

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

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:21-10423 Russell Benjamin Wallace

Chapter 7

#1.00

CONT'D Hearing RE: Motion for relief from stay [Action In Non-Bankruptcy Forum]

Richard A. Marshack, Chapter 7 Trustee For The Bankruptcy Estate Of 29 Prime, Inc. vs. DEBTOR
(Motion filed 11/3/2021)
[Case Transferred From ES On 9/1/2022]

[RE: Case Name: Richard A. Marshack, Chapter 7 Trustee v. Russell B. Wallace, An Individual, et al.]
[Docket Number: 8:17-ap-01226-ES]
[Pending In U.S. Bankruptcy Court, Central District Of California, Santa Ana Division - Related To Bankruptcy Case No. 8:16-bk-12895-ES]

FR: 12/2/21; 12-16-21; 1-20-22; 2-24-22; 4-7-22; 5-12-22; 7-21-22; 9-22-22; 9-28-22; 10-26-22; 12-14-22; 3-1-23

Docket 36

Tentative Ruling:

Tentative for 5/3/23:

The Court has approved Trustee and Movant's stipulation. See order entered 3/31/23 [Dk. 152]. Pursuant to the terms of the approved stipulation, Movant is required to withdraw this motion as moot upon Court approval. Accordingly, this matter is deemed withdrawn and the matter is taken off calendar.

The 5/3 hearing is vacated.

Tentative for 3/1/23:

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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10:00 AM

CONT... Russell Benjamin Wallace

Chapter 7

Pursuant to the representations contained in status report filed 2/15/23 [Dk. 118], this matter is CONTINUED to May 3, 2023, at 10:00 a.m. If this matter is not otherwise resolved, a status report is due 14 days in advance of the continued hearing.

Appearances for the 3/1 hearing are excused.

Tentative for 12/14/22:

Pursuant to the representations contained in status report filed 12/2/22 [Dk. 112], this matter is CONTINUED to March 1, 2023, at 10:00 a.m. If this matter is not otherwise resolved, a status report is due 14 days in advance of the continued hearing. The Parties are cautioned that there will be no further continuances granted absent a fulsome showing of good cause and should otherwise be prepared to move forward with this matter.

Appearances for the 12/14 hearing are excused.

Tentative for 10/26/22:

This matter is CONTINUED to December 14, 2022, at 10:00 a.m.

Appearances for the 10/26 hearing are excused.

Party Information

Debtor(s):

Russell Benjamin Wallace

Represented By
Andrew Edward Smyth

Movant(s):

Richard A Marshack

Represented By
Brett Ramsaur
Jeffrey S Shinbrot

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

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... Russell Benjamin Wallace

Chapter 7

Trustee(s):

Jeffrey I Golden (TR)

Represented By
Jeffrey S Shinbrot

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

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:21-10423 Russell Benjamin Wallace
Adv#: 8:21-01098 Marshack v. Wallace

Chapter 7

#2.00

CONT'D STATUS CONFERENCE RE: Complaint To Determine Dischargeability
of Debt Under 11 U.S.C. Sections 523(a)(4) And 523(a)(6)
(Complaint filed 10/20/2021)
(Set at SC held 1-6-22)
[Case Transferred From ES On 9/1/2022]
(S/C set at PTC held 10/25/2022)

FR: 7-14-22; 10-25-22; 12-14-22; 3-1-23

Docket 1

***** VACATED *** REASON: OFF CALENDAR PER ORDER
APPROVING STIPULATION TO DISMISS ADVERSARY PROCEEDING
ENTERED 3-8-2023 - (DOCKET NO. [29])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Russell Benjamin Wallace

Represented By
Andrew Edward Smyth

Defendant(s):

Russell Benjamin Wallace

Represented By
Andrew Edward Smyth
Brett Ramsaur

Plaintiff(s):

Richard A. Marshack

Represented By
Brett Ramsaur
Andrew Edward Smyth

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... Russell Benjamin Wallace

Chapter 7

Trustee(s):

Jeffrey I Golden (TR)

Represented By
Jeffrey S Shinbrot

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:22-10903 George R Campoy

Chapter 7

#3.00

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

Millennium Trust Com., LLC Custodian FBO Eric Lowey Traditional IRA Account Number XXXX22160, Kevin Cathcart, And United First Corporation vs. DEBTOR (Motion filed 1/13/2023)

[RE: 5776 Wellson Drive, Cypress, California 90630]

FR: 2-8-23; 4-19-23

Docket 33

Tentative Ruling:

Tentative for 5/3/23:

In light of Trustee's representations in the Status Report filed March 31, 2023 [Dk. 43] that she no longer opposes the motion, and the lack of opposition by any other party, the Motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) with 4001(a)(3) waiver.

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 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: 160 868 1874

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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10:00 AM

CONT... George R Campoy

Chapter 7

 Password: 409145

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.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Tentative for 2/8/23 is to DENY without prejudice for the reasons stated in Trustee's Opposition, including that the Movant is protected by a significant equity cushion.

The Ninth Circuit has held that a 20% equity cushion adequately protects a creditor's security interest. *In re Mellor*, 734 F.2d 1396, 1401 (9th Cir. 1984). The Motion indicates that the Movant enjoys a 38% equity cushion.

Virtual appearances are required.

Party Information

Debtor(s):

George R Campoy

Pro Se

Movant(s):

Millennium Trust Com., LLC

Represented By
Martin W. Phillips

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Beth Gaschen

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

George R Campoy

Ryan W Beall

Chapter 7

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

10:00 AM

8:22-11717 Michael Cyril Rich

Chapter 7

#4.00

CONT'D Hearing RE: Motion for Relief from Stay [Real Property]

HSBC Bank USA, National Association vs. DEBTOR
(Motion filed 12/12/2022)

[RE: 267 Mesa Drive, Costa Mesa, California 92627-4622]

FR: 1-11-23; 2-8-23; 4-19-23

Docket 20

***** VACATED *** REASON: CONTINUED TO JULY 12, 2023 AT 10:00
A.M. PER ORDER APPROVING STIPULATION TO CONTINUE
HEARINGS ON MOTIONS FOR RELIEF FROM THE AUTOMATIC
STAY (DOCKETS [17], [20]) ENTERED 4-19-2023 - (DOCKET NO. [55])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Michael Cyril Rich

Represented By
Nancy Korompis

Movant(s):

HSBC Bank USA, National

Represented By
Dane W Exnowski

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Ryan W Beall
Jeffrey I Golden

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

Wednesday, May 3, 2023

Hearing Room

5C

10:00 AM

8:22-11717 Michael Cyril Rich

Chapter 7

#5.00

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

The Bank Of New York Mellon f/k/a The Bank Of New York As Indenture Trustee For CWHEQ Revolving Home Equity Loan Trust, Series 2006-I As Serviced By Specialized Loan Servicing, LLC vs. DEBTOR (Motion filed 11/30/2022)

