

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

10:00 AM

**8:25-10304 Wildcat Lender, LLC**

**Chapter 11**

**#1.00**

Hearing RE: First And Final Application For Allowance Of Fees And Costs For The Period From February 4, 2025 Through April 4, 2025  
(Application filed 4/5/2025)

**[RE: MARSHACK HAYS WOOD LLP - General Counsel For Debtor]  
[Fees: \$19,973.00; Expenses: \$107.35]**

Docket 49

**Tentative Ruling:**

Tentative for 5/20/25 is to APPROVE as requested, contingent upon the filing of a client declaration.

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: 160 241 5634

Password: 748982

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  
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**CONT... Wildcat Lender, 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.

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

**Debtor(s):**

Wildcat Lender, LLC

Represented By  
David Wood  
Matthew Bouslog

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, May 20, 2025**

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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]**

**United States Bankruptcy Court  
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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; 3-27-25; 4-8-25; 4-22-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO AUGUST 5, 2025 AT  
11:00 A.M. PER ORDER GRANTING STIPULATION TO CONTINUE  
STATUS CONFERENCE ENTERED 5-5-2025 - (DOCKET NO. [192])**

**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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**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

**United States Bankruptcy Court  
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**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#: 8:19-01191 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;  
3-27-25; 4-8-25| 4-22-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO AUGUST 5, 2025 AT 1:30  
P.M. PER ORDER GRANTING STIPULATION TO CONTINUE STATUS  
CONFERENCE ENTERED 5-5-2025 - (104J)**

**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

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**CONT... John Olaf Halvorson**

**Chapter 7**

Jerry Ann Randall

Represented By  
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

**United States Bankruptcy Court  
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11:00 AM

**CONT... John Olaf Halvorson**

**Chapter 7**

Weneta Kosmala

Anne A Uyeda

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  
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**Tuesday, May 20, 2025**

**Hearing Room 5C**

11:00 AM

**8:18-14425 Wallace Raymond Steffen, Jr**

**Chapter 7**

Adv#: 8:19-01107 Steffen v. Steffen, Jr.

**#4.00**

Hearing RE: Jugment Debtor Wallace Raymond Steffen, Jr. Is Ordered To Appear For Examination and Give Information To Help Enforce A Money Judgment Against Him  
(Set per Order Entered 3/28/2025)

Docket 0

**Tentative Ruling:**

Tentative for 5/20/25:

No proof of service has been filed. This matter will go off-calendar unless it is continued by a request and an order approved prior to the hearing.

Appearances for the 5/20 hearing will not be permitted.

**Party Information**

**Debtor(s):**

Wallace Raymond Steffen Jr

Represented By  
Anerio V Altman

**Defendant(s):**

Wallace Raymond Steffen Jr.

Pro Se

**Plaintiff(s):**

Linda Steffen

Represented By  
Christopher J Langley

**Trustee(s):**

Richard A Marshack (TR)

Represented By

**United States Bankruptcy Court  
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11:00 AM

**CONT...**

**Wallace Raymond Steffen, Jr**

Misty A Perry Isaacson

**Chapter 7**

**United States Bankruptcy Court  
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Tuesday, May 20, 2025

Hearing Room 5C

11:00 AM

**8:20-13014 Northern Holding, LLC**

**Chapter 7**

**#5.00**

CONT'D STATUS CONFERENCE Hearing RE: Compliance With Order  
Adjudicating Mr. Codding In Contempt (Docket [424])

**[In-Person Hearing]**

(OST Entered 10/26/2022)

(Cont'd S/C set per Order Entered 8/16/2024 - dk. 480)

FR: 2-16-23; 4-20-23; 5-11-23; 9-13-23 advanced from 6-15-23; 6-14-23;  
7-12-23; 9-13-23; 9-27-23; 10-18-23; 11-8-23; 11-16-23; 12-6-23; 1-9-24;  
1-30-24; 2-27-24; 3-12-24; 3-14-24; 3-26-24; 3-26-24; 4-9-24; 5-21-24; 7-2-24;  
9-10-24; 11-12-24; 2-18-25

Docket 359

**Tentative Ruling:**

Tentative for 5/20/25:

Personal appearances in Courtroom 5C required.

