

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 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.

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Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>

ZoomGov meeting number: 161 6109 0855

Password: 148508

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Docket 0

Courtroom Deputy:

**United States Bankruptcy Court
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CONT...

Chapter 0

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

2:21-14280 Adam Frantz and Ella Frantz

Chapter 7

#100.00 Order to Appear and Show Cause re: Dismissal for failure to comply with FRBP Rule 1006

Docket 15

***** VACATED *** REASON: VACATE OSC. NO APPEARANCE
REQUIRED**

Courtroom Deputy:

6/25/21 - \$3.00 has been paid. Filing fee is now paid in full.

Tentative Ruling:

Debtor has now paid the remaining \$3. Court will prepare order vacating OSC. NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

Adam Frantz

Represented By
Steven A Alpert

Joint Debtor(s):

Ella Frantz

Represented By
Steven A Alpert

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1539

11:00 AM

2:21-12761 Advanced Environmental Group LLC

Chapter 7

#101.00 Pacific6 Environmental Group, LLC's Motion For Order Appointing Interim Chapter 7 Trustee, Or Alternatively, Entering An Order For Relief

Docket 35

***** VACATED *** REASON: 7/2/21 - ORDER APPROVING
STIPULATION ENTERED/MOTION WITHDRAWN.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

Party Information

Debtor(s):

Advanced Environmental Group

Represented By
Leslie A Cohen

Movant(s):

Pacific6 Environmental, LLC

Represented By
Richard H Golubow

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Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

2:21-12762 Advanced Cleanup Technologies, Inc.

Chapter 7

#102.00 Golo, LLC's Motion For Order Appointing Interim Chapter 7 Trustee, Or
Alternatively, Entering An Order For Relief

Docket 32

***** VACATED *** REASON: 7/2/21 - ORDER APPROVING
STIPULATION ENTERED/MOTION WITHDRAWN.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

Party Information

Debtor(s):

Advanced Cleanup Technologies,

Represented By
Leslie A Cohen

Movant(s):

GOLO, LLC

Represented By
Richard H Golubow

**United States Bankruptcy Court
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11:00 AM

2:20-16889 Rhino Bare Projects LLC

Chapter 11

#103.00 Secured Creditor's Motion to Convert Debtor's Case to Chapter 7 Pursuant to 11 U.S.C. § 1112(b)

Docket 163

*** VACATED *** REASON: CONT'D. TO 7/28/21 @ 10AM

Courtroom Deputy:

6/29/21 - Notice to pay Court costs in the amount of \$350.00 was sent to Leslie Cohen, Debtor's Counsel and must be paid prior to this hearing.

Tentative Ruling:

7/2/21 -- Court approved stipulation continuing hearing to July 28, 2021 at 10:00 a.m. OFF CALENDAR FOR JULY 14, 2021.

Party Information

Debtor(s):

Rhino Bare Projects LLC

Represented By
Leslie A Cohen
Nathan D Meyer

Movant(s):

Knotting Hill, LLC

Represented By
Ori S Blumenfeld

S Double, LLC

Represented By
Ori S Blumenfeld

Sefox Investment, LLC

Represented By
Ori S Blumenfeld

IJ Properties LLC

Represented By
Ori S Blumenfeld

El Marino, LLC

Represented By
Ori S Blumenfeld

**United States Bankruptcy Court
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Hearing Room 1539

11:00 AM

2:20-20876 Airport Van Rental, Inc., a California corporation

Chapter 11

#104.00 Scheduling and Case Management Conference in a Chapter 11 Case
fr. 1-27-21, 4-7-21, 4-21-21

Docket 1

***** VACATED *** REASON: CONT'D. TO 7/28/21@ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

12/17/20 -- At hearing held this date, Court advised parties that this status conference would be called at 11:00 a.m. instead of 10:00 a.m.

Tentative Ruling for January 27, 2021:

Set deadline for service of notice of bar date and bar date. Continue case status conference for approximately 90 days.

2/1/21 -- Court approved scheduling order with following dates:

Cont'd status conference -- April 7, 2021 at 11:00 a.m.

