

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

Thursday, December 11, 2025

Hearing Room 301

9:30 AM

1: -

Chapter

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

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

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

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

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

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

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Password: 974912

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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1:22-11411 Wilfredo Chavarria Alas

Chapter 13

#1.00 Motion for relief from stay [RP]

DEUTSCHE BANK NATIONAL TRUST COMPANY
VS
DEBTOR

fr. 11/13/25

Stipulation for adequate protection filed

Docket 74

***** VACATED *** REASON: Order approving stipulation entered
11/19/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Wilfredo Chavarria Alas

Represented By
Kevin T Simon

Movant(s):

DEUTSCHE BANK NATIONAL

Represented By
Dane W Exnowski

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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9:30 AM

1:25-11806 Abdolreza Pirooz Hojati

Chapter 7

#2.00 Motion for relief from stay [RP]

NEWREZ LLC
VS
DEBTOR

Docket 13

***** VACATED *** REASON: No chambers copy of motion provided.
Motion is not on calendar.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Abdolreza Pirooz Hojati

Represented By
Jeffrey J Hagen

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
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9:30 AM

1:25-12145 Hemman Azzam Sweis

Chapter 13

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

Docket 8

Tentative Ruling:

The Court will grant the *Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate* [doc. 8] as to all creditors on an interim basis up to the date of the continued hearing. The Court will continue this hearing to **9:30 a.m. on January 22, 2026.**

No later than **December 18, 2025**, the debtor must serve written notice of the continued hearing and the deadline to file a response 14 days prior thereto on Mr. Cooper.

The debtor must timely pay: (1) to Mr. Cooper, his deed of trust payments for December 2025 and January 2026 in the amount of \$4,555.51 (as stated in his schedule J) as to the real property located at 9560 Shoshone Ave, Northridge, CA 91325 and his December 2025 and January 2026 plan payments in the amount of \$7,562.24, as stated in the debtor's proposed chapter 13 plan [doc. 18].

No later than January 16, 2026, the debtor must file a declaration and supporting documentary evidence which demonstrate that he timely made his required postpetition deed of trust and chapter 13 plan payments.

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

Party Information

Debtor(s):

Hemman Azzam Sweis

Represented By
Mark T Young

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CONT... Hemman Azzam Sweis

Chapter 13

Movant(s):

Hemman Azzam Sweis

Represented By
Mark T Young

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
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Thursday, December 11, 2025

Hearing Room 301

9:30 AM

1:23-11187 David Flores

Chapter 13

#3.01 Motion for relief from stay [RP]

LEVERAGE FINANCIAL LLC
VS
DEBTOR

Docket 73

Tentative Ruling:

The Court will continue the hearing to **9:30 a.m. on January 15, 2026.**

On August 22, 2023, David Flores filed a voluntary chapter 13 petition. On November 26, 2025, Leverage Financial LLC ("Movant") filed a *Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362* (the "Motion") [doc. 73]. On December 2, 2025, the debtor and Movant filed a *Stipulation for Relief from Stay* (the "Stipulation") [doc. 76]. Movant has not properly served the Motion and the Stipulation on Direct Logistics, Inc.

Pursuant to Local Bankruptcy Rule 4001-1(c)(1)(B):

If a motion seeks relief from the stay applicable in future cases (sometimes called "in rem" or "ex parte" relief), the movant must serve the person(s) who executed the documents through which the movant asserts its interest in the property (sometimes referred to in the mortgage context as the "original borrower," and in the leasehold context, the "original lessee"), in addition to those persons and entities required by LBR 4001-1(c)(1)(C).

Under Fed. R. Bankr. P. ("Rule") 4001, "a motion under § 362(d) for relief from the automatic stay—or a motion under § 363(e) to prohibit or condition the use, sale, or lease of property—must comply with Rule 9014."

Under Rule 9014(b), the movant must serve the motion "in the manner for serving a summons and complaint provided by Rule 7004." Rule 7004(b) provides, in relevant

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CONT... **David Flores**
part:

Chapter 13

Except as provided in subdivision (h), in addition to the methods of service authorized by Rule 4(e)–(j) F.R.Civ.P., service may be made within the United States by first class mail postage prepaid as follows:

...

(3) Upon a domestic or foreign corporation or upon a partnership or other unincorporated association, by mailing a copy of the summons and complaint to the attention of an officer, a managing or general agent, or to any other agent authorized by appointment or by law to receive service of process and, if the agent is one authorized by statute to receive service and the statute so requires, by also mailing a copy to the defendant.

No later than December 18, 2025, Movant must serve notice of the continued hearing, the Motion and the Stipulation, and the deadline to file a response 14 days prior to the hearing, on Direct Logistics, Inc., using the following addresses:

Direct Logistics, Inc.
c/o Corporate Agents, LLC
1712 Pioneer Ave Ste 2541

Direct Logistics, Inc.
47078 Kings Canyon Road
Lancaster, CA 93536
Attn: Viet Trong Do

Movant's and the debtor's appearances at the hearing on December 10, 2025 are excused.