[RE: 267 Mesa Dr Costa Mesa, California 92627-4622]

FR: 1-11-23; 2-8-23; 4-19-23

Docket 17

***** VACATED *** REASON: CONTINUED TO JULY 12, 2023 AT 10:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE HEARINGS ON MOTIONS FOR RELIEF FROM THE AUTOMATIC STAY (DOCKETS [17], [20]) ENTERED 4-19-2023 - (DOCKET NO. [55])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Michael Cyril Rich

Represented By
Nancy Korompis

Movant(s):

The Bank of New York Mellon f/k/a

Represented By
Kirsten Martinez

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Ryan W Beall
Jeffrey I Golden

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:22-12076 Adam Alan Bereki

Chapter 7

#6.00

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing As Servicer For Citibank, N.A., Not In Its Individual Capacity But Solely As Owner Trustee For New Residential Mortgage Loan Trust 2018-2 v. DEBTOR
(Motion filed 3/22/2023)

[RE: 818 Spirit Costa Mesa, CA 92626]

Docket 30

***** VACATED *** REASON: OFF CALENDAR PER NOTICE OF
WITHDRAWAL FILED 4-21-2023 - (DOCKET NO. 47))**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Adam Alan Bereki

Pro Se

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:23-10094 David Allen Wilson

Chapter 7

#7.00

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

JPMorgan Chase Bank, National Association vs. DEBTOR
(Motion filed 3/23/2023)

[RE: 24352 Santa Clara Avenue, Dana Point, CA 92629]

Docket 34

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

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 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: 160 868 1874

Password: 409145

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

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... David Allen Wilson

Chapter 7

FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Party Information

Debtor(s):

David Allen Wilson

Represented By
Bert Briones

Movant(s):

JPMorgan Chase Bank, National

Represented By
Chad L Butler

Trustee(s):

Richard A Marshack (TR)

Represented By
Melissa Davis Lowe

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

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:23-10131 Alex O Martinez

Chapter 7

#8.00

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

Wilmington Trust, National Association, Successor Trustee To Citibank, N.A., As Trustee For The Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2007-3 vs. DEBTOR
(Motion filed 4/5/2023)

[RE: 436 East Elm Avenue, Fullerton, California 92832]

Docket 19

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

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 Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 160 868 1874

Password: 409145

Parties making telephonic appearances are reminded to have all relevant

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... Alex O Martinez

Chapter 7

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.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Party Information

Debtor(s):

Alex O Martinez

Pro Se

Movant(s):

Wilmington Trust, National

Represented By
Chad L Butler

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:23-10368 Maria Lee

Chapter 7

#9.00

Hearing RE: Motion for relief from stay [Unlawful Detainer]

Young Han v. DEBTOR
(Motion filed 4/11/2023)

[RE: 13171 Kerry Street, No. A, Garden Grove, CA 92844]

Docket 15

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver and extraordinary relief, as requested.

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 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: 160 868 1874

Password: 409145

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing. Parties should consult

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... Maria Lee Chapter 7

the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Party Information

Debtor(s):

Maria Lee	Pro Se
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Movant(s):

Young Han	Represented By Larry Rothman
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Trustee(s):

Thomas H Casey (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 3, 2023

Hearing Room

5C

10:00 AM

8:23-10383 Hoang Huu Nguyen and Irene Zippoarh Boat Nguyen

Chapter 7

#10.00

Hearing RE: Motion for relief from stay [Personal Property]

Exeter Finance LLC vs. DEBTORS
(Motion filed 3/29/2023)

[RE: 2017 Honda Civic, - VIN: 2HGFC4B06HH300155]

Docket 9

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

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 Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 160 868 1874

Password: 409145

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

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

CONT... Hoang Huu Nguyen and Irene Zippoarh Boat Nguyen Chapter 7
FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and
further information.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Party Information

Debtor(s):

Hoang Huu Nguyen

Represented By
Julie J Villalobos

Joint Debtor(s):

Irene Zippoarh Boat Nguyen

Represented By
Julie J Villalobos

Movant(s):

Exeter Finance LLC

Represented By
Sheryl K Ith

Trustee(s):

Thomas H Casey (TR)

Pro Se

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

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:23-10474 Reynaldo Garcia Aguilera

Chapter 7

#11.00

Hearing RE: Motion for relief from stay [Unlawful Detainer]

Huy Q. Le vs. DEBTOR
(Motion filed 4/11/2023)

[RE: 5851 Walnut Creek Road, Yorba Linda, CA 92886]

Docket 13

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver and extraordinary relief, as requested.

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 Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 160 868 1874

Password: 409145

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**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

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10:00 AM

CONT... Reynaldo Garcia Aguilera Chapter 7

FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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

Party Information

Debtor(s):

Reynaldo Garcia Aguilera	Pro Se
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Movant(s):

Huy Q Le	Represented By Larry Rothman
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Trustee(s):

Jeffrey I Golden (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Wednesday, May 3, 2023

Hearing Room 5C

10:00 AM

8:23-10507 Tachayetta Elmyra Howard

Chapter 7

#12.00

Hearing RE: Motion for relief from stay [Personal Property]

Portfolio Recovery Associates, LLC, Assignee Of BBVA USA (PRA), By And Through Its Servicing Agent, PRA Receivables Management, LLC vs. DEBTOR (Motion filed 4/6/2023)

[RE: 2016 Dodge Challenger - VIN: 2C3CDZAG0GH149200]

Docket 11

Tentative Ruling:

Tentative for 5/3/23:

Grant pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver.

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 Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 160 868 1874

Password: 409145

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**United States Bankruptcy Court
Central District of California
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CONT... Tachayetta Elmyra Howard Chapter 7
the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES
FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and
further information.

As a reminder, only hearing participants may appear virtually; members of the
general public wishing to view the hearings may do so from the Courtrooms,
which remain open and accessible.

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

Party Information

Debtor(s):

Tachayetta Elmyra Howard

Represented By
Brian J Soo-Hoo

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

8:17-11996 WJA Asset Management LLC

Chapter 11

Adv#: 8:19-01010 Luxury Asset Purchasing International, LLC v. Luxury Asset Lending, LLC

#13.00

CONT'D STATUS CONFERENCE Hearing RE: Complaint:

- (1) To Disallow Proof Of Claim;
 - (2) To Avoid Incurrence Of Debt;
 - (3) For Contractual Indemnity; And
 - (4) Breach Of Contract
- (Complaint filed 1/9/19)
(PTC set at S/C held 4/4/19)
(S/C set at PTC held 12/14/2022)

FR: 4-4-19; 9-19-19; 12-19-19; 3-5-20; 5-28-20; 7-2-20; 8-20-20; 10-22-20;
2-18-21; 6-3-21; 9-15-21; 1-19-22; 4-6-22; 4-13-22; 7-13-22; 12-14-22; 4-19-23

Docket 1

Tentative Ruling:

Tentative for 5/3/23:

This matter is CONTINUED to June 14, 2023, at 11:00 a.m., to be heard concurrently with Defendant's anticipated motion for summary judgment. If this matter is not otherwise resolved, a status report (unilateral or joint) shall be due 14 days in advance of the continued status conference.

