

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

**Wednesday, December 10, 2025**

**Hearing Room 301**

10:30 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.**

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Meeting ID: 160 084 8849

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**Chapter**

Password: 464903

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

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**1:23-10696    Monica L Columbia**

**Chapter 7**

**#0.01    Trustee's Final Report and Applications for Compensation**

Todd A. Frealy, Chapter 7 Trustee

Hahn Fife & Company LLP, Accountant to the Trustee

Irina Kurland, CPA, Accountant for Debtor

fr. 12/3/25

Docket      368

**Tentative Ruling:**

Todd A. Frealy, chapter 7 trustee – allow compensation in the amount of \$10,745.53, chapter 7 administrative expenses in the amount of \$79.89 and chapter 11 administrative expenses in the amount of \$485.40.

Hahn Fife & Company, accountant for chapter 7 trustee – approve chapter 7 administrative fees of \$11,289.00, chapter 11 administrative fees of \$8,058.00 and reimbursement of expenses in the amount of \$688.10.

Irina Kurland, accountant for the debtor – approve fees of \$6,853.50, on a final basis. All fees and expenses approved on an interim basis are approved on a final basis. Ms. Kurland is authorized to collect the remaining balance of \$3,791.00 in fees.

The chapter 7 trustee must submit the order within seven (7) days.

Note: No court appearance by the chapter 7 trustee or any of the professionals 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 the relevant applicant(s) will be so notified.

<b>Party Information</b>
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**CONT... Monica L Columbia**

**Chapter 7**

**Debtor(s):**

Monica L Columbia

Represented By  
Jeremy Faith

**Trustee(s):**

Todd A. Frealy (TR)

Pro Se

**United States Bankruptcy Court  
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**1:23-11082 Philip M. Lawrence, II**

**Chapter 7**

**#0.02** Application For Payment Of: Interim Fees And/Or Expenses  
(11 U.S.C. § 331) for Levene, Neale, Bender, Yoo & Golubchik LLP,  
Debtor's Attorney

fr. 12/3/25

Docket 426

**Tentative Ruling:**

Levene, Neale, Bender, Yoo & Golubchik L.L.P., counsel for the chapter 7 trustee ("Applicant") – approve fees of \$519,674.00 and reimbursement of expenses of \$28,452.18, for the period covering October 26, 2024 through October 31, 2025, on an interim basis.

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

Note: No response has been filed. Accordingly, no court appearance by Applicant 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 Applicant will be so notified.

<b>Party Information</b>
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**Debtor(s):**

Philip M. Lawrence II

Represented By

Robert M Yaspan - SUSPENDED BK -  
Jeffrey S Kwong

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By

Ron Bender  
Jeffrey S Kwong

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**Philip M. Lawrence, II**

Joseph M Rothberg

**Chapter 7**

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**1:23-11082 Philip M. Lawrence, II**

**Chapter 7**

**#0.03 Chapter 7 Trustee's Third Interim Application for Compensation and Reimbursement of Expenses**

fr. 12/3/25

Docket 423

**Tentative Ruling:**

David Keith Gottlieb, chapter 7 trustee (the "Trustee") – approve compensation in the amount of \$110,528.47 and reimbursement of expenses of \$67.42 for the period covering October 1, 2024 through October 31, 2025, on an interim basis.

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

Note: No court appearance by the Trustee is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and the Trustee will be so notified.

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

**Debtor(s):**

Philip M. Lawrence II

Represented By

Robert M Yaspan - SUSPENDED BK -  
Jeffrey S Kwong

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By

Ron Bender  
Jeffrey S Kwong  
Joseph M Rothberg

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**1:24-10035 Varunkumar Pankajbhai Suthar and Disha Virendrabhai**

**Chapter 7**

**#0.04 Chapter 7 Trustee's First Interim Application for Compensation and Reimbursement of Expenses**

fr. 12/3/25

Docket 94

**Tentative Ruling:**

The Court will continue the hearing to **10:30 a.m. on January 21, 2026.**

In order for the Court to assess the allowance and payment of interim compensation to the chapter 7 trustee and fees to professionals in this case, the chapter 7 trustee and the professionals which are seeking an interim award must submit: (1) a projection of future compensation and professional fees to be incurred, from November 1, 2025 through the filing of a final report, and (2) an estimate of the distribution which will be made to holders of allowed priority and general unsecured claims, which takes into account, among other things, the assets in the estate, the requested interim compensation and professional fees from August 6, 2024 through and including October 31, 2025, projected future compensation and professional fees through the filing of a final report and other projected administrative expenses of the estate.

Appearances on December 10, 2025 are excused.

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

**Debtor(s):**

Varunkumar Pankajbhai Suthar

Represented By  
Eric Bensamochan

**Joint Debtor(s):**

Disha Virendrabhai Suthar

Represented By  
Eric Bensamochan

**Movant(s):**

David Keith Gottlieb (TR)

Represented By



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**Varunkumar Pankajbhai Suthar and Disha Virendrabhai**

**Chapter 7**

Laila Rais

Devan De los Reyes

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By

Laila Rais

Devan De los Reyes

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**1:24-10035 Varunkumar Pankajbhai Suthar and Disha Virendrabhai**

**Chapter 7**

**#0.05** First Interim Application for Allowance of Fees and Costs by  
Marshack Hays Wood LLP as General Counsel to Trustee

fr. 12/3/25

Docket 96

**Tentative Ruling:**

The Court will continue the hearing to **10:30 a.m. on January 21, 2026.**

Marshack Hays Wood LLP, counsel for the chapter 7 trustee ("Applicant") – approve reimbursement of expenses of \$618.80, for the period covering August 2, 2024 through October 31, 2025, on an interim basis

In order for the Court to assess the allowance and payment of interim compensation to the chapter 7 trustee and fees to professionals in this case, the chapter 7 trustee and the professionals which are seeking an interim award must submit: (1) a projection of future compensation and professional fees to be incurred, from November 1, 2025 through the filing of a final report, and (2) an estimate of the distribution which will be made to holders of allowed priority and general unsecured claims, which takes into account, among other things, the assets in the estate, the requested interim compensation and professional fees from August 6, 2024 through and including October 31, 2025, projected future compensation and professional fees through the filing of a final report and other projected administrative expenses of the estate.

