

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1: -

Chapter

#0.00 All hearings on this calendar will be conducted in Courtroom 301 at 21041 Burbank Boulevard, Woodland Hills, California, 91367. All parties in interest, members of the public and the press may attend the hearings on this calendar in person.

Additionally, (except with respect to evidentiary hearings, or as otherwise ordered by the Court) parties in interest (and their counsel) may connect by ZoomGov audio and video free of charge, using the connection information provided below. Members of the public and the press may only connect to the zoom audio feed, and only by telephone. Access to the video feed by these individuals is prohibited.

Parties in interest may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Members of the public, the press and parties in interest may participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate remotely and there are no fees for doing so. No pre-registration or prior approval is required.

The audio portion of each hearing will be recorded electronically by the Court and that recording will constitute its official record. Recording, retransmitting, photographing or imaging Court proceedings by any means is strictly prohibited.

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**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Chapter

Password: 271467

For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:24-10584 Leticia Hernandez

Chapter 13

#1.00 Motion for relief from stay [RP]

GATEWAY MORTGAGE
VS
DEBTOR

fr. 1/9/25(stip); 2/13/25

Stipulation for adequate protection filed 3/4/25

Docket 29

*** VACATED *** REASON: Order approving stipulation entered 3/4/25.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Leticia Hernandez

Represented By
Jeffrey J Hagen

Movant(s):

Gateway Mortgage, a division of

Represented By
Jennifer C Wong

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:24-12079 Heather Renee Gutierrez

Chapter 7

#2.00 Motion for relief from stay [PP]

FINANCIAL SERVICES VEHICLE TRUST
VS
DEBTOR

Docket 22

Tentative Ruling:

Grant relief from stay pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2).

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to repossess and sell the property.

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. 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.

Party Information

Debtor(s):

Heather Renee Gutierrez

Represented By
Joseph Collier

Movant(s):

Financial Services Vehicle Trust

Represented By
Jenelle C Arnold

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:23-10270 Linda Ezor Swarzman

Chapter 7

#3.00 Motion for relief from stay [RP]
2417 Pecan Street, Dickinson, TX

WILMINGTON SAVINGS FUND SOCIETY, FSB
VS
DEBTOR

Docket 775

Tentative Ruling:

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1), in accordance with the *Stipulation Between Chapter 7 Trustee and Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust X-A, LLC (1) for Relief from the Automatic Stay; (2) Waiver of Deficiency Claim; and (3) Related Relief* [docs. 783 and 786].

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to foreclose upon and obtain possession of the property.

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. 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.

Party Information

Debtor(s):

Linda Ezor Swarzman

Represented By
Paul A Beck

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, March 6, 2025

Hearing Room 301

9:30 AM

CONT... Linda Ezor Swarzman

Chapter 7

Movant(s):

Wilmington Savings Fund Society,

Represented By
Lior Katz

Trustee(s):

David M Goodrich (TR)

Represented By
Matthew A Lesnick

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:23-10270 Linda Ezor Swarzman

Chapter 7

#4.00 Motion for relief from stay [RP]
11735 N. Perry Avenue, Houston, TX

WILMINGTON SAVINGS FUND SOCIETY, FSB
VS
DEBTOR

Docket 773

Tentative Ruling:

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1), in accordance with the *Stipulation Between Chapter 7 Trustee and Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust X-A, LLC (1) for Relief from the Automatic Stay; (2) Waiver of Deficiency Claim; and (3) Related Relief* [docs. 781 and 785].

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to foreclose upon and obtain possession of the property.

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. 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.

Party Information

Debtor(s):

Linda Ezor Swarzman

Represented By
Paul A Beck

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Hearing Room 301

9:30 AM

CONT... Linda Ezor Swarzman

Chapter 7

Movant(s):

Wilmington Savings Fund Society,

Represented By
Lior Katz

Trustee(s):

David M Goodrich (TR)

Represented By
Matthew A Lesnick

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:24-12141 Sarkis Arpajian

Chapter 7

#5.00 Motion for relief from stay [RP]

HUNTINGTON NATIONAL BANK
VS
DEBTOR

Stipulation to continue filed

Docket 23

***** VACATED *** REASON: Hearing continued to 4/24/25 at 9:30 a.m.
per Order approving stipulation.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sarkis Arpajian

Represented By
Sevan Gorginian

Movant(s):

Huntington National Bank

Represented By
Jenelle C Arnold

Trustee(s):

Nancy J Zamora (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, March 6, 2025

Hearing Room 301

9:30 AM

1:21-10902 Martha Ofelia Torres

Chapter 13

#6.00 Motion for relief from stay [RP]

WELLS FARGO BANK, NA
VS
DEBTOR

Stipulation to continue filed.