**Party Information**

**Debtor(s):**

Northern Holding, LLC

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

**Trustee(s):**

Richard A Marshack (TR)

Represented By

D Edward Hays

Tinho Mang

Kristine A Thagard

**United States Bankruptcy Court  
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**Tuesday, May 20, 2025**

**Hearing Room 5C**

11:00 AM

**8:22-10149 Wendy Anne Miller**

**Chapter 7**

**#6.00**

CONT'D Hearing RE: Motion For Sanctions For Violation Of The Automatic Stay; And For Order For Of Contempt; And For Discharge Injunction (Motion filed 12/20/2024) (Set per Notice of Motion filed 2/17/2025)

FR: 3-11-25; 4-22-25

Docket 83

**Tentative Ruling:**

Tentative for 5/20/25:

This matter is CONTINUED to July 1, 2025, at 11:00 a.m. Trustee is required to file a substantive response to the Motion 14 days in advance.

No further pleadings by any other party will be permitted.

Appearances for the 5/20 hearing will not be permitted.

\*\*\*\*\*

Tentative for 4/22/25:

This matter is CONTINUED to May 20, 2025, at 11:00 a.m. to permit Movant to properly effectuate service as to Virginia Valadez

The docket does not reflect that Virginia Valadez was served all pleadings. For example, the Motion [Dk. 83] does not attach a proof of service. Additionally, the Notice of Motion [Dk. 92] does not reflect service upon Virginia Valadez. While the Notice of Motion does reflect electronic service upon Gil Arbel (Ms. Valadez's apparent current state court probate attorney) there is no evidence that he is appearing for Ms. Valadez in connection with this matter or that he consented to electronic service.

Movant is to serve a notice of continued hearing and all relevant pleadings by

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**CONT... Wendy Anne Miller Chapter 7**

no later than April 25, 2025. A proof of service regarding the foregoing must be filed by no later than April 26, 2025.

Any opposition to the Motion is due no later than May 6, 2025, and any reply is due May 13, 2025. No late filed pleadings will be considered by the Court.

Appearances for the 4/22 hearing will not be permitted.

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

**Debtor(s):**

Wendy Anne Miller

Represented By  
Thomas M Alexander Jr

**Movant(s):**

Wendy Anne Miller

Represented By  
Thomas M Alexander Jr

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Misty A Perry Isaacson

**United States Bankruptcy Court  
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Santa Ana  
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**Tuesday, May 20, 2025**

**Hearing Room 5C**

11:00 AM

**8:22-10149 Wendy Anne Miller**

**Chapter 7**

**#6.10**

Hearing RE: Motion By Chapter 7 Trustee To Close Case With Unadministered Asset  
(Motion filed 4/16/2025)  
(Set per Notice of Hearing filed 4/30/2025 -dk. 115)

Docket 108

**Tentative Ruling:**

Tentative for 5/20/25:

This matter is CONTINUED to July 1, 2025, at 11:00 a.m. Trustee is required to file a substantive reply to the response filed by Virginia Valadez on April 28, 2025 [Dk. 114], 14 days in advance.

No further pleadings by any other party will be permitted.

Appearances for the 5/20 hearing will not be permitted.

**Party Information**

**Debtor(s):**

Wendy Anne Miller

Represented By  
Thomas M Alexander Jr

**Movant(s):**

Richard A Marshack (TR)

Represented By  
Misty A Perry Isaacson

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Misty A Perry Isaacson

**United States Bankruptcy Court  
Central District of California  
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Tuesday, May 20, 2025

Hearing Room 5C

11:00 AM

8:23-12645 Dathao Phung

Chapter 7

#7.00

Hearing RE: Debtor's Motion For An Order Disallowing Claim:  
(Motion filed 4/18/2025)

Claim No. 7                      Dao Chanh Ly                      \$4,000,000.00

Docket              172

**Tentative Ruling:**

Tentative for 5/20/25:

Movant should be prepared to address why the Court should not abstain from ruling on the Claim Objection until resolution of the underlying State Court Action.

Movant alleges that the Claim should not be entitled to a presumption of validity as it attaches only an unverified complaint, to which Debtor filed a cross-complaint. However, such evidence appears to be sufficient. *See, e.g., Boyko v. Barizon (In re Boyko)*, 2024 Bankr. LEXIS 898, \*5 (B.A.P. 9th Cir. 2024) ("Court noted that Appellees' proof of claim provided prima facie evidence, by attaching a state court complaint and a declaration outlining damages and claims, sufficient to allow the claim, subject to proof at trial").