L/D to serve notice of bar date -- February 1, 2021

Bar date -- March 19, 2021

L/D to file updated status report -- March 26, 2021

3/26/21 -- Court approved stipulation continuing hearing to April 21, 2021 at 11:00 a.m. OFF CALENDAR FOR APRIL 7, 2021.

Tentative Ruling for April 21, 2021:

(Debtors need not continue answering the same questions in subsequent status reports. Debtors should include in its status report a general discussion of the status of the case and the debtors' efforts to reorganize their affairs.)

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CONT... Airport Van Rental, Inc., a California corporation

Chapter 11

Now that a number of states have lifted or reduced restrictions and travel is increasing, has the debtors' business been improving? When are the debtors' projecting that their business will have "normalized"? Hearing required.

Tentative Ruling for July 14, 2021:

Court has reviewed debtor in possession's status report. Continue case status conference (as a holding date) to July 28, 2021 at 10:00 a.m. to be heard concurrently with other matters on calendar for that date. No new status report required for July 28 hearing. APPEARANCES WAIVED ON JULY 14, 2021.

Party Information

Debtor(s):

Airport Van Rental, Inc., a California

Represented By
Zev Shechtman
John N Tedford IV
Michael G D'Alba

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11:00 AM

2:21-14127 Verano Recovery, LLC, a California limited liability

Chapter 11

#105.00 Scheduling and Case Management Conference in a Chapter 11 Case

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

7/13/21 - Eryk Escobar, (202)934-4168

Tentative Ruling:

(Court previously granted a motion to set a bar date for August 20, 2021.)

Court has a number of questions based on its review of the debtor's status report.

1. The first paragraph on page 2 is more confusing than helpful. The court gathers that the debtor owns some parcels in Cathedral City that are part of a development known as the Rio Vista Village Specific Plan. The debtor's managing member is Inland Communities Corp., whose business address is the business address that the debtor is using. The balance of the real property within this development is owned by affiliates of the debtor, each of which also has Inland Communities Corp. as its managing member. Is this correct?
2. The entire development consists of approximately 892 parcels and common interest parcels. How many parcels does this debtor own and when did the debtor acquire these parcels?
3. Do we anticipate that the affiliates will also be filing chapter 11? If not, why not?
4. The debtor has two members: Inland Communities Corp.; and Kookie-Nana Partnership, Ltd? Jim Ahmad is the president of Inland? Who is Mohamad Younes? What is his connection to the debtor?

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CONT... **Verano Recovery, LLC, a California limited liability** **Chapter 11**

5. What is a PPA? (A power purchase agreement?) Does DR Horton own property within Rio Vista Village, or property outside the development? Did the debtor sell the property to DR Horton or, if not, from whom did DR Horton acquire the adjacent property?

6. On page 3 of the report, the debtor refers to resolution of the City of Cathedral City's claim and dispute with the claim of Robott Land High Yield 1, LLC, which the debtor has identified as its secured lender. The status report previously referred to a lawsuit by the city against the debtor and Robott, concerning the delinquent special assessment. Is the debtor referring to a dispute between the city and Robott or a dispute between the debtor and Robott and, if the latter, what is the nature of the dispute?

7. The debtor reports that no one claims an interest in its cash collateral. Does the debtor have any current operations? Is the debtor generating any cash flow?

8. What has to happen before the debtor will be in a position to propose a plan?

Hearing required.

Party Information

Debtor(s):

Verano Recovery, LLC, a California

Represented By
Marc C Forsythe

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11:00 AM

2:21-10335 Coldwater Development LLC

Chapter 11

#106.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: Parcels in Beverly Hills, California

MOVANT: GIVE BACK, LLC.

fr. 3-30-21, 5-11-21, 5-26-21

Docket 59

Courtroom Deputy:

ZoomGov Appearance by:

7/13/21 - Eryk Escobar, (202)934-4168

Tentative Ruling:

Tentative Ruling for March 30, 2021:

Grant motion insofar as it requests comfort order clarifying that automatic stay does not preclude movant from exercising its rights and remedies as against nondebtors under its guaranties and membership interest pledge agreements.