Party Information

Debtor(s):

David Flores

Represented By
Kevin T Simon

Movant(s):

Leverage Financial LLC

Represented By

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CONT...

David Flores

Luis Chaves

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 301

9:30 AM

1:22-11116 Angela Rene Fleming

Chapter 13

#3.02 Motion for relief from stay [RP]

ROCKET MORTGAGE, LLC
VS
DEBTOR

fr. 11/25/25

Docket 96

Tentative Ruling:

On November 11, 2025, the debtor filed a response to the motion [doc. 100]. In the response, the debtor states that she intends to enter into an adequate protection order with the movant.

Pursuant to Local Bankruptcy Rule ("LBR") 9013-1(f)(2), the response must be a complete written statement of all reasons in opposition thereto, supported by a declaration and copies of all evidence on which the responding party intends to rely. Contrary to LBR 9013-1(f)(2), the debtor did not attach to the response a declaration, signed under penalty of perjury, to support her response.

Party Information

Debtor(s):

Angela Rene Fleming

Represented By
Paul Y Lee

Movant(s):

Rocket Mortgage, LLC f/k/a

Represented By
Jenelle C Arnold
Asaph Abrams

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CONT... Angela Rene Fleming

Chapter 13

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

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1:30 PM

1:23-11082 Philip M. Lawrence, II

Chapter 7

Adv#: 1:25-01066 DAVID K. GOTTLIEB, solely in his capacity as Chapt v. THOMAS ST.

- #4.00** Status conference re complaint for:
1. Disallowance of claim (Thomas St. John, Inc.) [11 U.S.C. §502(d)];
 2. Disallowance of claim (Dun & Dun LLC) [11 U.S.C. §502(b)(1), (b)(4), and (d)];
 - 3 Avoidance of actual fraudulent transfers (Thomas St. John) [11 U.S.C. §548(a)(1)(A), and [11 U.S.C. §550]
 4. Avoidance of actual fraudulent transfers (Thomas St. John) [Cal.Civ. Code § 3439.04
 5. Avoidance of constructive fraudulent transfers J(Thomas St. John) [11 U.S.C. §548(a)(1)(B) and 11 U.S.C. §550];
 6. Avoidance of constructive fraudulent transfers (Thomas St. John) [Cal.Civ. Code § 3439.05];
 - 7/ Breach of fiduciary duty (Thomas St. John);
 8. Recovery of fraudulent transfers [11 U.S.C. § 544, 11 U.S.C. § 548 and 11 U.S.C. § 550]

Docket 1

***** VACATED *** REASON: Continued by stipulation to 2/5/26 at 1:30 pm**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By

Robert M Yaspan - SUSPENDED BK -

Jeffrey S Kwong

Defendant(s):

THOMAS ST. JOHN, INC., a

Pro Se

THOMAS ST. JOHN, an individual

Pro Se

DUN & DUN LLC, a California

Pro Se

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CONT... Philip M. Lawrence, II

Chapter 7

Plaintiff(s):

DAVID K. GOTTLIEB, solely in his

Represented By
Joseph M Rothberg

Trustee(s):

David Keith Gottlieb (TR)

Represented By
Ron Bender
Jeffrey S Kwong

**United States Bankruptcy Court
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1:30 PM

1:24-10035 Varunkumar Pankajbhai Suthar

Chapter 7

Adv#: 1:24-01009 EQUATE MEDIA, INC., et al v. Suthar et al

#5.00 Pretrial conference re: complaint to determine dischargeability of
debt pursuant to 11 U.S.C. § 523(a)

fr. 10/30/25

Docket 1

***** VACATED *** REASON: Continued by stipulation to 1/22/26 at 1:30
pm [dkt. #157]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Varunkumar Pankajbhai Suthar

Represented By
Eric Bensamochan

Defendant(s):

Varunkumar Pankajbhai Suthar

Represented By
Eric Bensamochan
Robert A Kashfian

Disha Virendrabhai Suthar

Represented By
Eric Bensamochan
Robert A Kashfian

Joint Debtor(s):

Disha Virendrabhai Suthar

Represented By
Eric Bensamochan

Plaintiff(s):

EQUATE MEDIA, INC.,

Represented By
Leslie A Cohen

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CONT... Varunkumar Pankajbhai Suthar

Chapter 7

Daniel Gutenplan
Robert A Kashfian

BUDGET VAN LINES, INC.

Represented By
Leslie A Cohen
Daniel Gutenplan
Robert A Kashfian

QUOTE RUNNER, LLC.

Represented By
Leslie A Cohen
Daniel Gutenplan
Robert A Kashfian

HOME EXPERT, INC.