Movant's assertion that Claimant "essentially got buyer's remorse" is not sufficient to rebut the prima facie validity that Claimant is entitled to. *See* FRBP 3001(f); *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)).

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,

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CONT...

**Dathao Phung**

**Chapter 7**

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, 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.**

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/1612058564>

Meeting ID: 161 205 8564

Password: 962907

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 below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

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

Meeting ID: 161 205 8564

**United States Bankruptcy Court  
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**CONT... Dathao Phung**

**Chapter 7**

Password: 962907

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.

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

**Debtor(s):**

Dathao Phung

Represented By  
Giovanni Orantes

**Movant(s):**

Dathao Phung

Represented By  
Giovanni Orantes  
Giovanni Orantes

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Tinho Mang  
Devan De los Reyes

**United States Bankruptcy Court  
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**Tuesday, May 20, 2025**

**Hearing Room**

**5C**

11:00 AM

**8:25-10447 Ronald Walker Per GAD Amy Rivas, Jr.**

**Chapter 7**

**#8.00**

Hearing RE: Motion To Vacate Order Of Dismissal  
(Motion filed 4/21/2025)

Docket 22

**Tentative Ruling:**

Tentative for 5/20/25 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 appearing in the Courtroom or by utilizing Zoom for Government, a free service that provides audioconference capabilities, using the following information.

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Meeting ID: 161 205 8564

Password: 962907

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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.

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**CONT... Ronald Walker Per GAD Amy Rivas, Jr.**

**Chapter 7**

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

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

**Debtor(s):**

Ronald Walker Per GAD Amy	Represented By A Mina Tran
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**Movant(s):**

Ronald Walker Per GAD Amy	Represented By A Mina Tran
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**Trustee(s):**

Thomas H Casey (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
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**Tuesday, May 20, 2025**

**Hearing Room 5C**

11:00 AM

**8:24-13172 David James O'Brien and Mary Monique O'Brien**

**Chapter 7**

**#8.10**

Hearing RE: Debtor's Motion For Order RE: Debtors' Voluntary Dismissal Of Debtors' Bankruptcy Case  
(Motion filed 4/29/2025)

Docket 19

**Tentative Ruling:**

Tentative for 5/20/25 is to GRANT, contingent upon Debtor filing proof of payment, in full, to Citibank, Barclay's Bank, and US Bank.

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: 161 205 8564

Password: 962907

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, members of the general public wishing to *view* the hearings may do so from the Courtrooms, which remain open and accessible. Any

**United States Bankruptcy Court  
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CONT... **David James O'Brien and Mary Monique O'Brien**

Chapter 7

party, however, may *listen* to the hearing by audioconference, as noted above.

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

**Party Information**

**Debtor(s):**

David James O'Brien

Represented By  
Thomas J Polis

**Joint Debtor(s):**

Mary Monique O'Brien

Represented By  
Thomas J Polis

**Movant(s):**

David James O'Brien

Represented By  
Thomas J Polis

Mary Monique O'Brien

Represented By  
Thomas J Polis

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

United States Bankruptcy Court  
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Tuesday, May 20, 2025

Hearing Room 5C

1:30 PM

8:21-11710 Jamie Lynn Gallian

Chapter 7

Adv#: 8:21-01096 Jasso v. Gallian et al

#9.00

CONT'D STATUS CONFERENCE Hearing RE: Second Amended Complaint For Determination Of Dischargeability And Objecting To Debtor's Discharge Pursuant To Sections 523 And 727 Of The Bankruptcy Code (Complaint filed 10/18/2021) (First Amended Complaint filed 11/16/2021) **[Case Transferred From ES On 9/1/2022]** (Another Summons Issued 11/19/21) (S/C set at hearing held 9/27/2022) (Second Amended Complaint filed 1/28/2023) (S/C set at PTC held 5/16/2023)

FR:2-10-22; 6-30-22; 9-22-22; 9-22-22; 9-27-22; 11-15-22; 2-14-23; 5-16-23; 7-18-23; 1-16-24; 4-9-24; 7-16-24; 11-12-24; 1-14-25; 3-11-25