Appearances for the 5/3 hearing are excused.

Tentative for 12/14/22:

This matter is CONTINUED to April 19, 2023, at 11:00 a.m., pursuant to the representations contained in the status report filed 11/30/22 [Dk. 91]. If this matter is not otherwise resolved, a status report (unilateral or joint) shall be due 14 days in advance of the continued status conference.

Appearances for the 12/14 hearing are excused.

**United States Bankruptcy Court
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... WJA Asset Management LLC

Chapter 11

Tentative for 7/13/22:

The Court notes that a status report was filed on 7/7/22 [Dk. 89] (7 days prior to the hearing); however, no pre-trial stipulation has been filed. Therefore, the Parties have failed to adhere to the requirements of LBR 7016-1. The Court will forgive the non-compliance in this instance, but future non-compliance may result in monetary and/or non-monetary sanctions, including the dismissal of the complaint.

Accordingly, this pre-trial conference shall be converted to a status conference and CONTINUED to December 14, 2022, at 11:00 a.m. A status report (either unilateral or joint), must be filed by 14 days in advance of the continued hearing.

Appearances for the 7/13 hearing are excused.

Party Information

Debtor(s):

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall - DECEASED -
Robert S Marticello
Michael Simon
Philip E Strok
Kyra E Andrassy
Roger F Friedman
Susan K Seflin
Steven T Gubner
Corey R Weber
Michael W Davis
Kathy Bazoian Phelps
Timothy W Evanston

Defendant(s):

Luxury Asset Lending, LLC

Represented By

Richard Bunt

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

11:00 AM

CONT... WJA Asset Management LLC

Chapter 11

David Moore

Pro Se

Jackman Industries, Inc.

Represented By
Thomas M Monson

Plaintiff(s):

Luxury Asset Purchasing

Represented By
Kyra E Andrassy

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

8:18-14052 Kendall Frozen Fruits, Inc.

Chapter 11

Adv#: 8:21-01065 KFF Holdings, Inc. v. Morgan Stanley Bank, N.A.

#14.00

CONT'D STATUS CONFERENCE Hearing RE: Complaint For: Avoidance, Recovery, And Preservation Of Actual and Constructive Fraudulent Transfers (Complaint filed 8/4/2021)
(Another Summons issued 10/12/2021)

FR: 11-3-21; 1-12-22; 3-2-22; 5-4-22; 7-27-22; 10-26-22; 2-8-23

Docket 1

***** VACATED *** REASON: CONTINUED TO AUGUST 2, 2023 AT 11:00 A.M. PER ORDER APPROVING STIPULATION TO CONTINUE STATUS CONFERENCE; EXTEND DEADLINE TO ANSWER COMPLAINT AND ALL RELATED DEADLINES ENTERED 4-11 -2023 - (DOCKET NO.: [56])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kendall Frozen Fruits, Inc.

Represented By
Steven Werth
David S Kupetz

Defendant(s):

Morgan Stanley Bank, N.A.

Represented By
Edward Martinovich

Plaintiff(s):

KFF Holdings, Inc.

Represented By
Judith E Marshack
David Wood

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

Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... Kendall Frozen Fruits, Inc.

Chapter 11

Trustee(s):

Howard B Grobstein (TR)

Represented By

David Wood

Matthew Grimshaw

Tinho Mang

Annie Y Stoops

M Douglas Flahaut

Aram Ordubegian

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

Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

8:20-11339 Rockport Development, Inc.

Chapter 11

#15.00

CONT'D POST-CONFIRMATION STATUS CONFERENCE RE: Scheduling
And Case Management Conference
(Petition filed 5/7/2020)

FR: 5-13-20; 5-27-20; 6-3-20; 7-1-20; 7-14-20 (CB); 7-16-20; 10-8-20;
12-17-20; 2-18-21; 5-20-21; 6-3-21; 11-17-21; 5-18-22; 11-30-22; 1-11-23

Docket 5

Tentative Ruling:

Tentative for 5/3/23:

This matter is CONTINUED to September 27, 2023, at 11:00 a.m. A post-confirmation status report is due 14 days in advance.

Appearances for the 5/3 hearing are excused.

Party Information

Debtor(s):

Rockport Development, Inc.

Represented By
Matthew Grimshaw
David Wood
Laila Masud

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

Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

8:21-10930 Simon's Wholesale Bakery, Inc.

Chapter 11

Adv#: 8:22-01022 Simon's Wholesale Bakery, Inc. v. Ritchey Associates, LLC et al

#16.00

CONT'D Hearing RE: Motion For Rule 11 Sanctions Against Plaintiff And Its Counsel
(Motion filed 10/28/2022)

FR: 12-14-22; 4-19-23

Docket 38

Tentative Ruling:

Tentative for 5/3/23:

In light of the approval of the compromise between the parties in the main case on 3/20/23 [Dk. 136], this matter is CONTINUED to September 13, 2023, at 11:00 a.m. If this matter is not otherwise resolved by the continued date, a status report is due 14 days in advance. An earlier date, should one be required, may also be obtained upon written application.

Appearances for the 5/3 hearing are excused.

Tentative for 12/14/22:

The Court has reviewed the pleadings and is troubled by the allegations contained therein. It is particularly troubling that Defendant's counsel's repeated efforts to meet and confer were allegedly ignored by Plaintiff's counsel, who does not refute such allegations (which omission is glaring, as is the failure to submit a declaration in support of the Opposition). Officers of the Court are expected to act in a civil and professional manner, and are hereby warned to do so. Future failure to cooperate civilly may subject the offending party to monetary and/or non-monetary sanctions, in addition to liability under the present motion.

The Court requires a further evidentiary hearing on the allegations contained

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Santa Ana
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Wednesday, May 3, 2023

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5C

11:00 AM

CONT... Simon's Wholesale Bakery, Inc.

Chapter 11

in this motion. In order to ensure that overlapping issues are addressed efficiently, preserving resources for the Court and the parties, the Court is inclined to CONSOLIDATE an evidentiary hearing on this motion with the trial, utilizing the same discovery deadlines set by the scheduling order entered 8/25/22 [Dk. 24], and CONTINUE the hearing on this motion to the pre-trial conference presently scheduled for April 19, 2023, at 11:00 a.m., as a holding date.

Virtual appearances are required.

Party Information

Debtor(s):

Simon's Wholesale Bakery, Inc.

