

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Tuesday, January 19, 2021

Hearing Room 1539

10:00 AM
2:00-00000

Chapter 0

#0.00 All hearings scheduled for today will be conducted remotely, using ZoomGov video and audio.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals 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). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [Chambers SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance**". The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:

<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Telephonic Instructions."

1/19/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1616585363>

ZoomGov meeting number: 161 658 5363

Password: 196920

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

Docket 0

Courtroom Deputy:

**United States Bankruptcy Court
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CONT...

Chapter 0

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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2:20-19343 2161 Argyle LLC

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 2161 Argyle Avenue, Los Angeles, CA 90068

MOVANT: CROWN CITY CAPITAL, INC.

Docket 15

Courtroom Deputy:

1/19/21 - Hearing conducted by ZOOMGov.

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ZoomGov Appearance by:

Tentative Ruling:

Grant without waiver of Rule 4001(a)(3) or extraordinary relief. (Court only grants in rem relief pursuant to section 362(d)(4), which wasn't requested in the motion and is not applicable.)

Party Information

Debtor(s):

2161 Argyle LLC

Represented By
Julie A Duncan

Movant(s):

Crown City Capital, Inc.

Represented By
Matthew D. Resnik

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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CONT... 2161 Argyle LLC

Chapter 7

**United States Bankruptcy Court
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2:20-20430 Marvin Alfredo Bonilla Espinoza and Solieth Margarit

Chapter 7

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2019 Honda Accord, VIN # 1HGC V1F3 8KA1 65623

MOVANT: HONDA LEASE TRUST

Docket 12

Courtroom Deputy:

1/19/21 - Hearing conducted by ZOOMGov.

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ZoomGov Appearance by:

1/12/21 - Vincent Frounjian, (818)859-7511

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Marvin Alfredo Bonilla Espinoza

Represented By
Steven A. Alexander

Joint Debtor(s):

Solieth Margarit Contreras Sermeno

Represented By
Steven A. Alexander

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CONT... Marvin Alfredo Bonilla Espinoza and Solieth Margarit

Chapter 7

Movant(s):

Honda Lease Trust

Represented By
Vincent V Frounjian

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, January 19, 2021

Hearing Room 1539

10:00 AM

2:20-14348 Gardena Business Group LLC

Chapter 7

#3.00 Motion to Approve Compromise of Controversy between the Trustee and Om Yermo, LLC.

fr. 1-6-21

Docket 134

Courtroom Deputy:

1/19/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1616585363>

ZoomGov meeting number: 161 658 5363

Password: 196920

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

(when prompted, enter meeting number and password shown above)

ZoomGov Appearance by:

1/19/21 - Allen Ostergar, (949)305-4590

Tentative Ruling:

Tentative Ruling for January 6, 2021:

Overrule objection. Court will not adjudicate the merits of the parties' respective positions in the context of a motion for approval of a compromise, and the existence of claims against Om Yermo is not a basis for denial of the motion; however, the motion is incomplete. The motion recites the A&C factors, but does not discuss or apply them to the facts of this case. What claims does the trustee have against Om Yermo and its foreclosure agent? Are these claims worth anything? Is Om Yermo giving up anything in exchange for the releases? What claims, if any, would Om Yermo have against the estate? Are these claims viable?

Continue hearing to give trustee an opportunity to file supplemental

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CONT... Gardena Business Group LLC

Chapter 7

declaration walking the court through his analysis of the application of the A&C factors to the facts of this case.

Final Ruling for January 6, 2021:

Continue hearing to January 19, 2021 at 10:00 a.m. Trustee will serve and file supplemental declaration not later than January 13, 2021. Supplemental oppositions must be filed and served by noon on January 18, 2021.

Tentative Ruling for January 19, 2021:

Court has reviewed trustee's supplemental declarations and is satisfied that the trustee has addressed the questions/concerns raised by the court. Grant motion. Approve compromise.

Party Information

Debtor(s):

Gardena Business Group LLC

Represented By
Richard L. Sturdevant

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

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2:00 PM

2:19-14066 David Gomez

Chapter 7

Adv#: 2:19-01221 PEOPLE OF THE STATE OF CALIFORNIA ex rel. ILWU-PMA v. Gomez

#200.00 Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) (68 (Dischargeability - 523(a)(6), willful and malicious injury)) Complaint by PEOPLE OF THE STATE OF CALIFORNIA ex rel. ILWU-PMA WELFARE PLAN, ILWU-PMA WELFARE PLAN against David Gomez

fr. 9-17-19, 11-5-19, 2-11-20, 4-7-20, 7-14-20, 10-20-20

Docket 1

***** VACATED *** REASON: CONT'D. TO 2/9/21 @ 2PM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for September 17, 2019:

Plaintiff obtained and served alias summons. Response to complaint is not due until September 26, 2019. Continue status conference to November 5, 2019 at 2:00 p.m. APPEARANCES WAIVED ON SEPTEMBER 17, 2019.