Appearances on December 10, 2025 are excused.

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

**Debtor(s):**

Varunkumar Pankajbhai Suthar

Represented By  
Eric Bensamochan

**Joint Debtor(s):**

Disha Virendrabhai Suthar

Represented By

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**Varunkumar Pankajbhai Suthar and Disha Virendrabhai**  
Eric Bensamochan

**Chapter 7**

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Laila Rais  
Devan De los Reyes

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**1:25-11802    KC 117 LLC**

**Chapter 11**

**#0.06    Final Fee Application Of Subchapter V Trustee For Approval  
Of Fees And Reimbursement Of Expenses**

fr. 12/3/25

Docket      90

**Tentative Ruling:**

John-Patrick Fritz, subchapter V trustee ("Applicant") – approve fees of \$6,637.50 and reimbursement of expenses of \$5.70, on a final basis.

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

Note: No opposition has been filed. Accordingly, no court appearance by Applicant 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 Applicant will be so notified.

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

**Debtor(s):**

KC 117 LLC

Represented By  
Shai S Oved

**Movant(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**1:24-11886    Right Size Plumbing & Drain Co Inc.**

**Chapter 11**

**#0.07    Final Fee Application Of Subchapter V Trustee For Approval  
Of Fees And Reimbursement Of Expenses**

fr. 12/3/25

Docket      177

**Tentative Ruling:**

John-Patrick Fritz, subchapter V trustee ("Applicant") – approve fees of \$6,687.00 and reimbursement of expenses of \$2.76, on a final basis.

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

Note: No response has been filed. Accordingly, no court appearance by Applicant 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 Applicant will be so notified.

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

**Debtor(s):**

Right Size Plumbing & Drain Co

Represented By  
Michael Jay Berger

**Movant(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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12:00 PM

1: -

**Chapter**

**#0.00 [THIS ZOOMGOV INFORMATION IS FOR THE 12:00 PM CALENDAR ONLY]**

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**Join CACB ZoomGov Meeting**

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**Join by Telephone**

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

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**Chapter**

Meeting ID: 160 615 2638

Password: 845781

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Docket 0

**Tentative Ruling:**

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12:00 PM

**1:24-11313 Timothy P Martersteck**

**Chapter 7**

**#1.00 Reaffirmation Agreement Between  
Debtor and Exeter Finance LLC**

fr. 10/29/24; 12/17/24; 2/18/25; 3/18/25; 5/20/25; 8/12/25; 10/7/25

Docket 10

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Timothy P Martersteck

Represented By  
Nathan A Berneman

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se



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**1:25-11205    Joanna Sandoval**

**Chapter 7**

**#2.00    Reaffirmation Agreement with BMW Bank of North America**

fr. 10/7/25

Docket      9

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Joanna Sandoval

Represented By  
R Grace Rodriguez

**Trustee(s):**

Amy L Goldman (TR)

Pro Se

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**1:24-11985    Amin Akbarian**

**Chapter 7**

**#3.00    Reaffirmation Agreement Between Debtor and Santander Consumer USA Inc.**

fr. 3/18/25; 5/20/25; 8/12/25; 11/18/25

Docket      10

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Amin Akbarian

Represented By  
Daniel A Higson

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

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**1:25-11814 Juan Luis Silva**

**Chapter 7**

**#4.00** Reaffirmation Agreement Between Debtor and  
American Honda Finance Corporation

Docket 11

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Juan Luis Silva

Represented By  
Nathan A Berneman

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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**1:25-11860    Lelah Arellano**

**Chapter 7**

**#5.00    Reaffirmation Agreement Between Debtor and 21st Mortgage Corporation**

Docket      8

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Lelah Arellano

Pro Se

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

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**1:25-11860    Lelah Arellano**

**Chapter 7**

**#6.00    Reaffirmation Agreement with Tower Federal Credit Union**

Docket      15

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Lelah Arellano

Pro Se

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

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**1:25-11744    Kasra Sayadi**

**Chapter 7**

**#7.00    Reaffirmation Agreement Between Debtor and Logix Federal Credit Union**

Docket      11

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Kasra Sayadi

Represented By  
Allan Otis Cate Jr

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se

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**1:25-11929    Itandehui Preciado and Ernesto Preciado**

**Chapter 7**

**#8.00    Reaffirmation Agreement Between Debtor and Technology Credit Union**

Docket      13

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Itandehui Preciado

Represented By  
Charles J Brash

**Joint Debtor(s):**

Ernesto Preciado

Represented By  
Charles J Brash

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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**1:24-11175 Darci Penn**

**Chapter 7**

**#1.00** Creditors' Objection to Debtor's Claim of Homestead  
Exemption Pursuant to 11 U.S.C. Section 522(q)

fr. 11/14/24, 1/9/24 (Stip); 2/19/25(stip); 3/19/25;  
8/20/25 (Stip);

**Stipulation to dismiss objection filed 11/14/25**

Docket 12

**\*\*\* VACATED \*\*\* REASON: Order dismissing objection entered on  
11/17/25 [doc. 40]**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Darci Penn

Represented By  
David S Hagen

**Trustee(s):**

Amy L Goldman (TR)

Pro Se



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**1:24-10975 Katrina Spears Babcock**

**Chapter 7**

**#2.00 Motion to Approve Equity Buyback Agreement with  
Katrina Spears Babcock**

Docket 55

**Tentative Ruling:**

Grant.