Represented By
Sara Tidd
Aryeh L. Kaufman

Defendant(s):

Ritchey Associates, LLC

Represented By
Richard H Golubow
Ronald J. Kohut

1901 Ritchey, LLC

Represented By
Richard H Golubow
Ronald J. Kohut

Movant(s):

Ritchey Associates, LLC

Represented By
Richard H Golubow
Ronald J. Kohut

1901 Ritchey, LLC

Represented By
Richard H Golubow
Ronald J. Kohut

Plaintiff(s):

Simon's Wholesale Bakery, Inc.

Represented By
Aryeh L. Kaufman

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... Simon's Wholesale Bakery, Inc.

Chapter 11

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

8:21-10930 Simon's Wholesale Bakery, Inc.

Chapter 11

Adv#: 8:22-01022 Simon's Wholesale Bakery, Inc. v. Ritchey Associates, LLC et al

#17.00

CONT'D PRE-TRIAL CONFERENCE Hearing RE: First Amended Complaint
For:

1. Breach Of Contract;
2. Breach Of Implied Covenant Of Good Faith And Fair Dealing;
3. Intentional Interference With Prospective Economic Advantage;
4. Negligent Interference With Prospective Economic Advantage; And
5. Claim Objection And Action To Disallow Claim Pursuant To 11 U.S.C.
Section 502

(Complaint filed 2/18/2022)

(First Amended Complaint filed 4/15/2022)

(Another Summons issued 4/15/2022)

(PTC set at S/C held 8/17/2022)

FR: 5-18-22; 7-13-22; 8-17-22- advanced from 4-20-23; 4-19-23

Docket 1

Tentative Ruling:

Tentative for 5/3/23:

In light of the approval of the compromise between the parties in the main case on 3/20/23 [Dk. 136], this matter is converted to a status conference and CONTINUED to September 13, 2023, at 11:00 a.m. If this matter is not otherwise resolved by the continued date, a status report is due 14 days in advance. An earlier date, should one be required, may also be obtained upon written application.

Appearances for the 5/3 hearing are excused.

Tentative for 8/17/22:

The Court is inclined to set the following dates/deadlines:

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

Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... Simon's Wholesale Bakery, Inc.

Chapter 11

1. Discovery cutoff: December 15, 2022. Note: this is the date by which all discovery motions must be heard and resolved.

2. Motion cutoff: January 31, 2022. Note: this is the date by which all non-discovery motions must be heard and resolved.

3. Pretrial conference: March 1, 2022, at 1:30 p.m.

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.

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

Virtual appearances are required.

Tentative for 7/13/22:

This matter is CONTINUED to August 17, 2022, at 11:00 a.m., to be heard concurrently with the pending motion to dismiss. An updated joint status report will not be required for this status conference, only.

Appearances for the 7/13 hearing are excused.

Party Information

Debtor(s):

Simon's Wholesale Bakery, Inc.

Represented By
Sara Tidd
Aryeh L. Kaufman

Defendant(s):

Ritchey Associates, LLC

Represented By
Richard H Golubow
Ronald J. Kohut

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

Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... Simon's Wholesale Bakery, Inc.
1901 Ritchey, LLC

Chapter 11

Represented By
Richard H Golubow
Ronald J. Kohut

Plaintiff(s):

Simon's Wholesale Bakery, Inc.

Represented By
Aryeh L. Kaufman

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Wednesday, May 3, 2023

Hearing Room

5C

11:00 AM

8:22-10057 3200 Myers Street Partners, LLC, a California limi

Chapter 11

#18.00

CONT'D Hearing RE: Motion For Order Disallowing Proofs Of Amended Claims As General Unsecured Claims And For Determination Of Secured Status Pursuant To Rule 3012 And 506(a)
(Motion filed 1/27/2023)
(Amended Claims 21-2, 22-2, 23-2, 25-2, 26-2 filed 2/15/2023)
(Amended Claim 24-2 filed 2/14/2023)

Claim No.: 21-2	Stone Bank	\$527,550.22
Claim No.: 22-2	Stone Bank	\$155,795.43
Claim No.: 23-2	Stone Bank	\$187,187.72
Claim No.: 24-2	Stone Bank	\$111,323.57
Claim No.: 25-2	Stone Bank	\$141,114.03
Claim No.: 26-2	Stone Bank	\$436,393.54

FR: 3-1-23; 3-22-23

Docket 303

Tentative Ruling:

Tentative for 5/3/23 is to SUSTAIN the objection.

The Court previously sustained this claim objection as to the original proofs of claim filed on 3/24/22, but continued the matter as to the amended proofs of claim filed concurrently with Claimant's opposition on 2/15/23.

In connection with the continued hearing, Claimant filed a Supplemental Response [Dk. 336] and supporting declaration [Dk. 337], which, as set forth below, do not support the amended proofs of claim.

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

11:00 AM

CONT... **3200 Myers Street Partners, LLC, a California limi** **Chapter 11**

If a well-taken objection is made to a proof of claim rebutting the presumption of validity, the claimant has the ultimate burden of persuasion as to the validity and amount of the claim. *In re Holm*, 931 F.2d at 623; *see also In re Pugh*, 157 B.R. 898, 901 (B.A.P. 9th Cir. 1993); *In re Fidelity Mortgage Holding Company, Ltd.*, 837 F.2d 696, 698 (5th Cir. 1988) ("[T]he claimant must. . . prove the validity of the claim by a preponderance of the evidence. The ultimate burden of proof always rests upon the claimant.") (internal quotation marks and citations omitted).

In the amended proofs of claim totaling approximately \$1.6M, Claimant asserted that the previously asserted value of the Arkansas properties was overstated and Claimant is entitled to a deficiency claim; however, neither the opposition, nor the amended proof of claims provided evidence to corroborate the Claimant's lower valuation. The Court continued the matter and allowed further briefing and evidence to be submitted to the Court.

Claimant's Supplemental Response [Dk. 336] included a supporting declaration [Dk. 337] which authenticated an appraisal valuing the properties at \$2,115,000. Claimant further asserted that Claimant would only be able to resell the properties after foreclosure for 60% of that appraised value; however, no evidence was provided to support that assertion. Claimant further states that there are delinquent taxes on the properties which would need to be paid before the foreclosure may occur, and that Claimant has incurred attorney fees and court costs which are reimbursable, all of which appear to total less than 10% of the appraised value.

As noted by the well-taken Supplemental Reply filed 4/25/23 [Dk. 340], Claimant has not met its burden to demonstrate that it holds an unsecured deficiency claim. Accordingly, the Court is inclined to SUSTAIN the objection.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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11:00 AM

**CONT... 3200 Myers Street Partners, LLC, a California limi
and password, when prompted.**

Chapter 11

Videoconference URL: <https://cacb.zoomgov.com/j/1609108694>

Meeting ID: 160 910 8694

Password: 033223

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

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

Meeting ID: 160 910 8694

Password: 033223

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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 3/22/23 is to SUSTAIN the objection as it relates to the originally filed proofs of claim.