Docket 107

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR PER ORDER GRANTING MOTION TO DISMISS REMAINING ADVERSARY CLAIMS AGAINST THE DEBTOR JAMIE LYNN GALLIAN, EXCEPT 11 U.S.C. SEC. 523(A)(7), DISMISS DEFENDANTS J-PAD, LLC AND J-SANDCASTLE CO LLC, AND VACATE STATUS CONFERENCE, AND SHOW CAUSE HEARINGS; ORDER GRANTING FINAL JUDGMENT ON 11 U.S.C. 523(a)(7) CLAIM AND COSTS OF SUIT ENTERED 4-29-2025 - (DOCKET NO. [157])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Jamie Lynn Gallian

Represented By  
Christopher L Blank

**Defendant(s):**

Jamie Lynn Gallian

Pro Se

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**CONT... Jamie Lynn Gallian**

**Chapter 7**

J-Pad, LLC

Pro Se

J-Sandcastle Co LLC

Pro Se

**Plaintiff(s):**

Janine Jasso

Pro Se

**Trustee(s):**

Jeffrey I Golden (TR)

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

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

Tuesday, May 20, 2025

Hearing Room 5C

1:30 PM

**8:21-11710 Jamie Lynn Gallian**

Chapter 7

Adv#: 8:21-01096 Jasso v. Gallian et al

**#10.00**

Hearing RE: Plaintiff Janine Jasso Is Directed To Appear And Show Cause Why The Remaining Claims Under Sections 523 And 727 Should Not Be Dismissed Because (1) They Are Moot As To Debtor As A Result Of Debtor's Denial Of Discharge And (2) They Are Impermissible As To The Other Defendants As Such Claims May Not Be Asserted Against Corporate Defendants, Who Are Also Non-Debtors  
(Set per OSC Entered 3-6-2025)

**[In-Person Hearing]**

Docket 150

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR PER ORDER  
GRANTING MOTION TO DISMISS REMAINING ADVERSARY  
CLAIMS AGAINST THE DEBTOR JAMIE LYNN GALLIAN, EXCEPT 11  
U.S.C. SEC. 523(A)(7), DISMISS DEFENDANTS J-PAD, LLC AND J-  
SANDCASTLE CO LLC, AND VACATE STATUS CONFERENCE, AND  
SHOW CAUSE HEARINGS; ORDER GRANTING FINAL JUDGMENT  
ON 11 U.S.C. 523(a)(7) CLAIM AND COSTS OF SUIT ENTERED 4-29-  
2025 - (DOCKET NO. [157])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Jamie Lynn Gallian

Represented By  
Christopher L Blank

**Defendant(s):**

Jamie Lynn Gallian

Pro Se

J-Pad, LLC

Pro Se

J-Sandcastle Co LLC

Pro Se

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

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1:30 PM

**CONT... Jamie Lynn Gallian**

**Chapter 7**

**Plaintiff(s):**

Janine Jasso

Pro Se

**Trustee(s):**

Jeffrey I Golden (TR)

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

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**8:21-11886 Haah Automotive Holdings Inc.**

**Chapter 7**

Adv#: 8:22-01009 Haah Automotive Holdings Inc. v. Davis et al

**#11.00**

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

- (1) Avoidance Of Fraudulent Transfers With Actual Intent  
[11 U.S.C. Section 544(b)];
- (2) Avoidance Of Fraudulent Transfers With Actual Intent  
[11 U.S.C. Section 548(a)(1)(A);
- (3) Avoidance Of Constructively Fraudulent Transfers  
[11 U.S.C. Section 548(a)(1)(B)];
- (4) Recovery And Preservation Of Avoided Transfers  
[11 U.S.C. Sections 550 And 551];
- (5) Fraud;
- (6) Breach Of Fiduciary Duty;
- (7) Conversion;
- (8) Negligent Misrepresentation;
- (9) Restitution; And
- (10) Attorney's Fees

[Notice Of Removal Of Action Styled Haah Automotive Holdings Inc. v. Michael  
G. Davis et al., Case No. 30-2020-01152245-CU-FR-CJC]

(Notice of Removal filed 1-28-22)

(First Amended Complaint filed 7/27/2023)

