

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:15-11825 Donald M. Baarns and Lisa A. Baarns

Chapter 13

#1.00 Motion for relief from stay [RP]

**U.S. BANK NATIONAL ASSOCIATION
VS
DEBTOR**

fr. 8/7/19; 9/11/19

Docket 41

Tentative Ruling:

On July 31, 2019, the debtors filed an untimely response to the motion for relief from the automatic stay [doc. 43]. The debtors did not include a declaration signed under penalty of perjury or other evidentiary support for the assertions in the response.

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

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.

Upon entry of the order, for purposes of Cal. Civ. Code § 2923.5, the debtors are borrowers as defined in Cal. Civ. Code § 2920.5(c)(2)(C).

The 14-day stay prescribed by FRBP 4001(a)(3) is NOT waived.

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

Party Information

Debtor(s):

Donald M. Baarns

**Represented By
Ali R Nader**

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Donald M. Baarns and Lisa A. Baarns

Chapter 13

Joint Debtor(s):

Lisa A. Baarns

Represented By
Ali R Nader

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:17-11965 Carmit Benbaruh

Chapter 13

#2.00 Motion for relief from stay [RP]

U.S. BANK, N.A.
VS
DEBTOR

fr. 8/21/19; 8/28/19; 9/23/19; 9/24/19(stip)

Docket 131

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Carmit Benbaruh

Represented By
Leslie Richards - SUSPENDED BK -

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-12206 F.A. SOLIMAN MANAGEMENT, INC.

Chapter 7

#2.10 Motion for relief from stay [UD]

REXFORD INDUSTRIAL REALTY, L.P.
VS
DEBTOR

fr. 10/2/19

Docket 5

Tentative Ruling:

Grant pursuant to 11 U.S.C. § 362(d)(1).

On July 22, 2019, movant served on the debtor a 5 Day Notice to Pay Rent or Quit on the debtor (“Notice to Quit”) [doc. 5, Exh. 2]. The Notice to Quit contains an election to declare the lease forfeited. *Id.* On August 2, 2019, movant filed an unlawful detainer complaint (“UD Complaint”) in state court against the debtor [doc 5, Exh. 3].

On September 2, 2019, the debtor filed its chapter 7 petition. On September 5, 2019, movant filed and served the pending motion [doc. 5]. On October 10, 2019, the debtor untimely filed its opposition (the “Opposition”) [doc.16] and declaration of Fahd Soliman in support of the Opposition [doc. 15].

Pursuant to *Vanderpark Props. Inc. v. Buchbinder (In re Windmill Farms, Inc.)*, 841 F.2d 1467 (9th Cir. 1987), under California law a nonresidential lease:

terminates for nonpayment of rent at least by the time the lessor files an unlawful detainer action, provided that a proper three-days’ notice to pay rent or quit has been given, and the lessee has failed to pay the rent in default within the three-day period, and further provided that the lessor’s notice contained an election to declare the lease forfeited.

Id. at 1471 (9th Cir. 1988).

Here, the parties dispute whether movant provided a proper three-days’ notice to pay

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... F.A. SOLIMAN MANAGEMENT, INC.

Chapter 7

rent or quit. On August 2, 2019, movant filed the UD Complaint. Subsequently, on September 2, 2019, the debtor filed its chapter 7 petition. If the conditions under California law have been met, as of the filing of the UD Complaint, the nonresidential lease at issue would have been terminated.

In the Opposition, debtor argues, among other things, that the Notice to Quit is defective and that the lease was not terminated prepetition. There is cause to grant relief from stay to allow the parties to adjudicate these issues in state court. The state court is a specialized tribunal that has the expertise to hear the UD Complaint.

In light of the foregoing, the Court will grant relief from stay pursuant to 11 U.S.C. § 362(d)(1).

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

Party Information

Debtor(s):

F.A. SOLIMAN MANAGEMENT,

Represented By
Dominic Afzali

Movant(s):

Rexford Industrial Realty, L.P.

Represented By
Lane M Nussbaum

Trustee(s):

David Seror (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:18-10885 Qiuling Sun Kai

Chapter 7

#3.00 Motion for relief from stay [AN]

JONATHAN WERSHOW, AS SPECIAL GARDIAN AD LITEM
VS
DEBTOR

Docket 66

Tentative Ruling:

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

Movant may proceed under applicable nonbankruptcy law to enforce its remedies to proceed to final judgment in the nonbankruptcy forum, provided that the stay remains in effect with respect to enforcement of any judgment against the debtor and property of the debtor's bankruptcy estate.