Docket 47

***** VACATED *** REASON: Hearing is continued to 3/20/25 at 9:30 AM.
[Dkt. 54]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Martha Ofelia Torres

Represented By
Giovanni Orantes

Movant(s):

Wells Fargo Bank, NA, as Trustee,

Represented By
Chad L Butler
Fanny Zhang Wan
Sean C Ferry

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

1:30 PM

1:20-10026 Joseph Wanamaker

Chapter 7

Adv#: 1:22-01038 The Affiliati Network, LLC et al v. Wanamaker et al

#7.00 Pre-Trial Conference re first amended complaint

fr. 9/21/22; 10/5/22; 10/12/22; 11/16/22, 10/18/23, 1/24/24;
6/12/24; 8/14/24, 10/2/24 (Stip), 11/6/24 (stip)

Stipulation to continue filed 2/4/25

Docket 49

***** VACATED *** REASON: Hearing continued to 4/24/25 at 1:30 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Joseph Wanamaker

Represented By
Peter M Lively

Defendant(s):

Joseph Wanamaker

Represented By
David P Reiner II

UR Media Group, Inc.

Represented By
David P Reiner II

Plaintiff(s):

The Affiliati Network, LLC

Represented By
Stella A Havkin
Travis A Corder
Daniel J McCarthy

Sanjay Palta

Represented By
Stella A Havkin
Travis A Corder
Daniel J McCarthy

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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1:30 PM

CONT... Joseph Wanamaker

Chapter 7

Trustee(s):

Amy L Goldman (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
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Hearing Room 301

1:30 PM

1:22-11019 Steven Louis Miller

Chapter 7

Adv#: 1:22-01062 Miller et al v. Miller

#8.00 Status conference re complaint

Docket 1

***** VACATED *** REASON: See order entered 1/7/25 [doc. 101].**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Steven Louis Miller	Pro Se
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Defendant(s):

Steven Louis Miller	Pro Se
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Plaintiff(s):

Keri Miller	Represented By Daren M Schlecter
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Michael Miller	Represented By Daren M Schlecter
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Trustee(s):

David Seror (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

1:30 PM

1:23-10324 Lisa Fancher

Chapter 13

Adv#: 1:23-01026 Mayorga v. Fancher

#9.00 Pre-trial conference re: First Amended Complaint for nondischargeability and objection to discharge 11 U.S.C. §§ 523(a)(2)(A), 523(a)(4)

fr. 11/1/23; 12/20/23; 6/12/24; 11/6/24; 11/13/24; 12/5/24; 2/13/25

Docket 24

***** VACATED *** REASON: Order approving joint pretrial stipulation entered 3/3/25 [doc. 162].**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lisa Fancher

Represented By
James R Selth

Defendant(s):

Lisa Fancher

Represented By
James R Selth

Plaintiff(s):

Louis Mayorga

Represented By
Eduardo Martorell

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

1:30 PM

1:24-11175 Darci Penn

Chapter 7

Adv#: 1:24-01057 Jasmine et al v. Penn et al

- #10.00** Status conference re: Amended Complaint for:
1. Objection to discharge under 11 U.S.C. §§727(a)(2)(A); 727(a)(3) and 727(a)(4);
 2. Exception from discharge under 11 U.S.C. §§523(a)(2)(A); 523(a)(4) and 523(a)(19);
 3. Objection to community discharge under 11 U.S.C. §524
- fr. 1/9/25

Docket 17

Tentative Ruling:

Parties should be prepared to discuss the following:

Deadline to complete discovery: **July 31, 2025**

Deadline to file pretrial motions: **August 14, 2025**

Deadline to complete and submit pretrial stipulation in accordance with Local Bankruptcy Rule 7016-1: **August 28, 2025**

Pretrial: **September 11, 2025 at 1:30 p.m.**

In accordance with Local Bankruptcy Rule 7016-1(a)(3), within seven (7) days after this status conference, the plaintiff must submit a Scheduling Order. If any of these deadlines are not satisfied, the Court will consider imposing sanctions against the party at fault pursuant to Local Bankruptcy Rule 7016-1(f) and (g).

