

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

10:00 AM

2:21-12071 Dave G. Aves and Fatima L. Aves

Chapter 13

#1.00 Motion for relief from stay [E-F]

BANK OF AMERICA
N.A.
VS
DEBTOR

Docket 66

*** VACATED *** REASON: Settled by Court-approved Stipulation (See
Docket #s 68 & 70)

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Dave G. Aves

Represented By
Eliza Ghanooni

Joint Debtor(s):

Fatima L. Aves

Represented By
Eliza Ghanooni

Movant(s):

BANK OF AMERICA, N.A.

Represented By
Jenelle C Arnold
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

10:00 AM

2:23-16689 Stephanie Marie Valdivia

Chapter 13

#2.00 Motion for relief from stay [E-F]

NATIONSTAR MORTGAGE
LLC
VS
DEBTOR

Docket 17

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

x In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent

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CONT... Stephanie Marie Valdivia

Chapter 13

a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

 x The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated or modified as to the co-debtor, as to the same terms and conditions [order box 9].

Party Information

Debtor(s):

Stephanie Marie Valdivia

Represented By
Jacqueline D Serrao

Movant(s):

Nationstar Mortgage LLC

Represented By
Dane W Exnowski

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
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Tuesday, November 19, 2024

Hearing Room 1368

10:00 AM

2:24-13963 Christina Lynne Hewett

Chapter 13

#3.00 Motion for relief from stay [E-F]

SCHOOLSFIRST FEDERAL CREDIT UNION
VS
DEBTOR

Docket 24

Tentative Ruling:

The Movant filed a Voluntary Dismissal of the Motion. However, because Respondent filed a Response before the Voluntary Dismissal was filed, a Court order is required in order to dismiss the Motion. Thus, the Court will treat the Voluntary Dismissal as a Motion to Dismiss and order that the Motion to Dismiss is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

Christina Lynne Hewett

Represented By
Giovanni Orantes

Movant(s):

SchoolsFirst Federal Credit Union

Represented By
Paul V Reza

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

10:00 AM

2:24-15650 Carlos Antonio Rodriguez Quintanilla

Chapter 13

#4.00 Motion for relief from the stay [E-F]

WILMINGTON TRUST, NATIONAL ASSOCIATION
VS
DEBTOR

Docket 28

***** VACATED *** REASON: Settled by Court-approved Stipulation of
the parties (See Docket #31)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Carlos Antonio Rodriguez

Represented By
Onyinye N Anyama

Movant(s):

WILMINGTON TRUST,

Represented By
Bryan S Fairman
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

10:00 AM

2:24-18805 Ruth Meza

Chapter 13

#5.00 Motion in Individual case for order Imposing
a stay or continuing the automatic stay
as the Court deems appropriate

Docket 6

Tentative Ruling:

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

Ruth Meza

Represented By
Jaime A Cuevas Jr.

Movant(s):

Ruth Meza

Represented By
Jaime A Cuevas Jr.

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

10:30 AM

2:24-13759 Gladney Johnson

Chapter 11

#1.00 Motion for relief from stay [E-F]

MICHEAL J. HALL AND LINDA D. HALL;
AND SALAS FINANCIAL LOAN SERVICING
AGENT
VS
DEBTOR

Docket 98

Tentative Ruling:

APPEARANCES are **required for this hearing matter.**

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**United States Bankruptcy Court
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Tuesday, November 19, 2024

Hearing Room 1368

10:30 AM

CONT... Gladney Johnson

Chapter 11

Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

Party Information

Debtor(s):

Gladney Johnson

Represented By
Michael Jay Berger

Movant(s):

Michael J. Hall and Linda D. Hall,

Represented By
Andrew J Miller

**United States Bankruptcy Court
Central District of California
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Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-14481 Jefferson La Brea D&J Properties, LLC

Chapter 11

- #1.00 Motion of the Debtor for order authorizing and approving (1) Sale of Debtor's property free and clear of all liens, claims, encumbrances and other interests pursuant to § 363 of the Bankruptcy Code, and (2) Rejection of real property leases pursuant to § 365 of the Bankruptcy Code

Docket 323

Tentative Ruling:

APPEARANCES are **required for this hearing matter.**

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Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

**United States Bankruptcy Court
Central District of California
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Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Jefferson La Brea D&J Properties, LLC

Chapter 11

Party Information

Debtor(s):

Jefferson La Brea D&J Properties,

Represented By
David B Shemano

Movant(s):

Jefferson La Brea D&J Properties,

Represented By
David B Shemano

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:23-10918 9300 Wilshire LLC

Chapter 11

#2.00 Motion for order granting leave to amend
objection to Claim No. 8 filed by The City
of Redondo Beach
10-29