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Santa Ana
Scott Clarkson, Presiding
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11:00 AM

CONT... **3200 Myers Street Partners, LLC, a California limi** Chapter 11

Claimant filed proofs of claim 21-26 on 3/24/22, based on debts secured by several commercial properties in Arkansas. On 1/27/23, Debtor filed a motion for order disallowing Claimant's proofs of claim as general unsecured claims, on the basis that the claims are fully secured. In making this determination, Debtor relied on the valuations provided by Claimant as contained in the proofs of claim and in Claimant's appraisal report dated October 5, 2022 (Exhibit 7) - both of which reflect that the claims are oversecured.

On 2/15/23, after Debtor's objection was filed, Claimant amended its proofs of claim and filed an opposition to Debtor's claim objection, asserting for the first time that it is entitled to deficiency claims because, apparently, the values previously asserted by Claimant regarding the Arkansas properties were overstated and that the objection is therefore moot. Neither the response nor the Amended Proofs of Claim provide evidence to corroborate the amended valuation.

A proof of claim executed under penalty of perjury and supported by sufficient attached documentation that is filed with the bankruptcy court constitutes prima facie evidence of the validity and amount of the claim. See FRBP 3001(f); *In re S. California Plastics, Inc.*, 165 F.3d 1243, 1247 (9th Cir. 1999). To rebut this presumption of validity, a party objecting to a proof of claim "must produce evidence tending to defeat the claim that is of a probative force equal to that of the creditor's proof of claim." See *In re Consol. Pioneer Mortgage*, 178 B.R. 222, 226 (B.A.P. 9th Cir. 1995), *aff'd sub nom. In re Consol. Pioneer Mortgage Entities*, 91 F.3d 151 (9th Cir. 1996)); see also *In re Wylie*, 349 B.R. 204, 210 (B.A.P. 9th Cir. 2006) (citing *Wright v. Holm (In re Holm)*, 931 F.2d 620, 623 (9th Cir. 1991); *Fullmer v. United States (In re Fullmer)*, 962 F.2d 1463, 1466 (10th Cir. 1992); *In re Allegheny Int'l, Inc.*, 954 F.2d 167, 173-74 (3rd Cir. 1992)). The burden then shifts back to the claimant to produce evidence meeting the objection and establishing its claim. *In re Wylie*, 349 B.R. at 210 (citation omitted). If objection is made to the proof of claim, the claimant has the ultimate burden of persuasion as to the validity and amount of the claim. *In re Holm*, 931 F.2d at 623; see also *In re Pugh*, 157 B.R. 898, 901 (B.A.P. 9th Cir. 1993); *In re Fidelity Mortgage Holding Company, Ltd.*, 837 F.2d 696, 698 (5th Cir. 1988) ("[T]he claimant must. . . prove the validity of the claim by a preponderance of the evidence. The ultimate burden of proof always rests upon the claimant.") (internal

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

CONT... 3200 Myers Street Partners, LLC, a California limi
quotation marks and citations omitted).

Chapter 11

Movant's Reply points out the lack of valuation attached to Claimant's Amended Proofs of Claim and includes the Amended Proofs of Claim in its request that no portion of Claimants' claims be deemed unsecured. Movant should be prepared to point the Court to applicable authority supporting its position that the Amended Proofs of Claim, filed after the objection was filed, may be included within the scope of the original objection, and that the rules regarding objections to claims have been satisfied in connection therewith.

Virtual appearances are required.

Party Information

Debtor(s):

3200 Myers Street Partners, LLC, a

Represented By
Robert P Goe
Charity J Manee
Reem J Bello

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:17-10929 Lindley Fire Protection Co., Inc.

Chapter 11

#19.00

Hearing RE: Motion For Fifth Extension Of Bankruptcy Court's Jurisdiction Over Resolving Claim Disputes After Dismissal Of Case (Motion filed 4/12/2023)

Docket 562

Tentative Ruling:

Tentative for 5/3/23 is to GRANT.

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 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: 160 617 7532

Password: 002837

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.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

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1:30 PM

CONT... Lindley Fire Protection Co., Inc.

Chapter 11

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

Party Information

Debtor(s):

Lindley Fire Protection Co., Inc.

Represented By
Marc C Forsythe
Charity J Manee
James C Bastian Jr
Brandon J Iskander

Movant(s):

Lindley Fire Protection Co., Inc.

Represented By
Marc C Forsythe
Charity J Manee
James C Bastian Jr
Brandon J Iskander

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:17-11996 WJA Asset Management LLC

Chapter 11

#20.00

CONT'D Hearing RE: Motion Of Luxury Asset Purchasing International, LLC, For Order Authorizing Sale Of Real Property Free And Clear Of Liens Pursuant To 11 U.S.C. Section 363(b) And (f)
[Affects: 5827 Winland Hills Drive Development Fund, LLC; Luxury Asset Purchasing International, LLC; TD REO Fund, LLC; And CA Real Estate Opportunity Fund III, LLC]
(Motion filed 2/25/2022)

FR: 3-23-22; 5-4-22; 7-26-22; advanced from 10-12-22; 9-14-22; 11-2-22; 2-15-23; 4-19-23

Docket 1783

Tentative Ruling:

Tentative for 5/3/23:

This matter was withdrawn by an approved stipulation filed April 28, 2023 [Dk. 2262]; accordingly, this matter is off calendar and the hearing VACATED.

Party Information

Debtor(s):

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall - DECEASED -
Robert S Marticello
Michael Simon
Philip E Strok
Kyra E Andrassy
Roger F Friedman
Susan K Sefflin
Steven T Gubner
Corey R Weber
Michael W Davis
Kathy Bazoian Phelps

**United States Bankruptcy Court
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1:30 PM

CONT... WJA Asset Management LLC

Chapter 11

Timothy W Evanston

Movant(s):

WJA Asset Management LLC

Represented By

Lei Lei Wang Ekvall - DECEASED -

Robert S Marticello

Michael Simon

Philip E Strok

Kyra E Andrassy

Roger F Friedman

Susan K Seflin

Steven T Gubner

Corey R Weber

Michael W Davis

Kathy Bazoian Phelps

Timothy W Evanston

**United States Bankruptcy Court
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Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:18-14052 Kendall Frozen Fruits, Inc.