Represented By
Leslie A Cohen
Daniel Gutenplan
Robert A Kashfian

Trustee(s):

David Keith Gottlieb (TR)

Represented By
Laila Rais
Devan De los Reyes

**United States Bankruptcy Court
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1:30 PM

1:24-11115 Peter John Rudinskas

Chapter 7

Adv#: 1:25-01003 Rudinskas v. US Department of Education

#6.00 Pretrial conference re: complaint to determine dischargeability
of student loan

fr. 3/13/25; 4/17/25

Docket 1

Tentative Ruling:

The parties have not filed a pretrial stipulation by the deadline of December 1, 2025, as set forth in the *Status Conference and Scheduling Order (Docs. 2-1, 6) [LBR 7016-1(a)(4)]* [doc. 10]. In addition, the plaintiff has not, pursuant to Local Bankruptcy Rule 7016-1(e)(1) filed a proposed pretrial stipulation and a declaration asserting the failure of the defendant and/or the defendant's counsel to respond.

Having considered the *Declaration of Elan S. Levey in Lieu of Joint Pretrial Stipulation* [doc. 12], the Court will continue the pretrial conference to **1:30 p.m. on February 5, 2026** and issue an order to show cause as to why this adversary proceeding should not be dismissed for failure to prosecute in accordance with Local Bankruptcy Rule 7016-1.

The Court will prepare the order.

Party Information

Debtor(s):

Peter John Rudinskas	Pro Se
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Defendant(s):

US Department of Education	Pro Se
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Plaintiff(s):

Peter John Rudinskas	Pro Se
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CONT... Peter John Rudinkas

Chapter 7

Trustee(s):

Amy L Goldman (TR)

Pro Se

**United States Bankruptcy Court
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1:30 PM

1:24-11300 Anush Arakelyan

Chapter 7

Adv#: 1:25-01065 Gottlieb v. Arakelyan

#7.00 Status conference re: Complaint to Deny Discharge

Docket 1

Tentative Ruling:

Unless an appearance is made at the status conference, the status conference is continued to **1:30 p.m. on February 11, 2026.**

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 **January 7, 2026.**

Party Information

Debtor(s):

Anush Arakelyan	Pro Se
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Defendant(s):

Anush Arakelyan	Pro Se
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Plaintiff(s):

David Gottlieb	Represented By Laila Rais Bradford Barnhardt Tinho Mang
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Trustee(s):

David Keith Gottlieb (TR)	Represented By Laila Rais Bradford Barnhardt
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**United States Bankruptcy Court
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1:30 PM

1:25-10445 Patricia Lizette Molina

Chapter 7

Adv#: 1:25-01035 Molina v. UNITED STATES DEPARTMENT OF EDUCATION

#8.00 Status conference re: complaint for determination that student
loan debt is dischargeable pursuant to 11 U.S.C. § 523(a)(8)

fr. 8/28/25 (Stip);

Docket 1

***** VACATED *** REASON: Hearing continued to 4/16/26 at 1:30 per
Order entered 11/19/25. [Dkt. 11]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Patricia Lizette Molina

Represented By
Lauren M Foley

Defendant(s):

UNITED STATES DEPARTMENT

Pro Se

Plaintiff(s):

Patricia Lizette Molina

Represented By
Lauren M Foley

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

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1:30 PM

1:25-11168 Yvette Stefens Nelson

Chapter 13

Adv#: 1:25-01064 Nelson v. Nelson

#9.00 Status conference re: First Amended Complaint For
Nondischargeability of Debt

Docket 3

Tentative Ruling:

The Court will continue the status conference to **2:00 p.m. on January 15, 2026**, to be held in conjunction with defendant's motion to dismiss the first amended complaint [doc. 6].

Appearances on December 11, 2025 are excused.

Party Information

Debtor(s):

Yvette Stefens Nelson

Represented By
Mark J Markus

Defendant(s):

Yvette Stefens Nelson

Pro Se

Plaintiff(s):

Matthew Gray Nelson

Represented By
Gary A Starre

Trustee(s):

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 301

2:00 PM

1:20-10026 Joseph Wanamaker

Chapter 7

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

#10.00 Motion to strike expert witness John J. Menchaca

Stip to continue filed 12/7/25

Docket 162

***** VACATED *** REASON: Continued to 12/30/25 at 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Joseph Wanamaker

Represented By
Peter M Lively
David P Reiner II

Defendant(s):

Joseph Wanamaker

Represented By
David P Reiner II

UR Media Group, Inc.

Represented By
David P Reiner II

Plaintiff(s):

The Affiliati Network, LLC

Represented By
Stella A Havkin
Travis A Corder
Daniel J McCarthy

Sanjay Palta

Represented By
Stella A Havkin
Travis A Corder
Daniel J McCarthy

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2:00 PM

CONT... Joseph Wanamaker

Chapter 7

Trustee(s):

Amy L Goldman (TR)

Represented By
Leonard Pena