

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

Wednesday, April 17, 2024

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.

Join CACB ZoomGov Meeting

Video/audio web address: <https://cacb.zoomgov.com/j/1611305901>

Meeting ID: 161 130 5901

Password: 672190

Join by Telephone

Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 161 130 5901

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Password: 672190

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 -

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1:24-10331 **Abi Imani and Sima Imani**

Chapter 7

#1.00 Motion for relief from stay [UD]

AVALONBAY COMMUNITIES, INC.
VS
DEBTOR

Docket 14

*** VACATED *** REASON: Motion withdrawn 4/9/24 (dkt#16)

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Abi Imani

Represented By
Navid Kohan

Joint Debtor(s):

Sima Imani

Represented By
Navid Kohan

Movant(s):

Avalonbay Communities, Inc.

Represented By
Agop Gary Arakelian

Trustee(s):

Nancy J Zamora (TR)

Pro Se

**United States Bankruptcy Court
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1:24-10323 Jermaine Collins

Chapter 7

#2.00 Motion for relief from stay [PP]

ACAR LEASING LTD D/B/A GM FINANCIAL LEASING
VS
DEBTOR

Docket 19

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.

This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.

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):

Jermaine Collins

Represented By
Stephen L Burton

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CONT... Jermaine Collins

Chapter 7

Movant(s):

ACAR Leasing LTD d/b/a GM

Represented By
Sheryl K Ith

Trustee(s):

David Seror (TR)

Pro Se

**United States Bankruptcy Court
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1:30 PM

1:22-11162 Gustavo Ruiz

Chapter 7

Adv#: 1:24-01004 Ruiz v. Loan Funder, LLC, a Delaware Limited Liability Com

- #3.00** Status conference re: complaint for
1. Fraudulent transfer;
 2. Recover and preserve avoided transfer;
 3. Violations of California High-Cost Mortgage Law, California Financial Code § 4970 et seq;
 4. Violation of California Civil Code §1632;
 5. Intentional misrepresentation;
 6. Fraud;
 7. Unfair business practices; and (Bus Prof Code §17200)
 8. Declaratory relief

Docket 1

Tentative Ruling:

The Court will continue the status conference to **2:00 p.m. on April 24, 2024**, to be held in conjunction with the *Order to Show Cause Why this Adversary Proceeding Should Not Be Dismissed* [doc. 11].

Appearances on April 17, 2024 are excused.

Party Information

Debtor(s):

Gustavo Ruiz

Represented By
Stella A Havkin

Defendant(s):

Loan Funder, LLC, a Delaware

Represented By
Daniel I Singer

Loan Funder LLC Series 8389

Represented By
Daniel I Singer

HOF 1 Grantor Trust 5, a Delaware

Represented By
Daniel I Singer

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CONT... Gustavo Ruiz

Chapter 7

JSS Enterprises Inc, an unknown Pro Se

LIL' Wave Financial Inc dba Pro Se

Plaintiff(s):

Gustavo Ruiz

Represented By
Stella A Havkin

Trustee(s):

Amy L Goldman (TR)

Represented By
Todd A. Frealy
Anthony A. Friedman

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1:23-11082 Philip M. Lawrence, II

Chapter 7

Adv#: 1:23-01053 Moi et al v. Lawrence, II

#4.00 Status conference re: first amended complaint to
determine dischargeability of debt
11 U.S.C. §523(a)(2)(A), (4)and (6)

fr. 2/21/24

Docket 11

Tentative Ruling:

The Court will continue the status conference to **2:00 p.m. on May 15, 2024**, to be held in conjunction with the *Motion of Defendant Philip M. Lawrence, II, to Dismiss First Amended Complaint for Failure to State a Claim* [doc. 13].

Appearances on April 17, 2024 are excused.

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

Defendant(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

Plaintiff(s):

Patrizio Moi

Represented By
Matthew D. Resnik

Moi Productions, Inc., a Delaware

Represented By
Matthew D. Resnik

The Record Plant, Inc., a Delaware

Represented By

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CONT... Philip M. Lawrence, II

Chapter 7

Matthew D. Resnik

Trustee(s):

David Keith Gottlieb (TR)

Represented By
Ron Bender
Jeffrey S Kwong

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1:23-11478 Scott Joseph Saccoccio

Chapter 7

Adv#: 1:23-01054 Saccoccio v. Mohela aka Higher Education Loan Authority of the

#5.00 Status conference re: complaint to determine student loans dischargeable for "undue hardship" under 11 U.S.C. §523(a)(8)

fr. 2/28/24 (Stip)

STIPULATION TO DISMISS ADVERSARY FILED 4/14/24

Docket 1

***** VACATED *** REASON: Court has approved entry of stipulated order to dismiss adversary proceeding.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Scott Joseph Saccoccio

Represented By
Sanaz Sarah Bereliani

Defendant(s):

Mohela aka Higher Education Loan

Pro Se

SOFI LENDING CORP.

Represented By
Rafael Munoz Hernandez

Joint Debtor(s):

Melissa Mae Saccoccio

Represented By
Sanaz Sarah Bereliani

Plaintiff(s):

Scott Joseph Saccoccio

Represented By
Sanaz Sarah Bereliani

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CONT... Scott Joseph Saccoccio

Chapter 7

Trustee(s):

Amy L Goldman (TR)

Pro Se