Debtors response to the motion is that there is a sizeable equity cushion, based upon its appraisal; however, opposition does not dispute or even respond to movant's contention that the value of movant's collateral is declining in value due to debtors' continuing failure to pay real estate taxes. Trustee's sale guaranties reflect that all of the properties are tax defaulted for nonpayment of taxes going back to 2018. (Accrual of interest on debtors' obligations to movant does not constitute a loss in value for which movant is entitled to receive adequate protection.)

Court acknowledges that, even if there is no equity in property, as these lots are the debtors' only assets, they are necessary to any possible reorganization, but the Court is not yet in a position to determine whether any reorganization is likely to occur within a reasonable period. Court is not

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CONT... Coldwater Development LLC

Chapter 11

inclined to schedule an evidentiary hearing as to the value of the property, as the court will not rely on the existence of an equity cushion as adequate protection when there is an actual and quantifiable diminution in value occurring due to the nonpayment of real property taxes and the accrual of interest thereon.

What is the aggregate amount of real estate taxes currently outstanding with regard to the lots and at what rate do these unpaid taxes accrue interest? How much more in real estate taxes will become delinquent if not paid by April 10? If debtors want an opportunity to try to reorganize their affairs in chapter 11, they will need to at least keep the size of the debt senior to movant from increasing while they attempt to do so.

Enter adequate protection order that conditions continuation of the automatic stay on the debtors' remaining current with post-petition real estate taxes and making monthly payments to movant in an amount that is not less than the amount of interest and penalties that are accruing monthly on the unpaid real property taxes.

Set continued hearing on balance of relief requested in motion for approximately 90 days, by which time court should have a better sense of whether there is likely to be a reorganization within a reasonable period.

Final Ruling for March 30, 2021 (see order entered April 1, 2021):

Court entered adequate protection order requiring debtors to pay \$55,261.26 to lender by close of business on April 9, 2021. (Lender will promptly pay taxes and bear responsibility for any penalties if real property taxes not paid by April 10, 2021.) If debtors don't pay this amount by April 9, 2021, debtors must pay this amount plus an additional \$5,526.10 by April 15, 2021. In addition, debtors must pay \$22,972.26 by April 15, 2021 and \$7,657.42 by the 15th of each calendar month thereafter. Payments must be by wire or other immediately available funds. Debtors can have one 14-day cure period. Continue hearing on balance of relief to May 11, 2021 at 10:00 a.m.

Tentative Ruling for May 11, 2021:

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CONT... Coldwater Development LLC

Chapter 11

Docket does not reflect the filing of any declarations re default, and debtor filed status report reflecting that required payments have been made. Debtor requests that hearing be taken off calendar, but court intentionally set a continued hearing to consider the issue of whether the debtor is likely to be able to propose a confirmable plan within a reasonable period. What progress has the debtor made toward confirmation of a plan in this chapter 11 case? Hearing required.

Tentative Ruling for May 26, 2021:

Debtor claims to be in compliance with adequate protection order. Revisit motion after conclusion of status conference.

Tentative Ruling for July 14, 2021:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

Party Information

Debtor(s):

Coldwater Development LLC

Represented By
Aram Ordubegian
M Douglas Flahaut
Annie Y Stoops
Dylan J Yamamoto

Movant(s):

Give Back LLC

Represented By
Daniel A Lev
Ronald N Richards

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2:21-10335 Coldwater Development LLC

Chapter 11

#107.00 Debtor's Motion For An Order:

- (1) Authorizing Bidding Procedures For The Sale Of Estate Property
- (2) Approving The Sale Of Property Under 11 U.S.C. § 363 Free And Clear Of Liens, Claims, And Encumbrances, Subject To Higher And Better Offers
- (3) Approving The Form And Manner Of Notice

Docket 83

Courtroom Deputy:

6/23/21 - Debtor's First Amended Motion Filed.