Docket 475

*** VACATED *** REASON: Motion is settled by court-approved
stipulation. JRC

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

9300 Wilshire LLC

Represented By
Victor A Sahn
Rilyn Anne Carnahan
Steve Burnell
Alan Schindler

Movant(s):

9300 Wilshire LLC

Represented By
Victor A Sahn
Victor A Sahn
Rilyn Anne Carnahan
Rilyn Anne Carnahan
Steve Burnell
Steve Burnell
Alan Schindler
Alan Schindler

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:23-15051 Edmund Cyprus Cutting

Chapter 11

#3.00 Objection to proof of Claim No. 58 of
California Department of Tax and Fee
Administration

Docket 359

*** VACATED *** REASON: Continued by Court-approved Stipulation
to January 7, 2025, at 11:00 a.m.

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Edmund Cyprus Cutting

Represented By
Michael N Nicastro
Lisa Nelson

Movant(s):

Edmund Cyprus Cutting

Represented By
Michael N Nicastro
Michael N Nicastro
Michael N Nicastro
Michael N Nicastro
Lisa Nelson
Lisa Nelson
Lisa Nelson
Lisa Nelson

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:23-15707 Noe Sandy Portobanco and Elena Mirna Portobanco

Chapter 7

#4.00 Motion for order: (1) Authorizing sale of estate's right, title and interest in Laundromat free and clear of liens, claims and interests; (2) Approving overbid procedure; (3) Approving payment of commission; (4) Finding purchaser is good faith purchaser; (5) Waiving stay under Rule 6004(h) 10-8

Docket 105

***** VACATED *** REASON: Dismissed pursuant to Stipulation (Docket #133) of the Parties.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Noe Sandy Portobanco Pro Se

Joint Debtor(s):

Elena Mirna Portobanco Pro Se

Movant(s):

Wesley H Avery (TR) Represented By
Timothy J Yoo
Michael G D'Alba

Trustee(s):

Wesley H Avery (TR) Represented By
Timothy J Yoo
Michael G D'Alba

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:23-15707 Noe Sandy Portobanco and Elena Mirna Portobanco

Chapter 7

#5.00 Motion under LBR 2016-2 for: Authorization
to employ paraprofessional

Docket 109

*** VACATED *** REASON: Dismissed pursuant to Stipulation (Docket
#130) of the Parties.

Tentative Ruling:

Party Information

Debtor(s):

Noe Sandy Portobanco Pro Se

Joint Debtor(s):

Elena Mirna Portobanco Pro Se

Movant(s):

Wesley H Avery (TR) Represented By
Timothy J Yoo
Michael G D'Alba

Trustee(s):

Wesley H Avery (TR) Represented By
Timothy J Yoo
Michael G D'Alba

Robert Whitmore (TR) Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:24-12079 Seaton Investments, LLC

Chapter 11

#6.00 Motion for order authorizing Debtor to obtain post-petition financing pursuant to 11 U.S.C. §364

Jointly administered with: 2:24-bk-12074-VZ (Alan Gomperts); 2:24-bk-12075-VZ (Daniel Halevy); 2:24-bk-12076-VZ (Susan Halevy); 2:24-bk-12079-VZ (Seaton Investments LLC); 2:24-bk-12080-VZ (Colyton Investments LLC); **2:24-bk-12081-VZ (Broadway Avenue Investments, LLC)**; 2:24-bk-12082-VZ (SLA Investments, LLC); and 2:24-bk-12091-VZ (Negev Investments)
AFFECTS: Broadway Ave. Investments, LLC

Docket 233

Tentative Ruling:

Based on Debtor's Reply (Docket #293), the Motion is DENIED without prejudice and without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

Seaton Investments, LLC

Represented By
Derrick Talerico

Movant(s):

Seaton Investments, LLC

Represented By
Derrick Talerico

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:24-12079 Seaton Investments, LLC

Chapter 11

#7.00 Motion for order authorizing Debtor to enter into post-petition lease

Jointly administered with: 2:24-bk-12074-VZ (Alan Gomperts); 2:24-bk-12075-VZ (Daniel Halevy); 2:24-bk-12076-VZ (Susan Halevy); 2:24-bk-12079-VZ (Seaton Investments LLC); 2:24-bk-12080-VZ (Colyton Investments LLC); **2:24-bk-12081-VZ (Broadway Avenue Investments, LLC)**; 2:24-bk-12082-VZ (SLA Investments, LLC); and 2:24-bk-12091-VZ (Negev Investments)
AFFECTS: Broadway Ave. Investments, LLC

Docket 237

Tentative Ruling:

Based on Debtor's Reply (Docket #292), the Motion is DENIED without prejudice and without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