Chapter 11

Adv#: 8:21-01073 KFF Holdings, Inc. v. Kendall

#21.00

CONT'D PRE-TRIAL CONFERENCE Hearing RE: Complaint For:

1. Avoidance, Recovery, And Preservation Of Intentional Fraudulent Transfers [11 U.S.C. Sections 548), 550, And 551];
2. Avoidance, Recovery, And Preservation Of Intentional Fraudulent Transfer [11 U.S.C. Sections 544, 550, And 551]; Cal. Civ. Code Section 3439.04 Et Seq]
3. Avoidance, Recovery, And Preservation Of Constructive Fraudulent Transfer [11 U.S.C. Sections 548(a)(1)(B), 550, And 551];
4. Avoidance, Recovery, And Preservation Of Fraudulent Transfers [11 U.S.C. Sections 544, 550, And 551]; Cal. Civ. Code Sections 3439.05 Et Seq.]
5. Breach Of Fiduciary Duty
(Complaint filed 8/5/2021)
(PTC set at S/C held 2-9-22)

FR: 11-17-21; 12-1-21; 2-9-22; 9-28-22; 1-4-23

Docket 1

***** VACATED *** REASON: CONTINUED TO JULY 12, 2023 AT 11:00
A.M. PER ORDER APPROVING STIPULATION TO AMEND
SCHEDULING ORDER DATES AND DEADLINES ENTERED 12-7-2022 -
(DOCKET NO. [41])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kendall Frozen Fruits, Inc.

Represented By
Steven Werth
David S Kupetz

Defendant(s):

Susan Kendall

Represented By

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

1:30 PM

CONT... Kendall Frozen Fruits, Inc.

Chapter 11

David M Goodrich
Ryan W Beall

Plaintiff(s):

KFF Holdings, Inc.

Represented By
Matthew Grimshaw
Judith E Marshack
David Wood

Trustee(s):

Howard B Grobstein (TR)

Represented By
David Wood
Matthew Grimshaw
Tinho Mang
Annie Y Stoops
M Douglas Flahaut
Aram Ordubegian

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:21-11687 Jerome Anthony Stefani and Anne Preston Stefani

Chapter 11

#22.00

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

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely
As Owner Trustee For RCF 2 Acquisition Trust vs. DEBTOR
(Motion filed 12/15/2022)
(Amended Motion filed 1/31/2023)
(Amended Motion filed 3/15/2023)

[RE: 18611 Mesa Drive, Villa Park, CA 92861]

FR: 1-11-23; 3-1-23; 4-19-23

Docket 150

Tentative Ruling:

Tentative for 5/3/23:

This matter is CONTINUED to May 17, 2023, at 1:30 p.m. to be heard concurrently with the hearing on plan confirmation in light of the representations contained in the confirmation brief that the parties are in the process of preparing a stipulation for plan treatment. [Dk. 156, pg. 13:20-21].

Appearances for the 5/3 hearing are excused.

Tentative for 3/1/23 is to CONTINUE to April 19, 2023, at 1:30 p.m. to allow Movant to review applicable rules and rectify the following issues.

LBR 4001-1(c)(iv) provides that a motion for relief from stay must be served on "the holder of a lien that is known to the movant, scheduled by the debtor, or appears in the public record." Debtor scheduled the following entities as possessing liens: Asset Capital Recovery Group, LLC, c/o Shlomo Goldin, Reg. Agent, Bank of America, Franchise Tax Board, Hartford Fire Insurance, JEL Enterprises, Les Fields, LVNV Funding, LLC, Maeve Stefani, Scott J.

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Central District of California
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1:30 PM

CONT... Jerome Anthony Stefani and Anne Preston Stefani Chapter 11

Esparza & Co. Bail Bonds, Inc., SMS Financial XIX, US Small Bus. Admin, Wilmington Savings Fund Society. Of the foregoing entities, the proof of service attached to the amended motion [Dk. 132] reflects that only LVNV Funding was served (albeit improperly, see below).

Moreover, FRBP 7004(a)(1) incorporates FRBP 9014, which requires service be made pursuant to FRBP 7004. FRBP 7004(b)(3) requires that service be made upon a corporation to the attention of an officer or authorized agent. The proof of service attached to the amended motion does not reflect that service was properly rendered to multiple of the listed corporate entities.

Lastly, the Court observes that Movant's motion relies on a valuation electronically signed by Jennifer Sharon Tukay, which valuation is purportedly authenticated by the declaration of broker, Brian Pavey. It is unclear how the declaration properly authenticates the valuation given that the signatories between the two documents, and the dates of inspected listed thereon each of the documents, appear to differ (i.e., 3/24/22 on appraisal and 1/22/23 on the declaration). Clarification is required.

Accordingly, Movant is to file and serve an amended motion with supporting declaration along with a notice of continued hearing and the motion not later than March 15, 2023.

Appearances for the 3/1 hearing are excused.

Tentative for 1/11/23 is to CONTINUE to March 1, 2023, at 1:30 p.m. to allow Movant to rectify the following issues.

LBR 4001-1 incorporates FRBP 4001(a)(1), which provides in relevant part that a motion for relief from stay to be served on Debtor's twenty largest unsecured creditors. Movant's proof of service does not reflect that the motion was served pursuant to FRBP 4001(a)(1) and LBR 4001-1.

Moreover, the Court observes that Movant's motion relies on an appraisal which is not properly authenticated.

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

CONT... Jerome Anthony Stefani and Anne Preston Stefani Chapter 11

Accordingly, the Court will allow Movant to file and serve a supplemental declaration authenticating the relied upon appraisal concurrently with a notice of continued hearing and the motion not later than January 31, 2023.

Appearances for the 1/11 hearing are excused.

Party Information

Debtor(s):

Jerome Anthony Stefani

Represented By
Sara Tidd

Joint Debtor(s):

Anne Preston Stefani

Represented By
Sara Tidd

Movant(s):

U.S. Bank Trust National

Represented By
Fanny Zhang Wan

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-10296 Arian Mowlavi

Chapter 11

#23.00

CONT'D Hearing RE: Motion for relief from stay [Action In Non-Bankruptcy Forum]

State Court Tort And Medical Malpractice Claimants vs. DEBTOR
(Motion filed 2/21/2023)

**[RE: Case Name: AMG, GG, BC et al. v. Arian Mowlavi, MD, et al;]
[Docket Number: 30-2021-01238424-CU-MM-CJC]
[Pending In: Superior Court Of The State Of California, County Of Orange]**

FR: 3-22-23

Docket 279

Tentative Ruling:

Tentative for 5/3/23.

The Court has reviewed the latest status reports [Dks. 320 - 323] and noting that discussions to resolve this matter are still ongoing, hereby CONTINUES this matter to May 31, 2023, at 1:30 p.m., to be heard concurrently with the status conference and related matters.

Appearances for the 5/3 hearing are excused.

Tentative for 3/22/23 is to CONTINUE to May 3, 2023, at 1:30 p.m., pursuant to the representations contained in Trustee's response filed 3/8/23 [Dk. 297]. A status report is due 14 days in advance of the continued hearing.

Appearances for the 3/22 hearing will not be permitted.

