emergency Motion For Order Authorizing Use Of Cash Collateral To Confirm That Its Secured Creditors Are Adequately Protected (Motion filed 3/20/2025)

Docket 15

**Tentative Ruling:**

Tentative for 3/27/25:

Debtor's principal and Debtor's counsel must appear in person in Courtroom 5C. All other interested parties may appear in person or virtually, at their election.

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10:00 AM

**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

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Meeting ID: 160 595 9289

Password: 691059

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**CONT... R2 Marketing & Consulting, LLC.**

**Chapter 11**

**Debtor(s):**

R2 Marketing & Consulting, LLC.

Represented By  
Michael R Totaro

**Movant(s):**

R2 Marketing & Consulting, LLC.

Represented By  
Michael R Totaro

**United States Bankruptcy Court  
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Thursday, March 27, 2025

Hearing Room 5C

10:00 AM

8:21-11710 Jamie Lynn Gallian

Chapter 7

#0.04

CONT'D Hearing RE: Trustee's Motion To Authorize Sale Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free And Clear Of Liens And Homestead Exemption  
(Motion filed 1/31/2025)  
(Set per Order Entered 3-13-2025)

Docket 539

**Tentative Ruling:**

Tentative for 3/27/25:

Appearances are required. The hearing will take place in person and using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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10:00 AM

**CONT... Jamie Lynn Gallian**

**Chapter 7**

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10:00 AM

CONT... **Jamie Lynn Gallian**

Chapter 7

Tentative for 3/4/25:

The Court is inclined to GRANT the Motion, APPROVE the overbid procedures, and permit Trustee to conduct an auction.

Here, Trustee seeks to sell Debtor's manufactured property for \$275,000, over Debtor's opposition. Trustee has avoided, by final judgments, all consensual liens on the property. Such liens are preserved for the benefit of the estate under 11 U.S.C. §551. Debtor argues her homestead exemption prevents the sale. A homestead exemption, however, is not superior to a consensual lien. See *In re Patterson*, 139 B.R. 229, 232 (B.A.P. 9th Cir. 1992) (stating that a consensual lien "cannot be defeated by a homestead exemption.").

Under § 363(b), the Court may authorize a trustee to "use, sell, or lease, other than in the ordinary course of business, property of the estate," provided the movant establishes the following: "(1) a sound business purpose exists for the sale; (2) the sale is in the best interest of the estate, i.e., the sale price is fair and reasonable; (3) notice to creditors [and interested parties] was proper; and (4) the sale is made in good faith." *In re Slates*, 2012 WL 5359489 (B.A.P. 9th Cir. Oct. 31, 2012) (unpublished) (citing *In re Lionel*, 722 F.2d 1063, 1070 (2nd Cir. 1983); *In re Wilde Horse Enterprises, Inc.*, 136 B.R. 830, 841 (Bankr. C.D. Cal 1991)).

Trustee has met his burden to establish that:

- (1) a sound business purpose exists for the sale. See Dk. 539, Decl. Jeffrey Golden, ¶ 8;
- (2) the sale is in the best interest of the estate, i.e., the sale price is fair and reasonable. See *Id.*;
- (3) notice to creditors (and interested parties) was proper. See Dk. 543, Proof of Service attached to the Notice of hearing; and
- (4) the sale is made in good faith. See *generally*, Dk. 539, Decl. Jeffrey Golden; *Id.*, Declaration Greg Bingham. See *e.g.*, *In re Slates*, 2012 Bankr. LEXIS 5159, at \*31 (B.A.P. 9th Cir. Oct. 31, 2012).

The Court would like to hear, however, from the parties with respect to the request for a waiver of the stay prescribed FRBP 6004(h), which request the

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**CONT... Jamie Lynn Gallian**

**Chapter 7**

Court is inclined to deny as Debtor has indicated in the Opposition that she seeks to preserve her right to effectively appeal any adverse ruling.