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):

Qiuling Sun Kai

Represented By
William E Windham

Movant(s):

Jonathan Wershaw

Represented By
Yi S Kim

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Qiuling Sun Kai

Chapter 7

James R Felton

Trustee(s):

David Keith Gottlieb (TR)

Represented By
D Edward Hays
Laila Masud

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-12005 Mabel Ayala

Chapter 7

#4.00 Motion for relief from stay [AN]

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY
VS
DEBTOR

Docket 12

Tentative Ruling:

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

Movant states that it seeks recovery only from applicable insurance.

Movant may proceed under applicable nonbankruptcy law to enforce its remedies to proceed to final judgment in the nonbankruptcy forum, provided that the stay remains in effect with respect to enforcement of any judgment against the debtor and property of the debtor's bankruptcy estate.

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):

Mabel Ayala Pro Se

Movant(s):

State Farm Mutual Automobile Represented By
Richard L Mahfouz

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Mabel Ayala

Chapter 7

Trustee(s):

Diane C Weil (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-11922 Ger Jamie Cha

Chapter 7

#5.00 Motion for relief from stay [PP]

TD AUTO FINANCE LLC
VS
DEBTOR

Docket 9

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):

Ger Jamie Cha

Represented By
Navid Kohan

Movant(s):

TD Auto Finance LLC

Represented By
Sheryl K Ith

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Ger Jamie Cha

Chapter 7

Jennifer H Wang

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-12167 Vicky Kay Fayton

Chapter 7

#6.00 Motion for relief from stay [PP]

ACAR LEASING LTD d/b/a GM FINANCIAL LEASING
VS
DEBTOR

Docket 8

Tentative Ruling:

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

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):

Vicky Kay Fayton

Represented By
Karen Ware

Movant(s):

ACAR Leasing LTD d/b/a GM

Represented By
Jennifer H Wang

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Vicky Kay Fayton

Chapter 7

Trustee(s):

Nancy J Zamora (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-11491 Frank Nagib Khallouf

Chapter 13

#7.00 Motion for relief from stay [RP]

LOGIX FEDERAL CREDIT UNION
VS
DEBTOR

Docket 38

Tentative Ruling:

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

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 co-debtor stay of 11 U.S.C. § 1201(a) and § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the debtor.

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):

Frank Nagib Khallouf

Represented By
Kevin T Simon

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Frank Nagib Khallouf

Chapter 13

Movant(s):

Logix Federal Credit Union

Represented By
Diana Torres-Brito

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-11491 Frank Nagib Khalouf

Chapter 13

#8.00 Motion for relief from stay [PP]

JPMORGAN CHASE BANK, N.A.
VS
DEBTOR

Docket 33

Tentative Ruling:

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

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):

Frank Nagib Khalouf

Represented By
Kevin T Simon

Movant(s):

JPMorgan Chase Bank, N.A.

Represented By

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Frank Nagib Khallouf

Chapter 13

Raymond Jereza

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Judge Victoria Kaufman, Presiding
Courtroom 302 Calendar**

Wednesday, October 16, 2019

Hearing Room 302

9:30 AM

1:18-10033 Mildred Annett Barajas

Chapter 13

#9.00 Motion for relief from stay [RP]

WILMINGTON SAVINGS FUND SOCIETY, FSB
VS
DEBTOR

Docket 49

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mildred Annett Barajas

Represented By
Steven A Wolvek

Movant(s):

WILMINGTON SAVINGS FUND

Represented By
Kelsey X Luu

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:18-12349 Chinweike Okonkwo

Chapter 13

#10.00 Motion for relief from stay [RP]

LAKEVIEW LOAN SERVICING, LLC
VS
DEBTOR

Docket 59

Tentative Ruling:

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

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.

Upon entry of the order, for purposes of Cal. Civ. Code § 2923.5, the Debtor is a borrower as defined in Cal. Civ. Code § 2920.5(c)(2)(C).