ZoomGov Appearance by:

7/13/21 - Eryk Escobar, (202)934-4168

Tentative Ruling:

Court rejects Give Back's contention that, because it holds a lien on all of the lots owned by the debtors, that the debtors may not sell less than all of the lots without its consent. If a debtor can demonstrate that a sale free and clear is appropriate under section 363(f), the fact that the asset to be sold is less than all of the lender's collateral is irrelevant.

Further, the Court will not let Give Back advance the argument that the debtor is precluded from selling free and clear of other lender's secured claims. That is an argument for them to advance, not Give Back. If they are not objecting to a sale free and clear (or to the debtor's contention that their liens are the subject of a bona fide dispute), court will not permit Give Back to advance this argument.

None of the cases cited by Give Back for the proposition that a dispute as to the amount of a debt cannot qualify as a bona fide dispute for the purpose of satisfying the requirements of section 363(f)(4) are binding on this court, and

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CONT... Coldwater Development LLC

Chapter 11

none of these cases stands for the proposition that the dispute must relate to perfection or ownership of the debt. This court is satisfied that a dispute as to the validity and enforceability of various charges asserted by the lender in its calculation of the amount of the debt can satisfy the requirements of section 363(f)(4). There is a pending state court action based on this dispute and the lender has not succeeded in having this lawsuit summarily dismissed. The court need not adjudicate the merits of the dispute in order to assess whether or not the dispute is bona fide, but the court is satisfied that, here, Give Back's interest is the subject of a bona fide dispute.

Moreover, based on the calculations the debtor has provided, and the significantly reduced broker's fee that the debtor has negotiated (and the fact that real estate taxes cannot be double-counted -- that is, included as a lien that must be satisfied as well as added to the balance due the lender), it does appear that there will be sufficient proceeds available to satisfy Give Back's lien in full. Therefore, a sale free and clear of Give Back's lien appears warranted under section 363(f)(3) as well.

Court is not persuaded that the debtor can sell free and clear of Give Back's lien under section 363(f)(5). Prior to the BAP's ruling in Clear Channel, this court read section 363(f)(5) as standing for the proposition that a sale free and clear may be authorized under this section unless the objecting party holds an interest that gives rise to a right of specific performance. The BAP rejected this approach in Clear Channel, and there does not appear to be another mechanism under applicable nonbankruptcy law pursuant to which Give Back could be compelled to accept less than payment in full as a monetary satisfaction of its claim. However, this is irrelevant because, as set forth above, it appears that the court may approve a sale free and clear under either section 363(f)(3) or section 363(f)(4).

Court need not finally adjudicate the amount of Give Back's claim in order to proceed with a sale. In the context of credit bidding, it is appropriate to permit Give Back to credit bid only the undisputed portion of its claim. Any other approach would be unworkable and ill-advised. If Give Back wants to bid more than this amount, it will need to bid the amount of any such excess in cash, but, if Give Back is the successful bidder and prevails when the claim dispute is resolved, any excess funds would be returned to Give Back.

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CONT... Coldwater Development LLC

Chapter 11

Court rejects the "artificial floor" argument advanced by Give Back as a basis for disapproving a sale. If Give Back believes that the purchase price proposed in the Option A sale is artificially inflated and that the proposed purchaser either does not exist or does not intend to perform, the solution for Give Back is simple. It should not credit bid. There is no reason for Give Back to bid, either through a credit bid or a bid that is part cash and part credit, an amount that exceeds whatever Give Back believes the property is worth. If the court were to approve the Option A sale to PCV, one of two things will be true -- either PCV will perform or it will not. If PCV fails to perform, the estate will still own the property, and the estate will be enhanced by the now nonrefundable deposit of \$1.5M. If PCV performs, there will be sufficient funds available to satisfy Give Back's claim in full. (Even if Give Back believes that its claim will exceed the amount of the net proceeds, it will still have four additional lots available as collateral. And even if Give Back is correct in asserting that the value of these lots will be reduced because they will become land-locked, it is hard to imagine that these lots will be worth less than the amount necessary to satisfy what Give Back contends would be the remainder of its claim.)