Tentative Ruling for November 5, 2019:

A status report is not required when the defendant has not responded to the complaint, and, in any event, counsel should not use Judge Zurzolo's form of status report for this judge. Counsel should also be aware that it is inappropriate for an attorney to file a declaration attesting to his personal knowledge of facts that are not within his personal knowledge. Counsel should have prepared this declaration for his paralegal's signature.

Set deadline for plaintiff to file request for entry of default and motion for entry of default judgment. Continue status conference to coincide with hearing on default judgment motion.

11/6/19 -- Court entered scheduling order setting status conference for February 11, 2020 at 2:00 p.m. and setting deadline of January 21, 2020 for defendant to file motion to set aside default.

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CONT... David Gomez

Chapter 7

Tentative Ruling for February 11, 2020:

Continue status conference for approximately 90 days. If defendant fails to file response to complaint within time limit set forth in response to motion on calendar as number 207, plaintiffs should take defendant's default, serve and file a motion for default judgment and set it for hearing at same date and time as continued status conference.

Tentative Ruling for April 7, 2020:

At request of parties, continue status conference to July 14, 2020 at 2:00 p.m. Parties should file joint status report not later than June 30, 2020.
APPEARANCES WAIVED ON APRIL 7, 2020.

Tentative Ruling on July 14, 2020:

This action has been pending for a year, and yet the parties have not yet met and conferred in compliance with LBR 7026-1? Court appreciates that parties may wish to avoid costs associated with discovery, but it is time for this matter to either be resolved or to move forward. Set continued status conference. Require parties to complete a day of mediation prior to date of continued status conference. (There are mediators willing to conduct mediations via Zoom.)

Final Ruling from July 14, 2020:

Defendant did not appear at status conference. Court continued status conference to October 20, 2020 at 2:00 p.m. and directed parties to file joint status report by October 6, 2020. Plaintiff should file and serve a notice of the continued status conference.

Tentative Ruling for October 20, 2020:

Is there any difference between the joint status report filed on October 6, 2020 and that filed on October 7, 2020?

Continue status conference to date that can serve as hearing date on motions that plaintiff intends to file.

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CONT... David Gomez

Chapter 7

12/9/20 -- Court approved stipulation continuing hearing to February 9, 2021 at 2:00 p.m. OFF CALENDAR FOR JANUARY 19, 2021.

Party Information

Debtor(s):

David Gomez

Represented By
Raj T Wadhvani

Defendant(s):

David Gomez

Represented By
Warren M Stanton

Plaintiff(s):

PEOPLE OF THE STATE OF

Represented By
Michael R Pinkston
Maisie C Sokolove
Christine S Hwang
S Bradley Perkins
Thomas E Fraysse
Elizabeth Medrano
Peter W Saltzman
Justin T Curley
D Ward Kallstrom

ILWU-PMA WELFARE PLAN

Represented By
Michael R Pinkston
Maisie C Sokolove
Christine S Hwang
S Bradley Perkins
Thomas E Fraysse
Elizabeth Medrano
Peter W Saltzman
Justin T Curley
D Ward Kallstrom

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CONT... David Gomez

Chapter 7

Trustee(s):

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

2:19-24335 Eunho Kim

Chapter 7

Adv#: 2:20-01195 Dye v. Kim et al

#201.00 Status Conference re: 11 (Recovery of money/property - 542 turnover of property),(13 (Recovery of money/property - 548 fraudulent transfer)),(41 (Objection / revocation of discharge - 727(c),(d),(e))),(91 (Declaratory judgment))
Complaint by Carolyn A. Dye against Eunho Kim, Eunho Kim as Trustee of the Eun Ho Kim Irrevocable Living Trust, Connie H. Kim, Connie H. Kim as trustee of The Eun Ho Kim Irrevocable Living Trust, Kye Sik Moon, Selk Group, Inc., a California Corporation

fr. 10-27-20

Docket 1

Courtroom Deputy:

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ZoomGov Appearance by:

Tentative Ruling:

10/28/20 -- Court entered order denying motion to dismiss, setting deadline of November 30, 2020 for filing of answers to complaint and setting status conference for January 19, 2021. (Parties are to file joint status report not later than January 5, 2021.)

1/5/21 -- Court orally granted motion for default judgment against defendant Connie Kim. Action remains unresolved as against other defendants.