**[Case Transferred From ES On 9/1/2022]**

**(PTC set per Order Entered 5-23-2023 - dkt. [31])**

**(S/C set per Order Entered 7/14/2023 - dkt. [65])**

**[Adv. 8:22-ap-1009-SC Consolidated with Adv. 8:22-01099-SC - dk. [104]**

**(PTC set at S/C held 12/5/2023)**

**[Thomas D. Randall dismissed 3-7-2025 -dk. [168])**

**[Shelley Dickstein dismissed 5-9-2025 - dk. [185])**

**[David Randall dismissed 5-9-2025 - dk. [186])**

FR: 3-30-22; 4-14-22; 6-16-22; 12-1-22; 12-13-22; 7-11-23; 9-26-23; 9-24-24;  
12-17-24

Docket 68

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**CONT... Haah Automotive Holdings Inc.**

**Chapter 7**

**Tentative Ruling:**

Tentative for 5/20/25:

In light of the current case posture this matter is CONTINUED to July 29, 2025, at 1:30 p.m. pending resolution of the outstanding items.

Appearances for the 5/20 hearing are excused.

**Party Information**

**Debtor(s):**

Haah Automotive Holdings Inc.	Represented By Todd C. Ringstad
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**Defendant(s):**

Nancy Davis	Represented By Michael V Severo
Shelley Dickstein	Pro Se
Thomas D. Randall	Pro Se
David Randall	Pro Se
Michael R Davis	Represented By Michael V Severo
Anthony J Azavedo	Pro Se
Hale & Associates Automotive	Represented By Michael V Severo

**Plaintiff(s):**

Haah Automotive Holdings Inc.	Represented By Dylan J Yamamoto
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**Trustee(s):**

Richard A Marshack (TR)	Represented By Chad V Haes
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**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**CONT... Haah Automotive Holdings Inc.**

**Chapter 7**

Aram Ordubegian  
Annie Y Stoops  
Dylan J Yamamoto

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

Tuesday, May 20, 2025

Hearing Room 5C

1:30 PM

**8:23-11393 Gregory P. Sorensen**

**Chapter 7**

Adv#: 8:23-01115 Roley et al v. Sorensen et al

**#12.00**

Hearing RE: Order To Appear And Show Cause Why The Case Should Not Be Dismissed For The Failure To Adhere To The Court's Requirements (Set per Order Entered 5-7-2025 - dk. 49)  
**[Personal Appearances Are Required]**

Docket 48

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR PER ORDER  
DISMISSING ADVERSARY PROCEEDINGT ENTERED 5-8-2025 -  
(DOCKET NO. [51])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Gregory P. Sorensen

Represented By  
Michael G Spector

**Defendant(s):**

Gregory P Sorensen

Represented By  
Michael G Spector

Leah K. Kingston

Represented By  
Michael G Spector

**Joint Debtor(s):**

Leah K. Kingston

Represented By  
Michael G Spector

**Plaintiff(s):**

Aja Roley

Represented By  
Michael A Wallin

Jordan van Durme

Represented By

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**CONT... Gregory P. Sorensen**

Michael A Wallin

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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

Tuesday, May 20, 2025

Hearing Room 5C

1:30 PM

**8:23-11393 Gregory P. Sorensen**

**Chapter 7**

Adv#: 8:23-01115 Roley et al v. Sorensen et al

**#13.00**

STATUS CONFERENCE Hearing RE: Complaint To Determine  
Nondischargeability Of Debt Pursuant To 11 USC Section 523  
(S/C set per Order Entered 5-7-2025 - dk. 48)

Docket 48

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR PER ORDER  
DISMISSING ADVERSARY PROCEEDINGT ENTERED 5-8-2025 -  
(DOCKET NO. [51])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Gregory P. Sorensen

Represented By  
Michael G Spector

**Defendant(s):**

Gregory P Sorensen

Represented By  
Michael G Spector

Leah K. Kingston

Represented By  
Michael G Spector

**Joint Debtor(s):**

Leah K. Kingston

Represented By  
Michael G Spector

**Plaintiff(s):**

Aja Roley

Represented By  
Michael A Wallin

Jordan van Durme

Represented By  
Michael A Wallin

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

**Tuesday, May 20, 2025**

**Hearing Room 5C**

1:30 PM

**CONT... Gregory P. Sorensen**

**Chapter 7**

**Trustee(s):**

Jeffrey I Golden (TR)

Pro Se

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

**Tuesday, May 20, 2025**

**Hearing Room**

**5C**

1:30 PM

**8:25-10282 Coast Highway Ramfared Trust**

**Chapter 7**

**#14.00**

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; 3-27-25; 4-23-25; 5-7-25

Docket 9

**Tentative Ruling:**

Tentative for 5/20/25:

Personal appearances by all parties, including declarants, in Courtroom 5C are required. No virtual appearances will be permitted.