Party Information

Debtor(s):

Darci Penn

Represented By
David S Hagen

**United States Bankruptcy Court
Central District of California
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Thursday, March 6, 2025

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1:30 PM

CONT... Darci Penn

Chapter 7

Defendant(s):

Darci Penn Pro Se

Andrew Penn Pro Se

Plaintiff(s):

Nick Jasmine Represented By
Jeffrey S Shinbrot

Marissa Jasmine Represented By
Jeffrey S Shinbrot

Elan Buller Represented By
Jeffrey S Shinbrot

Joy Anne Buller Represented By
Jeffrey S Shinbrot

Jason Sabolic Represented By
Jeffrey S Shinbrot

Teri Sabolic Represented By
Jeffrey S Shinbrot

Kyle Fujitaki Represented By
Jeffrey S Shinbrot

Viet-Linh Fujitaki Represented By
Jeffrey S Shinbrot

Jeffrey Wilson Represented By
Jeffrey S Shinbrot

Ellanee Wilson Represented By
Jeffrey S Shinbrot

Trustee(s):

Amy L Goldman (TR) Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Hearing Room 301

1:30 PM

1:24-10773 Tannette Gates

Chapter 7

Adv#: 1:24-01070 Gates v. United States Department of Education, a federal e

#11.00 Status conference re: complaint for: dischargeability of student loan debt under 11 U.S.C. § 523(a)(8) for undue hardship

Docket 1

***** VACATED *** REASON: Order of dismissal entered 2/26/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tannette Gates	Pro Se
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Defendant(s):

United States Department of	Pro Se
Navient Solutions, LLC a Delaware	Pro Se

Plaintiff(s):

Tannette Gates	Pro Se
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Trustee(s):

Amy L Goldman (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
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Thursday, March 6, 2025

Hearing Room 301

1:30 PM

1:24-11524 Akop Unanyan

Chapter 7

Adv#: 1:24-01071 Auto Finance Solutions, LLC v. Unanyan et al

#12.00 Status conference re: complaint

Stipulation to continue filed 1/14/25

Docket 1

***** VACATED *** REASON: Hearing continued to 5/29/25 at 1:30 PM.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Akop Unanyan

Represented By
Sevan Gorginian

Defendant(s):

Akop Unanyan

Pro Se

Araksi Terteryan

Pro Se

Joint Debtor(s):

Araksi Terteryan

Represented By
Sevan Gorginian

Plaintiff(s):

Auto Finance Solutions, LLC

Represented By
Kavita Sadana

Trustee(s):

Nancy J Zamora (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

2:00 PM

1:21-11450 Roberto C. Hernandez

Chapter 11

#13.00 Post confirmation status conference re chapter 11 subchapter V case

fr. 10/21/21; 12/9/21; 1/27/22; 3/24/22; 5/26/22; 6/9/22; 6/23/22;
7/22/22; 9/15/22; 12/22/22; 2/10/23; 2/23/23; 3/16/23; 7/27/23; 1/25/24;
7/18/24; 8/8/24

Docket 1

***** VACATED *** REASON: Rescheduled for 3/5/25 at 2:00 PM. [Dkt. 244]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Roberto C. Hernandez

Represented By
Raymond H. Aver

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Thursday, March 6, 2025

Hearing Room 301

2:00 PM

1:22-11514 Victor F. Alba

Chapter 11

#14.00 Post confirmation status conference re: chapter 11 Subchapter V case
fr. 2/23/23; 4/20/23; 7/13/23; 10/19/23; 2/22/24; 7/18/24; 8/8/24

Docket 1

***** VACATED *** REASON: Rescheduled for 3/5/25 at 2:00 PM [Dkt. 215]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Victor F. Alba

Represented By
Crystle Jane Lindsey

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Thursday, March 6, 2025

Hearing Room 303

2:00 PM

1:24-10773 Tannette Gates

Chapter 7

Adv#: 1:24-01070 Gates v. United States Department of Education, a federal e

#15.00 Motion to Intervene as a Defendant in the Adversary Proceeding

Docket 6

*** VACATED *** REASON: Withdrawal of motion filed 2/13/25. [Dkt. 12]

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tannette Gates	Pro Se
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Defendant(s):

United States Department of	Pro Se
Navient Solutions, LLC a Delaware	Represented By Dennis C. Winters
Educational Credit Management	Represented By Scott A Schiff
United States Department of	Represented By Elan S Levey

Plaintiff(s):

Tannette Gates	Pro Se
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Trustee(s):

Amy L Goldman (TR)	Pro Se
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