The chapter 7 trustee must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by the chapter 7 trustee is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and the trustee will be so notified.

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

**Debtor(s):**

Katrina Spears Babcock

Represented By  
Daniel A Higson

**Movant(s):**

David Keith Gottlieb (TR)

Represented By  
Laila Rais  
Bradford Barnhardt  
Tinho Mang

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Laila Rais  
Bradford Barnhardt  
Tinho Mang

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**1:23-10613 Marion Elisabeth Greenblatt**

**Chapter 7**

**#2.01** Motion of Marion E. Greenblatt to Vacate or Alter Order Granting Motion of Chapter 7 Trustee: (1) Limiting Debtors Claimed Exemption in Real Property Located at 5523 N. Ember Ct., Agoura Hills, CA 91301 Pursuant to 11 U.S.C. § 522(Q); and (2) Compelling Turnover of Property to Trustee (Docket No. 100)

fr. 11/26/25; 12/3/25

Docket 106

**Tentative Ruling:**

The Court will deny the motion.

In accordance with 11 U.S.C. § 522(q)(1)(A), the debtor's homestead exemption is appropriately limited to \$189,050. Pursuant to § 522(q)(1)(A):

As a result of electing under subsection (b)(3)(A) to exempt property under State or local law, a debtor may not exempt any amount of an interest in property described in [subparagraph] (A) . . . of subsection (p)(1) which exceeds in the aggregate \$189,050 if -

(A) the court determines, after notice and a hearing, that the debtor has been convicted of a felony (as defined in section 3156 of title 18), which under the circumstances, demonstrates that the filing of the case was an abuse of the provisions of this title . . . .

Prepetition, the debtor was found guilty and convicted of felony violations of California Penal Code § 487(a). That conviction was based on the debtor, who was a licensed insurance agent, accepting insurance premium payments from business owners and misappropriating the money for her personal use. Pursuant to California Penal Code § 1202.4(f), the debtor was ordered to make restitution to two victims, i.e., \$42,000 plus interest at 10% (for a total of \$58,800) to West Side Towing and \$291,000 plus interest at 10% (for a total of \$407,400) to Amwins Insurance Brokerage, LLC. The debtor was ordered to make this restitution at a hearing at

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**CONT...      Marion Elisabeth Greenblatt**

**Chapter 7**

which the debtor appeared, in person.

Based on the same felony violations, another individual, Robert Farmer, also was ordered to make restitution to the same victims as the debtor.

Three days after the hearing which established her restitution obligations, the debtor filed her chapter 7 petition. On her schedule D, the debtor identified one secured creditor; on her schedule E, the debtor identified five unsecured creditors. The debtor did not disclose her criminal case, her obligation to make restitution or the creditors to whom she was ordered to make restitution, in her bankruptcy filings, nor during her § 341(a) meeting of creditors. During the debtor's § 341(a) meeting of creditors, held on October 13, 2023, the debtor testified that she signed her petition, schedules, statements and related documents which she filed with the court, that she read them before she filed them, that she was personally familiar with the information they contained, that the information was true and correct, and that all of her creditors were listed on her schedules.

Before the initial bar date, two creditors filed proofs of claim against the estate. Their aggregate claims were less than \$45,000.

During the pendency of the chapter 7 case, the chapter 7 trustee (the "Trustee") was preparing to sell property of the estate, i.e., a mobile home located in Newbury Park, California, to Robert Farmer. Mr. Farmer represented to the Trustee's counsel that he had been living in the debtor's mobile home for free, was a friend of the debtor and would pay \$175,000 for the mobile home. As a term of that sale, Mr. Farmer insisted that the sale not be subject to overbidding. The Trustee was willing to make that a term of the sale of the mobile home, if the debtor agreed.

If and after that sale closed, the Trustee intended to provide what appeared to be surplus sale proceeds to the debtor. At that time, the Trustee did not know about the victims to which the debtor was liable to make restitution, and that these creditors had not been informed about the debtor's bankruptcy case or the bar date.

Before that transaction closed, counsel to the Trustee learned that the debtor had a felony conviction and criminal restitution obligations, which the debtor had not disclosed. After finding this out, the Trustee contacted one of the restitution victims,

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**CONT... Marion Elisabeth Greenblatt**

**Chapter 7**

which then filed a proof of claim. As a result of this proof of claim being filed, there would not be surplus proceeds from the sale of the mobile home to pay to the debtor, and Robert Farmer withdrew his offer to buy the mobile home.

This potential transaction is one example of how the debtor's filing of this case, after her felony conviction, coupled with her concealment of her criminal case and the victims to whom she was ordered to make restitution, was an abuse of the provisions of this title. If the Trustee had not otherwise uncovered the debtor's criminal restitution obligations, the debtor could have prevented those creditors from receiving any portion of the sale proceeds of the mobile home, which instead would have been provided by the Trustee to the debtor and likely dissipated by the debtor, rather than being paid to the debtor's victims.

Taking into account the debtor's Social Security income, and the debtor's ability to pay rent and other living expenses with that income, the Court finds that retaining \$189,050 of the debtor's claimed homestead exemption is sufficient for the support of the debtor; retaining more than \$189,050 in sale proceeds from the debtor's residence is not reasonably necessary for the debtor's support.

After the debtor receives the exempted proceeds from the sale of her residence, instead of paying to lease a residence, the debtor could purchase a mobile home where she can live.

In connection with the motion, the debtor represents that she has been providing her 43 year old stepdaughter and 21 year old granddaughter with free housing in the debtor's residence. During her section 341 meeting of creditors, which took place on October 13, 2023, the debtor testified that these relatives lived in the debtor's mobile home and paid rent of approximately \$750 per month. That payment was sufficient to cover the park fees.