The Evidentiary Objections filed February 25, 2025 [Dk. 559] are overruled and the evidence is given the weight it deserves.

Virtual appearances are required.

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

**Debtor(s):**

Jamie Lynn Gallian

Pro Se

**Movant(s):**

Jeffrey I Golden (TR)

Represented By  
Aaron E. De Leest  
Eric P Israel  
Shantal Malméd

**Trustee(s):**

Jeffrey I Golden (TR)

Represented By  
Aaron E. De Leest  
Eric P Israel  
Shantal Malméd

**United States Bankruptcy Court  
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Thursday, March 27, 2025

Hearing Room 5C

11:00 AM

8:15-13556 John Olaf Halvorson

Chapter 7

#1.00

CONT'D Hearing RE: Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale Of Real Property Subject To Liens, Claims, And Interests Pursuant To 11 U.S.C. Sections 363(b) And (f); (2) Approving Buyer As Good-Faith Purchaser Pursuant To 11 U.S.C. Section 363(m); And (3) Approving Settlement Agreement Between The Trustee, Dan Halvorson, And Jerry Ann Randall Pursuant To Federal Rule Of Bankruptcy Procedure 9019 (Motion filed 1/28/2025)

FR: 2-18-25 AT 11:00 a.m.; 2-18-25

Docket 730

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO APRIL 8, 2025 AT 11:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER ENTERED 3-6-2025 - (DOCKET NO. [757])**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

John Olaf Halvorson

Represented By  
Marc C Forsythe  
Charity J Manee

**Movant(s):**

Weneta M.A. Kosmala (TR)

Represented By  
Reem J Bello  
Faye C Rasch  
Jeffrey I Golden

**Trustee(s):**

Weneta M.A. Kosmala (TR)

Represented By  
Reem J Bello

**United States Bankruptcy Court  
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11:00 AM

**CONT...**

**John Olaf Halvorson**

Faye C Rasch  
Jeffrey I Golden

**Chapter 7**

**United States Bankruptcy Court  
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11:00 AM

**8:15-13556 John Olaf Halvorson**

**Chapter 7**

Adv#: 8:17-01119 Kosmala et al v. Pacific Commercial Group, LLC et al

**#2.00**

CONT'D STATUS CONFERENCE Hearing RE: Complaint:

(1) For Turnover Of Property Of The Estate And For An Accounting Pursuant To 11 U.S.C. Section 542;

(2) For Turnover Of Property Of The Estate And For An Accounting Pursuant To 11 U.S.C. Section 542;

(3) For Turnover Of Property Of The Estate And For An Accounting Pursuant To 11 U.S.C. Section 542;

(4) For Turnover Of Property Of The Estate And For An Accounting Pursuant To 11 U.S.C. Section 542;

(5) To Avoid And Recover Fraudulent Transfers Pursuant To 11 U.S.C. Sections 544(b) And 550; And California Civil Code Sections 3439.04(a)(1); 3439.07 And 3439.09;

(6) To Avoid And Recover Fraudulent Transfers Pursuant To 11 U.S.C. Sections 544(b) And 550; And California Civil Code Sections 3439.04(a)(2); 3439.07 And 3439.09;

(7) To Avoid And Recover Fraudulent Transfers Under 11 U.S.C. Sections 544(b) And 550; And California Civil Code Sections 3439.05; 3439.07 And 3439.09;

(8) To Avoid And Recover Fraudulent Transfers Pursuant To 11 U.S.C. Sections 544(A)(1)(a) And 550;

(9) To Avoid And Recover Fraudulent Transfers Pursuant To 11 U.S.C. Sections 544(a)(1)(B) And 550;

(10) To Avoid And Recover Unauthorized Post Petition Transfers Pursuant To 11 U.S.C. Sections 549 And 550;

(11) Declaratory Relief;

(12) To Preserve Transfers For The Benefit Of The Estate Pursuant To 11 U.S.C. Section 551; And

(13) For Attorneys' Fees And Costs

(Complaint filed 7/15/17)

(PTC set at S/C held 3-7-18)

(S/C set per Order Entered 1-11-19)

(S/C reset per Order Entered 2-1-19)

**[ES CASE]**



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**5C**

11:00 AM

CONT...