Therefore, the only issue that concerns the court at this point is whether or not PCV has permitted Give Back to conduct discovery to obtain information of the kind that the Court has advised must be disclosed. Has Give Back been provided any additional information? And, if so, what, if anything, of note did this additional information reveal? As the Court has previously advised, the court will not approve a proposed sale to PCV unless PCV is forthcoming in providing Give Back with information of the kind set forth in this Court's June 15, 2021 order denying Give Back's application for an order shortening time.

Hearing required.

(NOTE: Because court will not approve a sale to PCV under Option A unless it is persuaded that the parties are acting in good faith and have made sufficient disclosures, it would be appropriate for an order approving the sale to include a 363(m) finding. However, in light of Give Back's opposition to the sale, court would not include a waiver of the 14-day stay.

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CONT... Coldwater Development LLC

Chapter 11

If court does not approve Option A, court will grant request that it schedule an auction for all 6 lots as set forth in Option B of the amended motion.)

Party Information

Debtor(s):

Coldwater Development LLC

Represented By
Aram Ordubegian
M Douglas Flahaut
Annie Y Stoops
Dylan J Yamamoto

Movant(s):

Coldwater Development LLC

Represented By
Aram Ordubegian
M Douglas Flahaut
Annie Y Stoops
Dylan J Yamamoto

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2:21-10335 Coldwater Development LLC

Chapter 11

#108.00 Scheduling and Case Management Conference in a Chapter 11 Case
fr. 3-3-21, 5-26-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

7/13/21 - Eryk Escobar, (202)934-4168

Tentative Ruling:

Set deadline for debtor to file notice of bar date and bar date. If debtors are able to arrange for refinancing for their properties, would this case remain in chapter 11 or do the debtors anticipate being in a position to move to dismiss these cases? Hearing required.

3/8/21 -- Court approved scheduling order with following dates:

L/D to file proofs of claim -- 4/30/21

L/D for governmental units to file proofs of claim -- 7/14/21

L/D to serve notice of bar date -- 3/8/21

Cont'd status conference -- 5/26/21 at 11:00 a.m.

L/D to file updated status report -- 5/14/21

Tentative Ruling for May 26, 2021:

According to declaration from debtor's counsel, on May 11, 2021, he received proof from the escrow company that the earnest money deposit of \$1.5M had been deposited into escrow. Proposed buyer was also supposed to sign a purchase agreement by that date. Has that occurred? If not, when is this supposed to occur? And how long does the buyer have to complete its due diligence? Hearing required.

Tentative Ruling for July 14, 2021:

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CONT... Coldwater Development LLC

Chapter 11

Revisit status of case after conclusion of hearing on proposed sale.

Party Information

Debtor(s):

Coldwater Development LLC

Represented By

Aram Ordubegian

M Douglas Flahaut

Annie Y Stoops

Dylan J Yamamoto

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2:21-10826 Kfir Gavrieli

Chapter 11

#109.00 Debtor's Motion to Approve Compromise Under Rule 9019 Between the Debtor and Official Committee of Unsecured Creditors

fr. 6-16-21

Docket 242

***** VACATED *** REASON: CONT'D. TO 8/18/21 @ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue hearing for not less than 30 to 45 days to give trustee appointed an opportunity to assess whether or not to support this motion.

6/12/21 -- Court approved stipulation continuing hearing to July 14, 2021 at 11:00 a.m. OFF CALENDAR FOR JUNE 14, 2021.

6/30/21 -- Court approved stipulation continuing hearing to August 18, 2021 at 10:00 a.m. OFF CALENDAR FOR JULY 14, 2021.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Movant(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

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CONT... Kfir Gavrieli

Chapter 11

Trustee(s):

Sara L. Chenetz

Represented By
Sara Chenetz
Amir Gamliel

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2:21-10826 Kfir Gavrieli

Chapter 11

#110.00 The Official Committee of Unsecured Creditors Ex Parte Motion Pursuant to Sections 105 and 107(b) of the Bankruptcy Code and Bankruptcy Rule 9018 for Entry of an Order Authorizing Filing of Subject Material Under Seal

fr. 6-16-21

Docket 291

Courtroom Deputy:

ZoomGov Appearance by:

7/12/21 - Jordan Kroop, (602) 351-8017

7/13/21 - Eryk Escobar, (202)934-4168

7/14/21 - Bennett Spiegel, (310) 785-4603

Tentative Ruling:

6/12/21 -- Court approved stipulation continuing hearing to July 14, 2021 at 11:00 a.m. OFF CALENDAR FOR JUNE 14, 2021.