Party Information

Debtor(s):

Arian Mowlavi

Represented By

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

CONT...

Arian Mowlavi

J Scott Williams

Chapter 11

Movant(s):

Hode Milman Ikuta State Court Tort

Represented By
Thomas J Polis

Trustee(s):

Thomas H Casey (TR)

Represented By
Todd C. Ringstad

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11383 Hero Nutritionals, LLC

Chapter 11

#24.00

Hearing RE: Amended Objection To Claim Pursuant To 11 U.S.C. Section 502(b):
(Motion filed 3/1/2023)
(Amended Motion filed 3/2/2023)

Claim No.: 20-1	Employment Development Department	\$45,564.08
	General Unsecured:	\$13,636.46
	Total:	\$59,200.54

Docket 204

***** VACATED *** REASON: OFF CALENDAR PER NOTICE OF
WITHDRAWAL OF AMENDED CLAIM 20-1 PURSUANT TO 11 U.S.C.
SECTION 502 FILED 4-5-2023 - (DOCKET NO. [264])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hero Nutritionals, LLC

Represented By
David M Goodrich
Sonja Hourany

Movant(s):

Hero Nutritionals, LLC

Represented By
David M Goodrich
Sonja Hourany

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11383 Hero Nutritionals, LLC

Chapter 7

#25.00

Hearing RE: Amended Objection To Claim Pursuant To 11 U.S.C. Section 502(b):
(Motion filed 3/1/2023)
(Amended Motion filed 3/13/2023)

Claim No.: 5-1 Bank Of America, N.A. \$331,990.00

Docket 224

***** VACATED *** REASON: CONTINUED TO SEPTEMBER 13, 2023
AT 1:30 P.M. PER ORDER APPROVING STIPULATION TO CONTINUE
HEARING AND RESPONSE DEADLINE ON OBJECTION TO CLAIM 5-
1 PURSUANT TO 11 U.S.C. SECTION 502(b) ENTERED 4-19-2023 -
(DOCKET NO. [279])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hero Nutritionals, LLC

Represented By
David M Goodrich
Sonja Hourany
Amelia Puertas-Samara

Movant(s):

Hero Nutritionals, LLC

Represented By
David M Goodrich
Sonja Hourany
Amelia Puertas-Samara

Trustee(s):

Thomas H Casey (TR)

Represented By
Todd C. Ringstad

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

CONT... Hero Nutritionals, LLC

Karen S. Naylor
Ashley M Teesdale

Chapter 7

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11701 Jeffrey Scott Liolios

Chapter 11

#26.00

CONT'D STATUS CONFERENCE Hearing RE : Order:
(1) Setting Conference On Status Of Subchapter V case;
(2) Requiring Debtor To Appear At Status Conference And File Report On Status Of Subchapter V Case, Or Face Possible (A) Conversion Of Case To Chapter 7 Or (B) Dismissal Of Case;
(3) Requiring Subchapter V Trustee To Appear At Status Conference;
(4) Establishing Procedure For Motion For Order Confirming Subchapter V Plan; And
(5) Setting Date For 11 U.S.C Section 1111(b) Election
(Petition filed 10/3/2022)
(Order Entered 10-6-2022)

FR: 11-16-22; 3-22-23

Docket 7

Tentative Ruling:

Tentative for 5/3/23:

Should the Court approve Debtor's amended plan as set forth in related matter #26, this matter will be taken off calendar.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. 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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Wednesday, May 3, 2023

Hearing Room 5C

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CONT... Jeffrey Scott Liolios

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. This is a nation-wide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.

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/1606177532>

Meeting ID: 160 617 7532

Password: 002837

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

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

Meeting ID: 160 617 7532

Password: 002837

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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CONT... Jeffrey Scott Liolios Chapter 11

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 3/22/23:

Should the Court continue the plan confirmation, as set forth in related matter #21, the Court will similarly CONTINUE this status conference to April 19, 2023, at 1:30 p.m.

Virtual appearances required.

Tentative for 11/16/22:

The Court is inclined to set the following dates/deadlines:

1. Deadline to file and serve Plan - January 3, 2023 (statutory deadline).
2. Ballots Due - February 8, 2023.
3. Confirmation Brief Due - February 22, 2023.
4. Oppositions to Confirmation Brief due - March 1, 2023.
5. Replies due - March 8, 2023.
6. Confirmation Hearing & Continued Status Conference - March 22, 2023, at 1:30 p.m. A status report shall be due 14 days in advance.

Virtual appearances are required.

Party Information

Debtor(s):

Jeffrey Scott Liolios

Represented By
James E Till

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

Wednesday, May 3, 2023

Hearing Room 5C

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CONT... Jeffrey Scott Liolios

Chapter 11

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11701 Jeffrey Scott Liolios

Chapter 11

#27.00

CONT'D Hearing RE: Motion For Order Confirming Debtor's Amended Plan Of Reorganization For Small Business Under Chapter 11 Dated January 3, 2023 (Plan filed 1/3/2023) (Set at S/C held 11/16/2022)

FR: 3-22-23

Docket 95

Tentative Ruling:

Tentative for 5/3/23:

The Court is inclined to APPROVE the amended plan, which proposes to pay all creditors in full within a five year period, and set a post-confirmation status conference on November 8, 2023, at 11:00 a.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. 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
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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1:30 PM

CONT... Jeffrey Scott Liolios

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/1606177532>

Meeting ID: 160 617 7532

Password: 002837

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Meeting ID: 160 617 7532

Password: 002837

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

CONT... Jeffrey Scott Liolios

Chapter 11

Tentative for 3/22/23:

The Court is inclined to CONTINUE to April 19, 2023, at 1:30 p.m., to allow Debtor to file and serve an amended plan by not later than March 27, 2023. Opposition to the amended plan may be filed by not later than April 5, 2023, with a reply deadline of April 12, 2023.

Virtual appearances are required.

Party Information

Debtor(s):

Jeffrey Scott Liolios

Represented By
James E Till

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11701 Jeffrey Scott Liolios

Chapter 11

#28.00

CONT'D Hearing RE: Motion For Order Dismissing Chapter 11 Case
(Motion filed 3/2/2023)

FR: 3-22-23

Docket 67

Tentative Ruling:

Tentative for 5/3/23:

The Court is inclined to DENY without prejudice, in light of the tentative on related matter #27.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. 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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Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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1:30 PM

CONT... Jeffrey Scott Liolios

Chapter 11

Videoconference URL: <https://cacb.zoomgov.com/j/1606177532>

Meeting ID: 160 617 7532

Password: 002837

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

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Meeting ID: 160 617 7532

Password: 002837

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Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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Tentative for 3/22/23:

The Court is inclined to CONTINUE to April 19, 2023, at 1:30 p.m., pursuant to the Court's tentative on related matter #21.