**John Olaf Halvorson**

**Chapter 7**

FR: 10-4-17; 11-8-17; 1-17-18; 3-7-18; 11-28-18; 1-28-19; 4-17-19; 7-17-19;  
10-16-19; 4-15-19; 10-21-20; 4-21-21; 9-1-21; 1-19-22; 3-9-22 (Crtrm 6C),  
5-5-22; 5-24-22; 7-28-22; 8-23-22-ES; 10-11-22; 1-17-23; 2-7-23; 2-28-23;  
9-26-23; 1-16-24; 1-30-24; 6-11-24; 12-17-24; 2-18-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO APRIL 8, 2025 AT 11:00  
A.M. PER ORDER APPROVING STIPULATION TO CONTINUE STATUS  
CONFERENCE ENTERED 3-6-2025 - (DOCKET NO. [180])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

John Olaf Halvorson

Represented By  
Marc C Forsythe  
Charity J Manee

**Defendant(s):**

Pacific Commercial Group, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

Baek Family Partnership, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

Baek 124, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

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11:00 AM

**CONT... John Olaf Halvorson**

**Chapter 7**

Baek Holdings, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

Baek 153, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

RGJ Baek, LLC

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

Richard Baek

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

Grace Baek

Represented By  
Steven J. Katzman  
Ali Matin  
Kyle Kveton  
Anne A Uyeda

**Plaintiff(s):**

Weneta M.A. Kosmala

Represented By  
Reem J Bello  
Jeffrey I Golden

**Trustee(s):**

Weneta M.A. Kosmala (TR)

Represented By  
Reem J Bello

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**CONT...**

**John Olaf Halvorson**

Faye C Rasch  
Jeffrey I Golden

**Chapter 7**

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11:00 AM

**8:15-13556 John Olaf Halvorson**

**Chapter 7**

Adv#: 8:19-01191 Baek et al v. Halvorson et al

**#3.00**

CONT'D STATUS CONFERENCE Hearing RE: Complaint (Fraudulent Transfer; Constructive/Resulting Trust)  
(Complaint filed 3/26/19)  
**[ES CASE]**

FR: 10-16-19; 4-15-20; 10-21-20; 4-21-21; 9-1-21; 1-19-22; 3-9-22 (Crtrm 6C),  
5-5-22; 5-24-22; 7-28-22; 8-23-22-ES; 10-11-22; 1-17-23; 2-7-23; 2-28-23;  
6-27-23; 9-26-23; 1-16-24; 1-30-24; 6-11-24; 12-17-24; 2-18-25; 3-4-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO APRIL 8, 2025 AT 11:00  
A.M. PER ORDER APPROVING STIPULATION TO CONTINUE STATUS  
CONFERENCE ENTERED 3-6-2025 - (DOCKET NO. [91])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

John Olaf Halvorson

Represented By  
Marc C Forsythe  
Charity J Manee

**Defendant(s):**

John O. Halvorson

Represented By  
Marc C Forsythe  
Charity J Manee

Dan L. Halvorson

Represented By  
Christopher Celentino  
Guillermo Cabrera  
Peter W Bowie

Jerry Ann Randall

Represented By

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**CONT... John Olaf Halvorson**

**Chapter 7**

Christopher Celentino  
Guillermo Cabrera  
Peter W Bowie

Jerry Ann Randall as Trustee of the

Represented By  
Christopher Celentino  
Guillermo Cabrera  
Peter W Bowie

PCC Fund I, LLC

Pro Se

Granite Bay Partners II, LLC

Pro Se

JH RE Holdings, LLC

Pro Se

**Plaintiff(s):**

Richard Baek

Represented By  
Ali Matin  
Steven J. Katzman  
Kyle Kveton  
Thomas H Bienert Jr.  
Phillip Allan Trajan Perez  
Anne A Uyeda