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):

Chinweike Okonkwo

Represented By
Laleh Ensafi

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Chinweike Okonkwo

Chapter 13

Movant(s):

Lakeview Loan Servicing, LLC

Represented By
Darlene C Vigil
Cassandra J Richey

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-10795 Jeffrey Charles Yellin

Chapter 13

#11.00 Motion for relief from stay [RP]

LAKEVIEW LOAN SERVICING, LLC
VS
DEBTOR

Docket 38

*** VACATED *** REASON: Continued by Stipulation to 11/6/19 at 9:30
a.m. - jc

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jeffrey Charles Yellin Represented By
Jeffrey J Hagen

Movant(s):

Lakeview Loan Servicing, LLC Represented By
Cassandra J Richey
Darlene C Vigil

Trustee(s):

Elizabeth (SV) F Rojas (TR) Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:18-12939 Arianne Beth Pachter

Chapter 13

#12.00 Motion for relief from stay [RP]

19350 SHERMAN WAY HOMEOWNERS ASSOCIATION
VS
DEBTOR

Docket 29

Tentative Ruling:

Because the debtor is not current postpetition, and has paid movant postpetition with checks that were returned for "Non-Sufficient Funds," grant relief from stay pursuant to 11 U.S.C. § 362(d)(1).

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 Court will not waive the 14-day stay prescribed by FRBP 4001(a)(3).

Any other request for relief is denied.

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

Party Information

Debtor(s):

Arianne Beth Pachter

Represented By
William G Cort

Movant(s):

19350 Sherman Way Homeowners

Represented By
Alyssa B Klausner

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... Arianne Beth Pachter

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-12093 Tony Jesus Almeida

Chapter 13

#13.00 Motion in Individual Case for Order Imposing a Stay or Continuing
the Automatic Stay as the Court Deems Appropriate

Docket 15

*** VACATED *** REASON: Hearing held on 9/18/19 at 9:30 AM

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tony Jesus Almeida

Represented By
William J Smyth

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

1:19-12274 RDFORD PROPERTIES, INC.

Chapter 11

#13.10 Motion for relief from stay [RP]

**REDWOOD BPL HOLDINGS, INC.
VS
DEBTOR**

Docket 40

Tentative Ruling:

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1) and (d)(4).

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.

If recorded in compliance with applicable state laws governing notices of interests or liens in real property, the order is binding in any other case under this title purporting to affect the property filed not later than 2 years after the date of the entry of the order by the court, except that a debtor in a subsequent case under this title may move for relief from the order based upon changed circumstances or for good cause shown, after notice and hearing.

Any other request for relief is denied.

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

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

Wednesday, October 16, 2019

Hearing Room 301

9:30 AM

CONT... RDFORD PROPERTIES, INC.

Chapter 11

Debtor(s):

RDFORD PROPERTIES, INC.

**Represented By
Matthew Abbasi**

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

1:18-10329 Ali P Dargah

Chapter 13

Adv#: 1:18-01045 Dargah v. Dargah et al

#14.00 Pre-trial conference re: first amended Complaint for:

- 1) Fraud
- 2) Faud based on forgery;
- 3) Civil conspiracy;
- 4) Misconduct of neglect of notary public;
- 5) Quit title;
- 6) Cancellation of instrument;
- 7) Slander of title;
- 8) Declaratory relief;
- 9) Injunctive relief

fr. 10/17/18; 12/5/18; 12/12/18; 5/8/19; 7/17/19

Docket 10

*** VACATED *** REASON: Order granting summary judgment [doc. 54] entered 5/31/19 & order dismissing cross-complaint [doc. 61] entered 7/30/19.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ali P Dargah

Represented By
Matthew D. Resnik

Defendant(s):

Jeff Javad Dargah Pro Se

Jeff Javad Dargah, an individual Pro Se

Gerakdune Granda an individual Pro Se

The Bank of New York Mellon fka Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

CONT... Ali P Dargah

Chapter 13

All Persons or Entities Unknown Pro Se

Does 1 to 10, Inclusive Pro Set

Plaintiff(s):

Ali P Dargah
Represented By
Matthew D. Resnik
David M Kritzer

Trustee(s):

Elizabeth (SV) F Rojas (TR) Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

1:19-10319 James Lamont Dubose
Adv#: 1:19-01060 Jackson v. Dubose

Chapter 7

#15.00 Status conference re: complaint to determine non-dischargeability of debt
fr. 7/17/19

Docket 1

Tentative Ruling:

See calendar no. 18, at 2:30 p.m.

Plaintiff's appearance on October 16, 2019 is excused.