Seaton Investments, LLC

Represented By
Derrick Talerico

Movant(s):

Seaton Investments, LLC

Represented By
Derrick Talerico

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01013 Perumalsamy v. Khulusi

Chapter 11

#8.00 Motion to lift stay to determine claim
objection
11-14

Docket 32

Tentative Ruling:

APPEARANCES are **required for this hearing matter.**

PRE-CHECK IN / REGISTRATION is **required whether appearing in person or by telephone.**

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Call either telephone number: (669) 254-5252 or (669) 216-1590

Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Movant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Kumaravel Perumalsamy

Represented By
Ahmed Ibrahim
Giovanni Orantes

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01013 Perumalsamy v. Khulusi

Chapter 11

#9.00 STATUS CONFERENCE
11-14

Docket 1

Tentative Ruling:

APPEARANCES are **required** for this hearing matter.

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Meeting ID: 160 995 2562 **Participant ID:** # **Passcode:** 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Kumaravel Perumalsamy

Represented By
Ahmed Ibrahim
Giovanni Orantes

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
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11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01014 Zahlan v. Khulusi

Chapter 11

#10.00 Motion to lift stay to determine claim
objection
11-14

Docket 33

Tentative Ruling:

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Meeting ID: 160 995 2562 **Participant ID:** # **Passcode:** 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Movant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Bassam Zahlan

Represented By
Ahmed Ibrahim
Giovanni Orantes

**United States Bankruptcy Court
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2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01014 Zahlan v. Khulusi

Chapter 11

#11.00 STATUS CONFERENCE
11-14

Docket 1

Tentative Ruling:

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**United States Bankruptcy Court
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Tuesday, November 19, 2024

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11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Bassam Zahlan

Represented By
Ahmed Ibrahim
Giovanni Orantes

**United States Bankruptcy Court
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11:00 AM

2:22-13980 Sam Usamah Khulusi

Chapter 11

Adv#: 2:24-01015 Omari v. Khulusi

#12.00 Motion to lift stay to determine claim
objection
11-14

Docket 33

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Meeting ID: 160 995 2562 **Participant ID:** # **Passcode:** 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Movant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Bassam Omari

Represented By
Ahmed Ibrahim
Giovanni Orantes

United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01015 Omari v. Khulusi

Chapter 11

#13.00 STATUS CONFERENCE
11-14

Docket 1

Tentative Ruling:

APPEARANCES are **required** for this hearing matter.

PRE-CHECK IN / REGISTRATION is **required** whether appearing in person or by telephone.

DEADLINE for Pre-Check In / Registration: no later than 12:00 p.m. on the day prior to the hearing:

INSTRUCTIONS for Pre-Check In / Registration:

- 1) Send an email to Chambers_VZurzolo@cacb.uscourts.gov
- 2) In the subject line, insert:
 "Registration -- Telephonic Appearance" if you are appearing by phone or
 "Registration -- In Person Appearance" if you will be appearing in person.
- 3) Provide **all** of the following information:
 - a. Appearing person's full name and phone #, and if applicable, State Bar # and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

INSTRUCTIONS for appearing by phone on Judge Zurzolo's Zoom Gov't Line:

- 1) Join Judge Zurzolo's Zoom Gov line 15 minutes before the hearing by calling one of the telephone numbers below and input the below information as prompted.
- 2) Keep your phone on MUTE until your matter is called.

Call either telephone number: (669) 254-5252 or (669) 216-1590

Meeting ID: 160 995 2562 **Participant ID:** # **Passcode:** 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

Debtor(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Bassam Omari

Represented By
Ahmed Ibrahim
Giovanni Orantes

United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1368 Calendar

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01016 Farrukh et al v. Khulusi

Chapter 11

#14.00 Motion to lift stay to determine claim
objection
11-14

Docket 35

Tentative Ruling:

APPEARANCES are **required** for this hearing matter.

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Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1368 Calendar**

Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

CONT... Sam Usamah Khulusi

Chapter 11

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Sam Usamah Khulusi

Represented By
Leslie A Cohen

Defendant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Movant(s):

Sam Usamah Khulusi

Represented By
Leslie A Cohen

Plaintiff(s):

Abdallah Farrukh

Represented By
Ahmed Ibrahim
Giovanni Orantes

Daad Farrukh

Represented By
Ahmed Ibrahim
Giovanni Orantes

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 19, 2024

Hearing Room 1368

11:00 AM

2:22-13980 Sam Usamah Khulusi
Adv#: 2:24-01016 Farrukh et al v. Khulusi

Chapter 11

#15.00 STATUS CONFERENCE
11-14

Docket 1

Tentative Ruling:

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Party Information

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CONT... Sam Usamah Khulusi

Chapter 11

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