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CONT... Eunho Kim

Chapter 7

Tentative Ruling for January 19, 2021:

Set discovery cutoff for late April, 2021. When will plaintiff be in a position to bring her motion for summary judgment? Hearing required.

Party Information

Debtor(s):

Eunho Kim

Represented By
Simon S Chang

Defendant(s):

Eunho Kim

Represented By
Donald E Iwuchuku

Eunho Kim as Trustee of the Eun Ho

Represented By
Donald E Iwuchuku

Connie H. Kim

Pro Se

Connie H. Kim as trustee of The Eun

Pro Se

Kye Sik Moon

Represented By
Donald E Iwuchuku

Selk Group, Inc., a California

Pro Se

DOES 1 - 20, Inclusive

Pro Se

Plaintiff(s):

Carolyn A. Dye

Represented By
Christian T Kim
Ann Chang
James A Dumas Jr

Trustee(s):

Carolyn A Dye (TR)

Represented By
Christian T Kim
Ann Chang

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2:20-10295 Jonas Chang and Christy Chang

Chapter 7

#202.00 Status Conference re: Objection To Debtors' Claimed Exemption In Real Property

fr. 8-12-20, 11-10-20

Docket 38

Courtroom Deputy:

1/19/21 - Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1616585363>

ZoomGov meeting number: 161 658 5363

Password: 196920

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ZoomGov Appearance by:

Tentative Ruling:

Tentative Ruling for August 12, 2020:

This bankruptcy was filed on January 12, 2020. Pursuant to section 522(b)(3) (A), the debtors need to have had their domicile in California for two years prior to the filing in order to be able to assert a California homestead exemption in the property. If the debtors have changed their domicile during this two-year period, the debtors need to have resided in California for 180 days immediately prior to this two-year period or at least for the better part of this 180-day period.

Movant contends that (and the debtors agree that) the debtors moved from Hawaii to California on July 24, 2018, which means that they were not living in California for the two years prior to filing this bankruptcy, but the debtors contend that their domicile was always California. According to the debtor, he

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Jonas Chang and Christy Chang

Chapter 7

grew up in this house in Monterey Park, and, upon getting married, lived there with his mother. In 2008, they claim to have only left temporarily (for a period of 10 years) in an attempt to start a business in Hawaii. Nevertheless, debtors contend they never ceased to view California as their domicile: they returned to the property in Monterey Park several times a year and never rented the property to anyone else; they always maintained possessions at the house, always paid for the utilities and always had the utilities in their name; they filed California state tax returns; and they continued to receive mail at the property. On these facts, the court cannot summarily adjudicate that the debtors were not domiciled within California during the relevant period. Court will need to conduct an evidentiary hearing to resolve this issue.

The movant also claims that, under California law, a debtor cannot claim a homestead exemption in property that was fraudulently transferred to him and that the claim of the creditor will defeat that of the transferee. However, the debtor already owned a one-third interest in the property even before the transfer and that interest may be worth enough all by itself to satisfy a \$75,000 homestead exemption. (Actually, he had a one-third interest in the trust and the trust owned the property until it was transferred to the debtor.) The Court cannot summarily adjudicate that either the transfer of his brother's interest in the trust to him or the transfer of the property from the trust to the debtor was a fraudulent transfer. The court would need an evidentiary hearing for this as well. (And the court agrees with movant that this court may make such a determination for the purpose of adjudicating the validity of the debtor's homestead exemption; it does not need to wait for the state court to do so.)

Do the parties need an opportunity to conduct discovery? (Discuss relevant factors with parties.) Hearing required.

8/14/20 -- Court entered scheduling order deeming matter to be adversary proceeding for procedural purposes and set discovery cutoff for November 13, 2020. Status conference scheduled for November 10, 2020 at 2:00 p.m. Parties shall file joint status report not later than October 27, 2020.

9/15/20 -- Court approved stipulation continuing discovery cutoff to January

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CONT... Jonas Chang and Christy Chang Chapter 7

22, 2021 and continuing status conference to January 19, 2021 at 2:00 p.m.
Parties shall file joint status report not later than January 5, 2021. OFF
CALENDAR FOR NOVEMBER 10, 2020.

Tentative Ruling for January 19, 2021:

Trustee filed a copy of the closing statement, showing net sales proceeds of
\$117,096.68. How does this affect the outcome of this contested matter?
Where is the joint status report that should have been filed by January 5,
2021? Hearing required.

Party Information

Debtor(s):

Jonas Chang

Represented By
Chris T Nguyen

Joint Debtor(s):

Christy Chang

Represented By
Chris T Nguyen

Trustee(s):

Carolyn A Dye (TR)

Represented By
Alan I Nahmias