Deny motion as premature. There is no immediate need for the committee to file a supplement to its investigation with the court at this time. Moreover, even if the Court were to reach the merits of the motion at this time, the motion should be denied. The information sought to be redacted does not qualify as information of the kind described in section 107(b)(1) or (2). This is a bankruptcy case. What an asset owned by the debtor is worth and how the debtor calculated this value is not confidential information.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By

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CONT... Kfir Gavrieli

Chapter 11

Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Movant(s):

Official Creditors Committee of Kfir

Represented By
Richard Lee Wynne
Edward J McNeilly

Trustee(s):

Sara L. Chenetz

Represented By
Sara Chenetz
Amir Gamliel

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2:21-10826 Kfir Gavrieli

Chapter 11

#111.00 Debtor's Motion for Approval of Chapter 11 Disclosure Statement

fr. 3-31-21, 5-5-21, 6-16-21

Docket 44

***** VACATED *** REASON: CONT'D. TO 8/18/21 @ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling from March 31, 2021:

Court recognizes that the debtor has appealed the January 22, 2021 state court judgment in favor of the Unatins and claims that entry of judgment in the Unatins' favor constituted a great miscarriage of justice. Nevertheless, the court takes judicial notice that a jury of 12 people, after a six-week jury trial, found in a lengthy and detailed verdict form that the Unatins were entitled to judgment in their favor on their claims against the debtor for fraud, breach of fiduciary duty, breach of contract and conversion and that the debtor's wrongful acts were done with malice, oppression and/or fraud. The state court also issued a statement of decision describing the jury's findings as follows: "On Verdict Form 1, the jury found in favor of Mrs. Unatin and against Mr. Gavrielli on all of her claims: breach of fiduciary duty regarding the Company, breach of fiduciary duty regarding the outside investments, fraud, conversion, breach of contract, and breach of the covenant of good faith and fair dealing. The jury also found that Mr. Gavrielli "engaged in malice, oppression and/or fraud with respect to each of Mrs. Unatin's tort claims."

On these facts, the court is seriously concerned that the debtor cannot be relied upon to act as a fiduciary for the benefit of creditors. As a result, it is difficult for the court to defer to the business judgment of the debtor in possession with regard to such matters as the structure of its plan of reorganization or to rely upon the accuracy or adequacy of information contained in the debtor's disclosure statement.

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

CONT... Kfir Gavrieli

Chapter 11

The state court findings constitute sufficient cause for this court to appoint a chapter 11 trustee under Bankruptcy Code section 1104. Accordingly, court will issue an order to show cause why a chapter 11 trustee should not be appointed in this chapter 11 case and set a hearing on that order for approximately three to four weeks. Continue hearing on debtor's disclosure statement for approximately 90 to 120 days to give any chapter 11 trustee appointed an opportunity to assess the debtor's financial situation and access to resources and to decide whether he or she supports the plan structure proposed by the debtor or whether he or she believes that more expedited payment arrangements for creditors should be pursued.

NOTE: A large portion of the debtor's response to the Unatins' objection to his disclosure statement is devoted to accusations of wrongdoing on the part of one or both of the Unatins. However, these accusations, even if true, have no tendency to prove that the debtor can be trusted to serve as a fiduciary for the benefit of creditors. Proof that the Unatins have misbehaved does not mean that the debtor hasn't. It is certainly possible that both the debtor and his sister are bad actors. Perhaps the Unatins should not be trusted either, but they aren't trying to serve as debtors in possession in this chapter 11 case.

Final Ruling for March 31, 2021:

Parties and the committee are willing to attempt to mediate their respective disputes. In the interim, the Court will issue OSC re appointment of a trustee and set it for hearing on June 30, 2021 at 11:00 a.m. to give the parties and the committee an opportunity to try to resolve their respective disputes through mediation.