To the extent that these relatives have been living in the debtor's residence without paying for that occupancy, the debtor contends that her stepdaughter and granddaughter are her dependents. However, the debtor has not submitted any evidence regarding the income and assets of her stepdaughter and granddaughter. Although the debtor has represented that her granddaughter currently attends a local community college, the debtor has not provided any information as to the cost of

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tuition (if any), and whether or not her granddaughter also is working and receiving employment income. Moreover, the debtor has acknowledged that her stepdaughter and granddaughter pay for most of their own living expenses, and the debtor has not claimed either of them as a dependent in her income tax returns. Consequently, the debtor has not demonstrated that retaining more than \$189,050 of the debtor's claimed homestead exemption is reasonably necessary for the support of her stepdaughter and granddaughter.

**No later than January 25, 2026**, as stipulated by the parties [*see* docs. 110 and 112], the debtor must turnover the real property located at 5523 N. Ember Ct., Agoura Hills, CA 91301 to the Trustee in broom-swept condition with all personal property removed; all of the other provisions of the parties' stipulation will be enforceable as well.

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

<b>Party Information</b>
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**Debtor(s):**

Marion Elisabeth Greenblatt

Represented By  
Daniel J McCarthy

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
D Edward Hays  
Bradford Barnhardt

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**1:23-10613    Marion Elisabeth Greenblatt**

**Chapter 7**

**#3.00**    Trustee's Motion for Order Authorizing Sale of Mobilhome Located at 16 Robertson Way, Newbury Park, CA 91320: (A) Outside the Ordinary Course of Business; (B) Subject to Overbids; and (C) For Determination of Good Faith Purchaser Under § 363(M)

Docket        120

**Tentative Ruling:**

Grant.

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

<b>Party Information</b>
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**Debtor(s):**

Marion Elisabeth Greenblatt

Represented By  
Daniel J McCarthy

**Movant(s):**

David Keith Gottlieb (TR)

Represented By  
D Edward Hays  
Bradford Barnhardt  
Tinho Mang

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
D Edward Hays  
Bradford Barnhardt  
Tinho Mang

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**1:24-10859 Krystal Heedly Cain**

**Chapter 7**

**#3.01 Motion to Approve Compromise with Anthony Cain**

fr. 11/12/25; 11/26/25

Docket 43

**Tentative Ruling:**

Having reviewed the chapter 7 trustee's *Motion to Approve Compromise with Anthony Cain* (the "Motion") [doc. 43], the opposition and the replies thereto [docs. 60, 61 and 62], and the submitted declarations, the Court will make a decision based on the following legal standards:

On motion by the trustee and after notice and a hearing, the court may approve a compromise or settlement." Fed. R. Bankr. P. 9019(a).

While "[t]he bankruptcy court has great latitude in approving compromise agreements[,] . . . the court's discretion is not unlimited." *Woodson v. Fireman's Fund Ins. Co.*, 839 F.2d 610, 620 (9th Cir. 1987). In deciding whether to approve a compromise, courts must determine whether it is fair and equitable, and whether it is reasonable under the particular circumstances of the case. *In re A & C Props.*, 784 F.2d 1377, 1381 (9th Cir. 1986). In determining the fairness, reasonableness and adequacy of a proposed settlement agreement, the court must consider:

(a) The probability of success in the litigation; (b) the difficulties, if any, to be encountered in the matter of collection; (c) the complexity of the litigation involved, and the expense, inconvenience and delay necessarily attending it; (d) the paramount interest of the creditors and a proper deference to their reasonable views in the premises.

*Id.* (citations omitted).

**BACKGROUND**

On May 25, 2024, Debtor filed a chapter 7 petition; David Keith Gottlieb was

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appointed as chapter 7 trustee [doc. 6].

***A. Debtor and Mr. Cain's Interests in Real Property***

On July 7, 2017, Krystal Heedly Cain ("Debtor") and Anthony Cain married. *Declaration of Krystal Heedly Cain*, ¶ 4 [doc. 60]. In September 2019, Debtor and Mr. Cain separated. *Declaration of Charles M. Green*, ¶ 6 [doc. 60]; Declaration of James T. Neavitt, ¶¶ 6 -7 [doc. 61]

In 2001, before marrying Mr. Cain, Debtor acquired the real property located at 23265 Ingomar Street, West Hills, CA ("Ingomar"). *Declaration of Krystal Heedly Cain*, ¶ 3 [doc. 60].

Before marrying Debtor, Mr. Cain owned two real properties: one located at 16109 Rayen Street, North Hills, CA ("16109 Rayen") and the other located at 16063 Rayen St., North Hills, CA. *Declaration of Charles M. Green*, ¶ 6 [doc. 60].

***B. Marital Dissolution Action***

Prepetition, Mr. Cain filed a petition for dissolution of marriage against Debtor in the Superior Court for the State of California, Los Angeles County (the "Dissolution Action"). Mr. Cain contended that Ingomar was transmuted from Debtor's separate property into community property, and Debtor contended that 16109 Rayen was transmuted from Mr. Cain's separate property into community property. Bifurcated Trial Decision, issued January 2, 2024, attached as Ex. 2 to the Motion [doc. 43].