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Central District of California
Santa Ana
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Wednesday, May 3, 2023

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1:30 PM

CONT... Jeffrey Scott Liolios

Chapter 11

Virtual appearances are required.

Party Information

Debtor(s):

Jeffrey Scott Liolios

Represented By
James E Till

Movant(s):

Geoffrey C. Plank

Represented By
Richard H Golubow
Peter W Lianides

Ronald A. Both

Represented By
Richard H Golubow
Peter W Lianides

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:22-11915 Manzella Properties, LLC

Chapter 11

#29.00

Hearing RE: Motion Of Chapter 11 Trustee For An Order Approving Proposed Cash Collateral Stipulation With Citizens Business Bank (Motion filed 3/21/2023)

Docket 149

Tentative Ruling:

Tentative for 5/3/23 is to APPROVE.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Trustee 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 Trustee will be so notified.

Parties wishing to make an appearance must do so by 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: 160 617 7532

Password: 002837

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.

As a reminder, only hearing participants may appear virtually; members of the general public wishing to view the hearings may do so from the Courtrooms, which remain open and accessible.

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

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CONT... Manzella Properties, LLC

Chapter 11

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

Party Information

Debtor(s):

Manzella Properties, LLC

Represented By
Tracy Green

Movant(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Ashley M Teesdale
William Malcolm

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Ashley M Teesdale
William Malcolm

United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:23-10051 Pandora Servicing LLC

Chapter 11

#30.00

Hearing RE: Amended Motion for relief from stay [Action In Non-Bankruptcy Forum]

Bluegreen Vacations Corporation vs. DEBTOR
(Motion filed 4/3/2023)
(Amended Motion filed 4/5/2023)

[RE: Case Name: Bluegreen Vacations Unlimited vs. Timeshare Lawyers P.A.]
[Docket Number: 1:20-cv-24681-RNS]
[Pending In: United States District Court, Southern District Of Florida, Miami Division]

Docket 58

*** VACATED *** REASON: CONTINUED TO MAY 4, 2023 AT 10:00 A.M. PER ORDER CONTINUING HEARING ON MOTION FOR RELIEF FROM STAY (DOCKET [58] ENTERED 4-21-2023 - (DOCKET NO. [72])

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Pandora Servicing LLC

Represented By
Michael Jay Berger

Movant(s):

Bluegreen Vacations Corporation

Represented By
James A Timko

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:23-10051 Pandora Servicing LLC

Chapter 11

#31.00

Hearing RE: Debtor Pandora Servicing LLC's Ex Parte Motion Requesting An Extension Of Deadline To File Subchapter V Plan
(Motion filed 4/10/2023)
(Set per Order Entered 4/11/2023)

Docket 61

***** VACATED *** REASON: CONTINUED TO MAY 4, 2023 AT 10:00
A.M. PER ORDER CONTINUING MOTION RE: EXTENSION OF
DEADLINE TO FILE PLAN ENTERED 4-21-2023 - (DOCKET NO. [72])**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Pandora Servicing LLC

Represented By
Michael Jay Berger

Movant(s):

Pandora Servicing LLC

Represented By
Michael Jay Berger

Trustee(s):

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:23-10571 The Litigation Practice Group P.C.

Chapter 11

#32.00

Hearing RE: Motion for relief from stay [Unlawful Detainer]

SDCO Tustin Executive Center, Inc., A Delaware Corporation vs. DEBTOR
(Motion filed 3/29/2023)

[RE: 17542 E. 17th Street, Suites 100, 105, 250 & 330, Tustin, CA 92780]

Docket 19

Tentative Ruling:

Tentative for 5/3/23 is to GRANT pursuant to 11 U.S.C. § 362(d)(1) and § 362(d)(2) with 4001(a)(3) waiver, except that the extraordinary relief sought [Para. 11] is denied as Movant has not demonstrated that such relief is warranted.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. 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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Hearing participants may connect to the videoconference through an Internet

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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Wednesday, May 3, 2023

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CONT... The Litigation Practice Group P.C. Chapter 11

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/1606177532>

Meeting ID: 160 617 7532

Password: 002837

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Meeting ID: 160 617 7532

Password: 002837

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Party Information

Debtor(s):

The Litigation Practice Group P.C.

Represented By

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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CONT... The Litigation Practice Group P.C.

Chapter 11

Joon M Khang

Movant(s):

SDCO Tustin Executive Center, Inc.

Represented By
Ronald K Brown

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

Wednesday, May 3, 2023

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1:30 PM

8:23-10571 The Litigation Practice Group P.C.

Chapter 11

#33.00

Hearing RE: Motion By United States Trustee To Dismiss Or Convert Case Pursuant To 11 U.S.C. Section 1112(b)
(Motion filed 3/30/2023)

Docket 21

Tentative Ruling:

Tentative for 5/3/23:

The U.S. Trustee seeks dismissal for the failure to submit and file certain documents, including those required in the 7 day package. While counsel subsequently filed an employment application [Dk. 43] and a notice of insider compensation [Dk. 41, seeks \$100,000 per month], no opposition to this motion was filed.

On April 28, 2023, [Dk. 50], the U.S. Trustee filed a Supplement detailing the outstanding deficient items, as well as multiple additional deficiencies in Debtor's Schedules and Statement of Financial Affairs, and, based upon the amount of scheduled assets, recommends conversion.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. 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
Central District of California
Santa Ana
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CONT... The Litigation Practice Group P.C. Chapter 11

from the Courtroom, which will remain open. This is a nation-wide 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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**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

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1:30 PM

CONT... The Litigation Practice Group P.C.

Chapter 11

Party Information

Debtor(s):

The Litigation Practice Group P.C.

Represented By
Joon M Khang

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

Wednesday, May 3, 2023

Hearing Room 5C

1:30 PM

8:23-10170 FGV Fresno LP

Chapter 11

#34.00

Hearing RE: Debtor's Application For Authority To Employ Mogharebi-Ozen Company As Real Estate Broker To Sell Debtor's Property Pursuant To 11 U.S.C. Section 328

[RE: 1544 East Fedora, Fresno, CA 93704]

Docket 46

Tentative Ruling:

Tentative for 5/3/23 is to APPROVE and overrule the objections raised by United Security Bank for the well-taken reasons stated in the Reply filed 4/21/23 [Dk. 56].

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. 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 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. This is a nation-wide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.

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.

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CONT... FGV Fresno LP

Chapter 11

Videoconference URL: <https://cacb.zoomgov.com/j/1606177532>

Meeting ID: 160 617 7532

Password: 002837

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

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

Meeting ID: 160 617 7532

Password: 002837

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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.

Party Information

Debtor(s):

FGV Fresno LP

Represented By
Reem J Bello
Robert P Goe

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
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CONT... FGV Fresno LP

Chapter 11

Movant(s):

FGV Fresno LP

Represented By
Reem J Bello
Robert P Goe