Baek 153 LLC

Represented By  
Ali Matin  
Steven J. Katzman  
Kyle Kveton  
Thomas H Bienert Jr.  
Phillip Allan Trajan Perez  
Anne A Uyeda

Pacific Commercial Group LLC

Represented By  
Ali Matin  
Steven J. Katzman  
Kyle Kveton  
Thomas H Bienert Jr.  
Phillip Allan Trajan Perez  
Anne A Uyeda

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**Hearing Room 5C**

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11:00 AM

**CONT... John Olaf Halvorson**  
Weneta Kosmala

**Chapter 7**

Represented By  
Reem J Bello  
Jeffrey I Golden

**Trustee(s):**

Weneta M.A. Kosmala (TR)

Represented By  
Reem J Bello  
Faye C Rasch  
Jeffrey I Golden

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, March 27, 2025

Hearing Room 5C

11:00 AM

8:24-12885 American Open Space Remedies LLC and Ezri Namvar

Chapter 11

#4.00

Hearing RE: Motion For Entry Of Protective Order With Respect To Order Authorizing Examination Of Person Most Knowledgeable Of The Debtor And Compelling The Production Of Documents Pursuant To Rule 2004 Of The Federal Rules Of Bankruptcy Procedure  
(Motion filed 2/28/2025)  
(OST Denied 3/3/2025)

Docket 50

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO JUNE 4, 2025 AT 1:30 P.M. PER ORDER APPROVING STIPULATION AND REQUEST TO CONTINUE HEARING ON DEBTOR'S MOTION FOR PROTECTIVE ORDER ENTERED 3-14-2025 - (DOCKET NO. [66])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

American Open Space Remedies

Represented By  
Robert P Goe  
Reem J Bello

**Movant(s):**

American Open Space Remedies

Represented By  
Robert P Goe  
Reem J Bello

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, March 27, 2025**

**Hearing Room 5C**

11:00 AM

**8:25-10460 Seabirds Kitchen, LLC.**

**Chapter 11**

**#5.00**

CONT'D FINAL Hearing RE: Emergency Motion Of Debtor For Entry Of Interim And Final Order (A) Authorizing The Use Of Cash Collateral; (B) Granting Adequate Protection To The Prepetition Secured Party; And (C) Scheduling A Final Hearing Thereon  
(Motion filed 2/25/2025)

FR: 2-26-25

Docket 2

**Tentative Ruling:**

Tentative for 3/27/25

The Court is inclined to APPROVE cash collateral on a final basis, provided no party appears and objects.

The Court does note that pursuant to the interim order approving cash collateral, entered March 6, 2025 [Dk. 33], Debtor was to file its updated 13 week rolling cash flow summary by no later than March 20, 2025; Debtor, however, filed it on March 24, 2025. Future compliance with deadlines is required.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

The audio portion of each hearing will be recorded electronically by the Court



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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Thursday, March 27, 2025

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---

11:00 AM

CONT... Seabirds Kitchen, LLC.

Chapter 11

and constitute its official record. **By Order of the Judicial Conference of the United States, members of the general public may only view the hearings from the Courtroom, which will remain open, or access the hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.**

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Meeting ID: 160 327 1221

Password: 140556

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Meeting ID: 160 327 1221

Password: 140556

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**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, March 27, 2025**

**Hearing Room 5C**

11:00 AM

**CONT... Seabirds Kitchen, LLC.**  
hearing.

**Chapter 11**

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

\*\*\*\*\*

Tentative for 2/26/25:

Virtual appearances are required.

**Party Information**

**Debtor(s):**

Seabirds Kitchen, LLC.

Represented By  
Steven E Cowen

**Movant(s):**

Seabirds Kitchen, LLC.