The Court is inclined to GRANT the Motion under § 362(d)(1) with annulment and deny under § 362(d)(4).

Section 362(d) provides authorization to annul the automatic stay, which, in effect, retroactively ratifies or validates acts that otherwise violated the stay. *Lone Star Sec. & Video, Inc. v. Gurrola (In re Gurrola)*, 328 B.R. 158, 172 (9th Cir. BAP 2005). Determining whether cause exists to annul the stay retroactively is a case-by-case inquiry based on a balance of the equities. *Nat'l Env'tl. Waste Corp. v. City of Riverside (In re Nat'l Env'tl. Waste Corp.)*, 129 F.3d 1052, 1055 (9th Cir. 1997). In making this determination, the bankruptcy court considers 12 factors, including the debtor's overall good faith under a totality of the circumstances; whether the creditor was aware of the stay but nonetheless took action; how quickly the creditor moved for annulment, or how quickly the debtor moved to set aside the violative sale;

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Central District of California  
Santa Ana  
Scott Clarkson, Presiding  
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CONT... **Coast Highway Ramfared Trust**

Chapter 7

whether, after learning of the bankruptcy, the creditor proceeded to take steps in continued violation of the stay, or whether it moved expeditiously to gain relief; and the extent of prejudice to creditors or third parties if the stay relief is not made retroactive. *In re Fjeldsted*, 293 B.R. at 25 (incorporating the two factors discussed in *In re Nat'l Env'tl. Waste Corp.*, 129 F.3d at 1055). These factors, however, "are merely a framework for analysis and not a scorecard," and thus, "[i]n any given case, one factor may so outweigh the others as to be dispositive." *Id.*

In this matter, and considering the evidence presented, the Petitioning Creditor's good faith is questionable. This is the second involuntary bankruptcy petition filed against Alleged Debtor, both cases were dismissed by the Court. The Court has previously held that Petitioning Creditor lacked standing to file the petition as its claim was subject to a bona fide dispute. Further, the Court has cautioned that it is unclear whether Alleged Debtor is eligible to be a debtor as it is a trust. *Soames Lane Tr. v. Gonzalez (In re Soames Lane Tr.)*, 2016 Bankr. LEXIS 2902, at \*10 (B.A.P. 9th Cir. 2016) ("It is well accepted that only a business trust - as opposed to an individual or personal trust - is eligible to be a debtor under the Bankruptcy Code."). It is also evident that this case (and the prior related case) was filed to stop a foreclosure of real property, which property Petitioning Creditor acquired a 5% fractional interest in through the trust six days prior to the filing of the petition. The Court further notes that the petitions come after the denial of two state court requests to stay the sale.

Creditor asserts that they were not aware of the stay at the time the foreclosure sale was cried. From the evidence provided by Movant and Petitioning Creditor, it appears that Creditor's assertion is correct. For instance, the email notice sent on Petitioning Creditor's behalf prior to the sale referenced the incorrect Trustee's Sale Number, did not specify a property address in the subject line, nor did it identify the sender's name. Creditor, from the limited information available to it, including the fact that it was an anonymous third party who was a stranger to loan that attempted to contact them, on such shortened time, does not appear to have proceeded with steps in continued violation of the stay.

Additionally, Creditor has moved expeditiously to gain relief. Petitioning

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Santa Ana  
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**CONT... Coast Highway Ramfared Trust Chapter 7**

Creditor filed the instant petition January 31, 2025. The foreclosure occurred on February 3, 2025, and the Motion was filed on February 10, 2025.

The Court, in considering the totality of the circumstances, finds that cause exists to annul the stay retroactively and grant relief under § 363(d)(1).

\*\*\*\*\*

Tentative for 5/7/25:

This matter is CONTINUED to May 20, 2025, at 1:30 p.m. Personal appearances by all parties, including declarants, in Courtroom 5C will be required.

Appearances for the 5/7 hearing are excused.

**Party Information**

**Debtor(s):**

Coast Highway Ramfared Trust	Represented By Michael R Totaro
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**Movant(s):**

U.S. Bank National Association, not	Represented By Darlene C Vigil
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