Party Information

Debtor(s):

James Lamont Dubose Represented By
Stephen L Burton

Defendant(s):

James Lamont Dubose Pro Se

Plaintiff(s):

Steven Jackson Represented By
Brian Hockett

Trustee(s):

Diane C Weil (TR) Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

1:19-10448 Linda Moraga

Chapter 7

Adv#: 1:19-01061 The Roberts Container Corporation v. Moraga

#16.00 Status conference re: complaint to determine nondischargeability of debt pursuant to 11 U.S.C. 7523

fr. 7/17/19

Docket 1

Tentative Ruling:

During the prior status conference, the Court instructed the plaintiff to request entry of default and, upon entry of default, to file a motion for default judgment no later than **September 19, 2019**. To date, the plaintiff has neither requested entry of default nor timely filed a motion for default judgment. Consequently, the Court will issue an Order to Show Cause why this adversary proceeding should not be dismissed for failure to prosecute.

Party Information

Debtor(s):

Linda Moraga

Represented By
Daniel King

Defendant(s):

Linda Moraga

Pro Se

Plaintiff(s):

The Roberts Container Corporation

Represented By
Michael A Wallin

Trustee(s):

Nancy J Zamora (TR)

Represented By
Anthony A Friedman

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

1:19-11131 Amornrat Kaewthongkam

Chapter 7

Adv#: 1:19-01098 Dechathong v. Kaewthongkam

#17.00 Status conference re: complaint for non-dischargeability of debt under 523(a) for:

1. False pretenses, false representation and fraud [§523(a)(@)A];
2. Willful and malicious injury [§523(a)(6); and
3. For denial of discharge pursuant to 11 U.S.C. 7727(a)(2)(A), (a)(3), (a)(4)(A), and (a)(5)

Docket 1

Tentative Ruling:

Unless an appearance is made at the status conference, the status conference is continued to **1:30 p.m. on January 15, 2020.**

It appears that the plaintiff has not requested entry of default under Local Bankruptcy Rule 7055-1(a). The plaintiff must submit Local Bankruptcy Rule Form F 7055-1.1.Req.Enter.Default, "Request for Clerk to Enter Default Under LBR 7055-1(a)."

If the plaintiff will be pursuing a default judgment pursuant to Local Bankruptcy Rule 7055-1(b), the plaintiff must serve a motion for default judgment (if such service is required pursuant to Fed. R. Bankr. P. 7055, Fed. R. Civ. P. 55(b)(2) and/or Local Bankruptcy Rule 7055-1(b)(1)(D)) and must file that motion by **December 16, 2019.**

If the plaintiff will be seeking to recover attorneys' fees, the plaintiff must demonstrate that the award of attorneys' fees complies with Local Bankruptcy Rule 7055-1(b)(4).

The plaintiff's appearance on October 16, 2019 is excused.

Party Information

Debtor(s):

Amornrat Kaewthongkam

Represented By
Byron M Johnson

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

Wednesday, October 16, 2019

Hearing Room 301

1:30 PM

CONT... Amornrat Kaewthongkam

Chapter 7

Defendant(s):

Amornrat Kaewthongkam Pro Se

Plaintiff(s):

Trustee(s):

David Seror (TR) Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:19-10319 James Lamont Dubose
Adv#: 1:19-01060 Jackson v. Dubose

Chapter 7

#18.00 Plaintiff's amended motion for default judgment

fr. 9/4/19

Docket 29

Tentative Ruling:

Grant motion for default judgment pursuant to 11 U.S.C. § 523(a)(2). Movant will be awarded a judgment for the principal amount of \$570,686.73.

Movant must submit the Default Judgment, using Local Bankruptcy Form F 7055.1.2.DEFAULT.JMT, within seven (7) days.

No court appearance required.

Party Information

Debtor(s):

James Lamont Dubose	Represented By Stephen L Burton
---------------------	------------------------------------

Defendant(s):

James Lamont Dubose	Pro Se
---------------------	--------

Plaintiff(s):

Steven Jackson	Represented By Brian Hockett Jeffrey N Brown
----------------	--

Trustee(s):

Diane C Weil (TR)	Pro Se
-------------------	--------

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:19-10790 Nelson Sargsyan

Chapter 7

Adv#: 1:19-01080 Radium2 Capital Inc. v. Sargsyan

#19.00 Plaintiff's motion for default judgment

Docket 12

***** VACATED *** REASON: Order of dismissal entered 10/8/19 [Dkt.22]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Nelson Sargsyan

Represented By
Thomas B Ure

Defendant(s):

Nelson Sargsyan

Pro Se

Plaintiff(s):

Radium2 Capital Inc.