Represented By  
Steven E Cowen  
Steven E Cowen

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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**Thursday, March 27, 2025**

**Hearing Room 5C**

11:00 AM

**8:25-10460 Seabirds Kitchen, LLC.**

**Chapter 11**

**#6.00**

CONT'D FINAL Hearing RE: Emergency Motion Of Debtor For An Interim And Final Order Establishing Adequate Assurance Procedures With Respect To Debtor's Utility Providers  
(Motion filed 2/25/2025)

FR: 2-26-25

Docket 5

**Tentative Ruling:**

Tentative for 3/27/25 is to APPROVE on a final basis.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

Parties wishing to make an appearance must do so by appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 327 1221

Password: 140556

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing. Parties should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Hearing Room 5C**

11:00 AM

**CONT... Seabirds Kitchen, LLC.**

**Chapter 11**

As a reminder, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any party, however, may *listen* to the hearing by audioconference, as noted above.

Movant to lodge an order within seven (7) days.

\*\*\*\*\*

Tentative for 2/26/25:

Virtual appearances are required.

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

**Debtor(s):**

Seabirds Kitchen, LLC.

Represented By  
Steven E Cowen

**Movant(s):**

Seabirds Kitchen, LLC.

Represented By  
Steven E Cowen  
Steven E Cowen

**Trustee(s):**

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, March 27, 2025

Hearing Room 5C

11:00 AM

8:25-10282 Coast Highway Ramfared Trust

Chapter 7

#7.00

CONT'D Hearing RE: Motion for relief from stay [Real Property]

U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee On Behalf Of GCAT 2022-NQM5 Trust vs. DEBTOR  
(Motion filed 2/10/2025)  
(Hearing restored per Order Entered 2/24/2025 - dk. 26)

**[RE: 31423 Coast Highway, #22, Laguna Beach, CA 92651]**

FR: 3-5-25

Docket 9

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO APRIL 23, 2025 AT 10:00  
A.M. PER ORDER APPROVING STIPULATION TO CONTINUE  
HEARING ON MOTION FOR RELIEF FROM THE AUTOMATIC STAY  
ENTERED 3-24-2025 - (DOCKET NO. [40])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Coast Highway Ramfared Trust

Represented By  
Michael R Totaro

**Movant(s):**

U.S. Bank National Association, not

Represented By  
Darlene C Vigil

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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**Thursday, March 27, 2025**

**Hearing Room 5C**

11:00 AM

**8:25-10136 Foothill and Towne LLC**

**Chapter 11**

**#8.00**

CONT'D STATUS CONFERENCE Hearing RE: (1) Setting Scheduling Hearing And Case Management Conference And (2) Requiring Status Report (Petition filed 1/17/2025)  
(Set per Order Entered 1/22/2025)  
(Amended Order Entered 1/22/2025)

FR: 3-5-25

Docket 18

**Tentative Ruling:**

Tentative for 3/27/25:

This matter was continued from March 5, 2025, to permit Debtor to cure the deficiencies identified in the below tentative from March 5, 2025, regarding compliance with this Court's Scheduling Order issued January 22, 2025 [Dk. 18].

While Debtor filed a declaration [Dk. 30], that declaration is unsigned. Further, despite the statement in the declaration that a 60-day budget is attached as Ex. E to the declaration (¶15), Ex. E is not a 60-day budget, but instead is a spreadsheet regarding estimated net profits from a sale of the property. It does not address the costs, if any, of insurance, counsel's fees, or United States Trustees' Fees. Further, the declaration merely states that the only source of funds for post-petition obligations is capital contributions from Penta Pacific or additional loans to the Debtor (¶15). Therefore, Debtor must, by no later than March 31, 2025, file a signed declaration with the Exhibit E attached as well as a 60-day budget that addresses the foregoing. The failure to do so may result in the Court issuing an order to show cause as to why this case should not be dismissed for failure to follow Court orders.