Tentative Ruling for May 5, 2021:

Tentative ruling for March 31, 2021 remains unchanged. Continue hearing on disclosure statement to June 16, 2021 at 11:00 a.m. OFF CALENDAR FOR MAY 5, 2021.

Tentative Ruling for June 16, 2021:

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

CONT... Kfir Gavrieli

Chapter 11

Continue hearing for not less than 30 to 45 days to give trustee appointed an opportunity to assess whether or not to support the debtor's plan of reorganization.

6/12/21 -- Court approved stipulation continuing hearing to July 14, 2021 at 11:00 a.m. OFF CALENDAR FOR JUNE 14, 2021.

6/30/21 -- Court approved stipulation continuing hearing to August 18, 2021 at 10:00 a.m. OFF CALENDAR FOR JULY 14, 2021.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Movant(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Trustee(s):

Sara L. Chenetz

Represented By
Sara Chenetz
Amir Gamliel

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

2:21-10826 Kfir Gavrieli

Chapter 11

#112.00 Debtor's Second Amended Disclosure Statement for Debtor's Second Amended Plan of Reorganization Under Chapter 11 of the Bankruptcy Code

fr. 6-16-21

Docket 308

***** VACATED *** REASON: CONT'D. TO 8/18/21 @ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue hearing for not less than 30 to 45 days to give trustee appointed an opportunity to assess whether or not to support the debtor's plan of reorganization.

6/12/21 -- Court approved stipulation continuing hearing to July 14, 2021 at 11:00 a.m. OFF CALENDAR FOR JUNE 14, 2021.

6/30/21 -- Court approved stipulation continuing hearing to August 18, 2021 at 10:00 a.m. OFF CALENDAR FOR JULY 14, 2021.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Trustee(s):

Sara L. Chenetz

Represented By
Sara Chenetz
Amir Gamliel

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

2:21-10826 Kfir Gavrieli

Chapter 11

#113.00 Scheduling and Case Management Conference in a Chapter 11 Case
fr. 3-31-21, 5-5-21, 6-16-21

Docket 1

***** VACATED *** REASON: CONT'D. TO 8/18/21 @ 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue status for not less than 30 to 45 days to give trustee appointed an opportunity to acquaint himself/herself with the case.

6/12/21 -- Court approved stipulation continuing hearing to July 14, 2021 at 11:00 a.m. OFF CALENDAR FOR JUNE 14, 2021.

6/30/21 -- Court approved stipulation continuing hearing to August 18, 2021 at 10:00 a.m. OFF CALENDAR FOR JULY 14, 2021.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Trustee(s):

Sara L. Chenetz

Represented By
Sara Chenetz
Amir Gamliel

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

2:20-11547 Gennady Moshkovich

Chapter 7

#114.00 Application/Request for Payment of Administrative Claim of JWR Law, LLC

Docket 378

Courtroom Deputy:

ZoomGov Appearance by:

7/12/21 - David Jacob, (213)293-5931

Tentative Ruling:

The Court approved a loan to the chapter 11 debtor in possession to be used to pay operating expenses of the bankruptcy estate. That claim was secured by the estate's real and personal property, but it was not a nonrecourse loan. It is a valid chapter 11 expense of administration. Movant is only entitled to a single satisfaction, but, if there is no collateral available to satisfy the claim, movant retains a valid claim for a chapter 11 expense of administration for whatever amounts may be due under the applicable loan documents, including accrued interest and attorneys' fees and costs.

Grant motion. Allow movant chapter 11 expense of administration in the amount of \$248,010.35 as of May 31, 2021, plus additional interest of \$54.78 per day thereafter.

Party Information

Debtor(s):

Gennady Moshkovich

Represented By
David R Haberbush

Movant(s):

Gennady Moshkovich

Represented By
David R Haberbush

Trustee(s):

Heide Kurtz (TR)

Represented By

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

Wednesday, July 14, 2021

Hearing Room 1539

11:00 AM

CONT...

Gennady Moshkovich

Thomas H Casey

Chapter 7