The trial in the Dissolution Action was bifurcated, with the first phase limited to "characterization of real property assets," such as the issues of whether Ingomar and 16109 Rayen were transmuted from separate property of Debtor or Mr. Cain to community property. The bifurcated trial started on February 15, 2023 and was completed after 16 partial dates of trial including 11 witnesses and 101 admitted exhibits. *Id.*

In January 2024, the state court ruled that neither Ingomar nor 16109 Rayen had been transmuted from separate property into community property. Consequently, the state court held that Ingomar was the separate property of Debtor, and 16109 Rayen was the



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separate property of Mr. Cain. *Id.*

Regarding Debtor and Mr. Cain's contributions to 16109 Rayen, the state court noted:

Debtor presented witnesses, including herself, who established that she was actively engaged in all facets of the [16109] Rayen remodel. That evidence was compelling – it certainly convinced the Court that [Debtor] was the driving force behind the [16109] Rayen remodel progressing to fruition. It also established that [Debtor] contributed sweat equity and real estate knowledge, as well as advances of financial capital toward the remodel.

In response, [Mr. Cain] introduced evidence that he too was involved in the remodel, including through manual labor that he and his son provided.

*Id.* In its January 2, 2024 decision, the state court stated that, at the next phase of the trial, Debtor "should be prepared to clearly and concisely, and with specificity, demonstrate all of her contributions to [16109 Rayen] so that she receives full compensation for those contributions." *Id.*

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

**Debtor(s):**

Krystal Heedly Cain

Represented By  
Stella A Havkin

**Movant(s):**

David Keith Gottlieb (TR)

Represented By  
Laila Rais  
Tinho Mang

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Laila Rais  
Tinho Mang

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**1:25-11102      Extensions Plus, Inc. a California Corporation**

**Chapter 11**

**#3.02**      Motion of Debtor for Order Approving Second Stipulation Between  
Debtor and JP Morgan Chase Bank Authorizing Use of Cash Collateral  
and Adequate Protection

fr. 11/26/25

Docket      89

**Tentative Ruling:**

Grant.

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.

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

**Debtor(s):**

Extensions Plus, Inc. a California

Represented By  
Peter T Steinberg

**Movant(s):**

Extensions Plus, Inc. a California

Represented By  
Peter T Steinberg

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**1:25-12027 Titan Group Logistics, Inc.**

**Chapter 11**

**#4.00 Status conference re: Chapter 11 Subchapter V Voluntary Petition**

Docket 1

**Tentative Ruling:**

The debtor has not provided proper or accurate notice of its motion for authority to incur secured debt based on a factoring agreement with Phoenix Capital Group, filed on November 25, 2025 (the "Section 364 Motion") [doc. 37]. Based on the hearing date and time set forth in the caption, the debtor self-calendared the Section 364 Motion for hearing at 2:00 p.m. on December 17, 2025.

Contrary to the representations made by the debtor in its notice of the hearing [doc. 38], **the Court did authorize the debtor to represent that any response to the Section 364 Motion would be due the date and the time of the hearing.**

Moreover, as concerns any cash collateral of Phoenix Capital Group, it appears that the debtor has not provided sufficient notice of its intent to "supplement" its motion for use of cash collateral, filed on October 30, 2025 (the "Cash Collateral Motion") [doc. 3]. The Cash Collateral Motion states that it does not contain:

Provisions that deem prepetition secured debt to be postpetition debt or that use postpetition loans from a prepetition secured creditor to pay part or all of that secured creditor's prepetition debt.

Provisions that grant a lien in an amount in excess of the dollar amount of cash collateral authorized under the applicable cash collateral order.

Provisions providing for the paying down of prepetition principal owed to a creditor.

[doc. 3, at pp. 2-3].

The Cash Collateral Motion does not mention Phoenix Capital Group, or Gulf Coast Bank & Trust Company, dba Phoenix Capital Group ("Gulf Coast Bank"), as an

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entity with an interest in cash collateral. The only secured creditors identified in the Cash Collateral Motion are "Crossroads and BMO Harris Bank." [doc. 3, at pp. 4, 7-9].

In the debtor's schedule D, the debtor represents that the only property of the debtor that is subject to a lien of Gulf Coast Bank is a Bank of America checking account, with an alleged balance in the amount of \$3,525.43 [doc. 1, at p. 19]. In schedule D, the debtor states that the amount owed to Gulf Coast Bank is "unknown."

Pursuant to 11 U.S.C. § 1189(b), the debtor's deadline to file a proposed plan is **January 28, 2026**.

The Court will continue the chapter 11, subchapter V case status conference to be held at **2:00 p.m. on February 11, 2026**.

The deadline to file proofs of claim against the debtor is **January 8, 2026** for non-governmental units and **April 28, 2026** for governmental units. Local Bankruptcy Rule ("LBR") 3003-1(a)(2). Pursuant to LBR 3003-1(b)(2), "in subchapter V cases, the debtor in possession or subchapter V trustee in possession, as applicable, must file and serve the bar date notice within 7 days of (1) the date of entry of the order for relief..." LBR 3003-1(b)(2).

The Court's *Order Setting Hearing on Status of Chapter 11, Subchapter V Case and Requiring Report on Status of Chapter 11, Subchapter V Case* (the "Order") [doc. 27] provides that, "at least fourteen (14) days before the initial status conference, the debtor must: (a) file with the Court a Subchapter V Status Report[.]" Order, p. 3 (emphases omitted). The Order further provides:

[T]he Status Report MUST BE SUPPORTED BY EVIDENCE in the form of declarations and supporting documents. The declaration(s) filed in support of the Status Report must address and include the following:

1. Disclose whether the debtor timely filed and served a Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case in accordance with Local Bankruptcy Rule 3003-1(b)(2) . . .

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*Id.* (emphasis omitted).

On November 26, 2025, the debtor filed its *Subchapter V Status Report* (the "Status Report") [doc. 41]. In the Status Report, the debtor states that the notice of bar date for filing proofs of claim (the "Notice") was served on November 6, 2025. However, the debtor did not file the Notice. Moreover, the debtor did not file a proof of service regarding the Notice.