The Court may issue a scheduling order in this single asset real estate case, as follows:

**United States Bankruptcy Court  
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**5C**

11:00 AM

**CONT... Foothill and Towne LLC**

**Chapter 11**

1. Deadline to file a Plan and Disclosure Statement: April 17, 2025.
2. Deadline to file proofs of claim: June 5, 2025, with notice served by no later than April 2, 2025.
3. Continued status conference: July 2, 2025, at 1:30 p.m., with a status report due 14 days in advance.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**United States Bankruptcy Court  
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**Thursday, March 27, 2025**

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11:00 AM

**CONT... Foothill and Towne LLC**

**Chapter 11**

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\*\*\*\*\*

Tentative for 3/5/25:

As of the posting of this tentative, the docket does not reflect the service of the Scheduling Order, the filing of a budget, or the submission of a declaration in support of the status report, all of which are required by the Scheduling Order issued January 22, 2025, [Dk. 18]. Further, the docket does not reflect that the status report filed February 19, 2025 [Dk. 26], was served on any creditor.



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Santa Ana  
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11:00 AM

**CONT... Foothill and Towne LLC**

**Chapter 11**

Accordingly, this matter is CONTINUED to March 27, 2025, at 11:00 a.m. Debtor is to serve the Scheduling Order [Dk. 18] and Status Report [Dk. 26] upon all creditors, supported by a declaration, and a 60-day budget which includes Debtor's professionals' fees and insurance on the property, if applicable, and file a proof of service by no later than March 7, 2025.

Appearances for the 3/5 hearing are excused.

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

Foothill and Towne LLC

Represented By  
Stephen R Wade

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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**Thursday, March 27, 2025**

**Hearing Room 5C**

11:00 AM

**8:24-11297 Joanna Zhou**

**Chapter 7**

Adv#: 8:24-01097 Marshack v. Richards

**#9.00**

CONT'D STATUS CONFERENCE Hearing RE: Notice Of Removal Of Complaint From Superior Court For The State Of California - County Of Orange - Central Justice Center RE: Case No. 30-2022-01249998-CU-OR-CJC (Notice of Removal filed 7/9/2024) (Complaint not filed yet)

FR: 9-10-24; 12-17-24; 1-14-25; 3-11-25

Docket 4

**Tentative Ruling:**

Tentative for 3/27/25:

Trustee should be prepared to advise the Court on what causes of action, and steps needed to resolve this case in its entirety, remain outstanding.

If the Court sets dates, it is inclined to set the following dates/deadlines:

1. Motion cutoff: July 15, 2025. Note: this is the date by which all non-discovery motions must be heard and resolved.
2. Pretrial conference: September 2, 2025, at 1:30 p.m.

The Court would like to hear from the parties as to why discovery should not be reopened and a new deadline set.

The parties are specifically advised to cooperate and follow all local and federal rules. The failure to do so may result in the imposition of monetary and non-monetary sanctions, including the striking of the answer and dismissal of the complaint.

Trustee is to lodge a scheduling order within seven (7) days.

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11:00 AM

**CONT... Joanna Zhou**

**Chapter 7**

Trustee's counsel must personally appear in Courtroom 5C. All other interested parties may appear in person or virtually, at their election.

Appearances are required. The hearing will take place in person and using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

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**Thursday, March 27, 2025**

**Hearing Room**

**5C**

11:00 AM

**CONT... Joanna Zhou**

**Chapter 7**

SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

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**Party Information**

**Debtor(s):**

Joanna Zhou

Represented By  
Peter C Wittlin

**Defendant(s):**

Danny B. Richards

Pro Se

**Plaintiff(s):**

Richard A. Marshack

Represented By  
Tinho Mang  
D Edward Hays

**United States Bankruptcy Court  
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Santa Ana  
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11:00 AM

**CONT... Joanna Zhou**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Tinho Mang