Represented By
Jennifer Witherell Crastz

Trustee(s):

Diane C Weil (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:19-10790 Nelson Sargsyan

Chapter 7

Adv#: 1:19-01080 Radium2 Capital Inc. v. Sargsyan

**#20.00 Status conference re: complaint for determination of nondischargeability
of debt pursuant to §523(a)(2)(A) & (B)**

fr. 9/18/19

Docket 1

***** VACATED *** REASON: Order of dismissal entered 10/8/19 [Dkt.22]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Nelson Sargsyan

Represented By
Thomas B Ure

Defendant(s):

Nelson Sargsyan

Pro Se

Plaintiff(s):

Radium2 Capital Inc.

Represented By
Jennifer Witherell Crastz

Trustee(s):

Diane C Weil (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:18-13024 Kenneth C. Scott

Chapter 13

Adv#: 1:19-01046 Hopper v. Scott et al

#21.00 Defendant's motion to dismiss pursuant to Rules 8,9, and 12

fr. 10/2/19

Docket 12

Tentative Ruling:

The Court will continue this matter to **November 13, 2019 at 2:30 p.m.**

Appearances on October 16, 2019 are excused.

Party Information

Debtor(s):

Kenneth C. Scott

Represented By
Arash Shirdel

Defendant(s):

Kenneth C. Scott

Represented By
Arash Shirdel

My Private Practice, Inc. a

Represented By
Arash Shirdel

Kenneth Scott, PSY.D. a California

Represented By
Arash Shirdel

Plaintiff(s):

H. Samuel Hopper

Represented By
Daniel Parker Jett

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

CONT... Kenneth C. Scott

Chapter 13

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:18-13024 Kenneth C. Scott

Chapter 13

Adv#: 1:19-01046 Hopper v. Scott et al

#22.00 Status conference re amended complaint for:

1. Declaratory relief re nondischargeability of Civil Penalties [11 U.S.C. sec.523(a)(7)]
3. Declaratory relief re nondischargeability of fraud damages [11 U.S.C. sec. 523(a)(2), (4)]
3. Declaratory relief re ownership of \$17,247 in business account
4. Annulment of transfer in fraud of creditors
5. Fraud and deceit [Cal.Civ. Code, secs. 1572-1573, 1709-1710]
6. Unlawful retaliation [Cal. Lab. Code, sec. 98.6]
7. Unlawful retaliation [Cal. Lab. Code, sec. 1102.5]
8. Failure to maintain and timely produce personnel records [Cal. Lab. Code, sec. 1198.5(k)]

fr. 9/4/19; 10/2/19

Docket 8

Tentative Ruling:

The Court will continue this matter to **November 13, 2019 at 2:30 p.m.**

Appearances on October 16, 2019 are excused.

Party Information

Debtor(s):

Kenneth C. Scott

Represented By
Arash Shirdel

Defendant(s):

Kenneth C. Scott

Represented By
Arash Shirdel

My Private Practice, Inc. a

Represented By
Arash Shirdel

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

CONT... Kenneth C. Scott

Chapter 13

Kenneth Scott, PSY.D. a California

Represented By
Arash Shirdel

Plaintiff(s):

H. Samuel Hopper

Represented By
Daniel Parker Jett

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:18-13024 Kenneth C. Scott

Chapter 13

#23.00 Status conference re: creditor H. Samuel Hopper's motion to dismiss debtor Kenneth C. Scott's chapter 13 petition

fr. 7/17/19; 9/4/19; 10/2/19

Docket 70

Tentative Ruling:

The Court will continue this matter to **November 13, 2019 at 2:30 p.m.**

Appearances on October 16, 2019 are excused.

Party Information

Debtor(s):

Kenneth C. Scott

Represented By
Arash Shirdel

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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

Wednesday, October 16, 2019

Hearing Room 301

2:30 PM

1:18-13024 Kenneth C. Scott

Chapter 13

#24.00 Motion re: objection to amended claim number 3 by claimant H. Samuel Hopper.

fr. 5/14/19

Docket 55

Tentative Ruling:

The Court will continue this matter to **November 13, 2019 at 2:30 p.m.**

Appearances on October 16, 2019 are excused.

Party Information

Debtor(s):

Kenneth C. Scott

Represented By
Arash Shirdel

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se