**No later than December 15, 2025**, the debtor must file the Notice and proof of service of the Notice.

In addition, the debtor stated in the Status Report that it will file an application to employ general bankruptcy counsel. When will the debtor file that application?

In the debtor's October 2025 monthly operating report [doc. 44], the debtor asserts that, during October 30-31, 2025, it was transitioning all financial activity from a prepetition Bank of America account to a new debtor-in-possession account. *See* doc. 44, p. 21. Has the debtor completed this transition?

The debtor must file a status report, to be served on the debtor's 20 largest unsecured creditors, all secured creditors and the subchapter V trustee, no later than **14 days** before the continued status conference. The status report must be supported by evidence in the form of declarations and supporting documents.

The status report must address the following:

What efforts has the debtor made so far to obtain the consent of creditors for a consensual plan?

If the debtor expects that the plan will be a nonconsensual plan, i.e., a plan confirmed under 11 U.S.C. § 1191(b), why does he expect that?

Any additional information the debtor would like to disclose to the Court concerning this chapter 11 case or the plan.

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The Court will prepare an order continuing the status conference and setting the deadline to file and serve the related status report and the deadline to file the Notice and the related proof of service.

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

**Debtor(s):**

Titan Group Logistics, Inc.

Represented By  
Tamar Terzian

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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**1:25-12027 Titan Group Logistics, Inc.**

**Chapter 11**

**#4.01** Emergency Motion of Debtor Titan Logistics Group, Inc. For Entry of Interim And Final Orders (I) Authorizing Use of Cash Collateral; (II) Granting Adequate Protection; And (III) Scheduling Final Hearing

fr. 10/31/25; 11/26/25

Docket 3

**Tentative Ruling:**

On October 30, 2025, Titan Group Logistics, Inc. ("Debtor") filed an emergency motion for entry of interim and final orders authorizing use of cash collateral and granting adequate protection (the "Motion") [doc. 3].

On November 19, 2025, BMO Bank N.A. ("BMO") and Crossroads Equipment Lease & Finance, LLC ("Crossroads" and together with BMO, "Secured Creditors") filed a joint opposition to the Motion (the "Opposition") [doc. 33]. In the Opposition, Secured Creditors assert that Debtor has not demonstrated that Secured Creditors' interests in their collateral are adequately protected. On November 24, 2025, Debtor filed a reply to the Opposition (the "Reply") [doc. 35].

In December 2025, Secured Creditors filed their supplemental brief in support of the Opposition [doc. 49]. Debtor concurrently filed its supplemental brief in support of the Motion ("Debtor's Supplemental Brief") [doc. 50].

The table below sets forth, among other things, Debtor's valuation and proposed adequate protection payment for each of the assets at issue:

Creditor	Collateral	Last 4 digits of VIN [FN1]	Account No.	Alleged Purchase Amount	Alleged Actual Cash Value	Debtor's Proposed Monthly Payment	Monthly Contract Amt.	Page of Doc. 50 at Which Appraisal Begins
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BMO	Unit 19 Freightliner BOX TRUCK M2	6085	9344687	\$108,226.60	\$32,884.67 [FN2]	\$682.00	\$1,470.46	128
BMO	Unit 22 Volvo VNL 860	8572	9347654	\$216,258.48	\$42,551.67	\$1,349.52	\$3,003.59	46
BMO	Unit 31 Hino L6 Box truck	0028	9361062	\$151,079.04	\$36,375.00	\$1,148.24	\$2,098.32	9
BMO	Unit 32 Hino L6 Box truck	0093	9362467	\$150,564.19	\$40,875.00	\$1,291.68	\$2,509.40	90
BMO	Unit 2044 WABASH Trailer	9613	9365146		\$25,566.67	\$652.79	\$2,859.25 [FN6]	164
BMO	Unit 2027/2039 WABASH Trailer [FN3]	9614	9365146		\$29,266.67	\$736.00	\$2,859.25 [FN6]	79
BMO	Unit 2023/2038 WABASH Trailer [FN4]	9611	9365146	\$205,865.00	\$29,266.67 [FN5]	\$736.00	\$2,859.25 [FN6]	68
BMO	Unit 2022 WABASH Trailer	7265	9348007	\$75,261.60	\$23,165.00	\$733.37	\$1,045.30	152
Crossroads	Unit 23 Volvo VNL 860	8515	84687	\$198,492.00	\$44,901.67	\$1,419.22	\$3,308.20	30
Crossroads	Unit 27 Volvo VNL 860	1525	92221	\$213,157.20	\$45,000.00	\$1,438.54	\$3,552.62	No appraisal
Crossroads	Unit 39 Freightliner CASCADIA 126 SP	0684	101733	\$244,380.60	\$59,765.00	\$1,887.81	\$4,073.01	111

In Debtor's Supplemental Brief, Debtor often proposes adequate protection payments that are higher than those which Debtor proposed in the Reply. However, as concerns the 2024 WABASH Trailer with the VIN ending in 9611, Debtor's proposed monthly payment of \$736.00 is less than the adequate payment payment proposed in the Reply, which was \$1,424.37 per month.

Crossroads has represented that a Volvo VNL 860 (apparently Debtor's Unit 27) was repossessed prepetition. Is Debtor proposing to make adequate protection payments, in the amount of \$1,438.54 per month, if Crossroads returns this Volvo tractor to Debtor?

With respect to the alleged purchase prices of the assets at issue, which Debtor uses to support its depreciation analysis, Debtor has not filed a declaration and supporting



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documentation. Similarly, to authenticate the appraisals included in Exh. B to Debtor's Supplemental Reply, Debtor has not filed a declaration of the appraiser.

Other than contending that Debtor must make the contractual loan payments for Secured Creditors to receive adequate protection, Secured Creditors have not addressed: (1) the alleged depreciation rates for their collateral, as set forth in the chart attached as Exh. A to Debtor's Supplemental Reply, and (2) Debtor's analysis which allegedly supports the sufficiency of its proposed adequate protection payments.

Pending the Secured Creditors' submission of appraisals regarding the assets at issue, which Debtor must enable Secured Creditors to obtain as soon as possible, the parties should address the amount of the monthly adequate protection payments to be made by Debtor.

**FOOTNOTES**

FN1: *See* Debtor's schedules A and D [doc. 1] and Exh. A to the Motion [doc. 3].

FN2: Debtor's chart, attached as Exh. A to Debtor's Supplemental Reply ("Debtor's Proposed Payments Chart"), provides a valuation of \$21,596.00, which is lower than the valuation presented in the appraisal included in Ex. B to Debtor's Supplemental Reply, at p. 128.

FN3: Based on the appraisal included in Exh. B to Debtor's Supplemental Reply, at p. 79, Debtor may have misidentified the unit number of this 2024 Wabash Duraplate trailer, in Debtor's Proposed Payments Chart, as "2039." The related appraisal represents that the unit number for this trailer is **2027**.

FN4: Based on the appraisal included in Exh. B to Debtor's Supplemental Reply, at p. 68, Debtor may have misidentified the unit number of this 2024 Wabash Duraplate trailer, in Debtor's Proposed Payments Chart, as "2038." The related appraisal represents that the unit number for this trailer is **2023**.

FN5: Debtor's Proposed Payments Chart provides a valuation of \$84,098.00, which is higher than the valuation presented in the appraisal included in Exh. B to

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Debtor's Supplemental Reply, at p. 68.

FN6. It appears that this monthly contract payment covers three WABASH Trailers, *i.e.*, the trailers with VINS ending in 9611, 9613 and 9614. *See* Claim 9-1, filed on November 12, 2025 by BMO.

**Tentative Ruling for 11/26/2025**

On October 30, 2025, Titan Group Logistics, Inc. ("Debtor") filed a chapter 11 petition, initiating this case. Debtor specializes in the transportation of goods and commodities in California and across the country. Declaration of Tetiana Postovyk ("Postovyk Decl."), ¶ 2 [doc. 5]. Debtor operates eight trucks for transporting goods, and its principal assets consist of its cash-on-hand, accounts receivables and the various trucks it uses to operate its business. *Id.*

On October 30, 2025, Debtor also filed an *Emergency Motion of Debtor Titan Logistics Group, Inc. for Entry of Interim and Final Orders (I) Authorizing Use of Cash Collateral; (II) Granting Adequate Protection; and (III) Scheduling Final Hearing* (the "Motion") [doc. 3]. To the Motion, Debtor attached as Exh. 1 a proposed budget (the "Budget"). The Court set a hearing on the Motion for 1:00 p.m. on October 31, 2025. *See* doc. 6.

On October 31, 2025, the Court entered its *Interim Order Authorizing Debtor to Use Cash Collateral Through November 26, 2025* (the "Order") [doc. 15]. The Order provided:

The Court will hold a continued hearing on the Motion on November 26, 2025, at 2:00 p.m. (the "Continued Hearing Date"). Any opposition to the Motion must be filed and served on the Debtor, the subchapter V trustee and the United States trustee no later than November 19, 2025, and a reply may be filed and served no later than November 24, 2025.

The Debtor must, **no later than November 3, 2025**, file and serve, upon all secured creditors, the U.S. trustee and, if one has been appointed by November 3, 2025, the subchapter V trustee, notice of the continued hearing on the Motion and the deadline to file a response to the Motion.

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Order, p. 2 (emphasis added). Debtor has not filed a notice and related proof of service demonstrating Debtor's compliance with the Order.

On November 19, 2025, BMO Bank, N.A. ("BMO Bank") and Crossroads Equipment Lease and Finance, LLC ("Crossroads" and together with BMO Bank, "Secured Creditors") filed a joint opposition to the Motion [doc. 33]. Secured Creditors oppose the Motion on the basis that Debtor does not propose to provide Secured Creditors with adequate protection for the use of Secured Creditors' collateral, which consists of commercial vehicles that Debtor uses in its business. For August 2025 and thereafter, Secured Creditors represent that Debtor is past due for its payments to BMO Bank in the amount of \$12,986.32 per month and to Crossroads in the amount of \$10,933.83 per month. According to Secured Creditors, their collateral, i.e., commercial vehicles used by Debtor, is on the road on a daily basis, incurring mileage and wear and tear; as a result, the collateral is depreciating in value.

In the Budget, Debtor projects gross income of \$215,000 per month for October 2025 through March 2026. Debtor projects that net income for that period will range from \$14,030.54 to \$14,365.54. *See* Exh. 1 to the Motion. In the Budget, Debtor does not provide for any payments to Secured Creditors. *Id.*

In accordance with 11 U.S.C. § 363(e), at any time, on request of an entity that has an interest in property used by the debtor, the Court, with or without a hearing, must "prohibit or condition such use as is necessary to provide adequate protection of such interest."

11 U.S.C. § 361 states, in relevant part:

When adequate protection is required under section 362, 363, or 364 of this title of an interest of an entity in property, such adequate protection may be provided by—

- (1) requiring the trustee to make a cash payment or periodic cash payments to such entity, to the extent that the stay under section 362 of this title, use, sale, or lease under section 363 of this title, or any grant of a lien under section

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364 of this title results in a decrease in the value of such  
entity's interest in such property[.]

11 U.S.C. § 361(1).

If Secured Creditors' collateral is decreasing in value, Secured Creditors are entitled to receive adequate protection payments for the decrease in the value of their collateral. Here, Debtor projects approximately \$14,000 in monthly net income; according to Secured Creditors, Debtor's combined monthly contractual payments to Secured Creditors exceed \$23,000.

What adequate protection payments does Debtor propose to make to each of Secured Creditors, and on what basis does Debtor assert that such payments will provide adequate protection against the decrease in the value of each Secured Creditor's collateral, arising from Debtor's use of those commercial vehicles?

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

**Debtor(s):**

Titan Group Logistics, Inc.

Represented By  
Tamar Terzian

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**1:24-12038    Biotactics, Inc.**

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**#5.00      Confirmation hearing re: chapter 11 Small Business Plan**

Docket      121

**\*\*\* VACATED \*\*\*    REASON: Case dismissed on 11/13/25 [doc. 143].**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Biotactics, Inc.

Represented By  
Michael Jay Berger

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Wednesday, December 10, 2025**

**Hearing Room      301**

2:00 PM

**1:24-12038    Biotactics, Inc.**

**Chapter 11**

**#6.00    Status Conference re: Chapter 11, Subchapter V case**  
fr. 1/22/25; 3/19/25; 5/21/25; 7/30/25

Docket      1

**\*\*\* VACATED \*\*\*    REASON: Case dismissed on 11/13/25 [doc. 143].**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Biotactics, Inc.

Represented By  
Michael Jay Berger

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

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

**Wednesday, December 10, 2025**

**Hearing Room      301**

2:00 PM

**1:25-11802    KC 117 LLC**

**Chapter 11**

**#7.00**    Debtor's Motion to: (1) Approve Sale of Real Property Located at 5712 Donna Ave., Tarzana, CA 91356, Free and Clear of Liens, Claims and Interests; (2) Approve Overbid Procedure; (3) Approve Payment of Real Estate Broker's Commissions and Fees for General Counsel for Debtor; and (4) Waiving Stay under Rule 6004(h)

fr. 11/5/25

Docket      55

**Tentative Ruling:**

Grant.

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

<b>Party Information</b>
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**Debtor(s):**

KC 117 LLC

Represented By  
Shai S Oved

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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

**Wednesday, December 10, 2025**

**Hearing Room 301**

2:00 PM

**1:25-11802 KC 117 LLC**

**Chapter 11**

**#8.00** Application to Employ Shai Oved as Counsel for Debtor

Docket 37

**Tentative Ruling:**

Having reviewed the objection filed by the United States trustee [doc. 59] and the debtor's response [doc. 60], the Court will grant the motion to employ Shai Oved as the debtor's general bankruptcy counsel, provided that any monies paid directly from escrow to Mr. Oved be placed in the debtor's client-trust account and that no fees and costs will be paid to Mr. Oved absent the filing of a properly noticed fee application pursuant to 11 U.S.C. §§ 330 or 331, Fed. R. Bankr. P. 2016 and Local Bankruptcy Rule 2016-1 and a Court order allowing fees and the reimbursement of expenses.

The debtor must submit the order within seven (7) days.

<b>Party Information</b>
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**Debtor(s):**

KC 117 LLC

Represented By  
Shai S Oved

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se



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

**Wednesday, December 10, 2025**

**Hearing Room      301**

2:00 PM

**1:25-11802    KC 117 LLC**

**Chapter 11**

**#9.00    Status Conference RE: Subchapter V Case**

fr. 11/5/25

Docket      1

**Tentative Ruling:**

Continued chapter 11 case status conference to be held at **2:00 p.m. on January 21, 2026.**

11 U.S.C. § 1189 provides that a chapter 11, subchapter V debtor "shall file a plan not later than 90 days after the order for relief under this chapter, except that the court may extend the period if the need for the extension is attributable to circumstances for which the debtor should not justly be held accountable." 11 U.S.C. § 1189(b). The debtor filed its petition on September 29, 2025. Consequently, the deadline for the debtor to file a plan is **December 28, 2025.**

If the debtor does not timely file a proposed plan, the Court may issue an order to show cause as to why the case should not be dismissed pursuant to 11 U.S.C. § 1112(b)(4)(J), for failure to file a plan within the time fixed by 11 U.S.C. § 1189(b).

The Court will prepare the order continuing the chapter 11 subchapter V case status conference.

<b>Party Information</b>
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**Debtor(s):**

KC 117 LLC

Represented By  
Shai S Oved

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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

**Wednesday, December 10, 2025**

**Hearing Room 301**

2:00 PM

**1:25-11945 Patrick Phil Jia**

**Chapter 11**

**#10.00** Status conference re: chapter V Voluntary Petition Individual

fr. 11/26/25

Docket 1

**Tentative Ruling:**

Continued chapter 11 case status conference to be held at **2:00 p.m. on February 4, 2026.**

The debtor must file a status report, to be served on the debtor's 20 largest unsecured creditors, all secured creditor, and the subchapter V trustee, not later than **14 days** before the continued status conference. The status report must be supported by evidence in the form of declarations and supporting documents.

The status report must address the following:

What efforts has the debtor made so far to obtain the consent of creditors for a consensual plan?

If the debtor expects that the plan will be a nonconsensual plan, i.e., a plan confirmed under 11 U.S.C. § 1191(b), why does it expect that?

Any additional information the debtor would like to disclose to the Court concerning this chapter 11 case or the plan (e.g. executory contracts or unexpired leases or sale or surrender of real and/or personal property).

The Court will prepare an order continuing the status conference and setting the deadlines to file and serve the related status report.

Appearances on December 10, 2025 are excused.

<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Wednesday, December 10, 2025**

**Hearing Room 301**

2:00 PM

**CONT... Patrick Phil Jia**

**Chapter 11**

**Debtor(s):**

Patrick Phil Jia

Represented By  
Andrew S Bisom

**Trustee(s):**

Susan K Seflin (TR)

Pro Se