

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Tuesday, December 8, 2020

Hearing Room 1639

11:30 AM

2: - **ZOOM INFORMATION**

Chapter

#0.00 All hearings on this calendar 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. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Video/audio web address: <https://cacb.zoomgov.com/j/1618854410>

ZoomGov meeting number: 161 885 4410

Password: 769935

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

For more information on appearing before Judge Saltzman 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-deborah-j-saltzman> under the tab "Telephonic Instructions."

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Tuesday, December 8, 2020

Hearing Room 1639

11:30 AM

1:20-10969 33 Valley, LLC

Chapter 11

#1.00 Hearing RE: [57] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 14533 Valley Vista Blvd., Sherman Oaks, CA 91403 .
Fr.11-18-20

Docket 57

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

33 Valley, LLC

Represented By
Raymond H. Aver

Movant(s):

Vista Land, LLC

Represented By
Lorraine Anderson

**United States Bankruptcy Court
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11:30 AM

1:20-11202 Hilary Taylor Johnson

Chapter 11

#2.00 CONTD. Hearing RE: [10] Motion to Use Cash Collateral
fr. 8-5-20,9-23-20,10-21-20

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hilary Taylor Johnson

Represented By
Onyinye N Anyama

**United States Bankruptcy Court
Central District of California
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Tuesday, December 8, 2020

Hearing Room 1639

11:30 AM

1:20-11205 Mokhim Rasooli

Chapter 11

#3.00 Hearing RE: [56] Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) ; Subject To Overbid; And For Determination Of Good Faith Purchaser Under 11 U.S.C. §363(m);

Docket 56

Tentative Ruling:

The evidentiary objections are overruled.

Notice is inadequate. It does not comply with LBR 6004-1(c)(3), and the court is particularly concerned about the adequacy of the notice to Naulu that the sale purports to be free and clear if its interests.

KAR clearly does not consent to the free and clear sale.

There is no evidence supporting the Debtor's attempt to invoke section 363(f) (3).

The court has no basis to conclude that any provision of section 363(f) applies to the proposed sale.

There are numerous other issues with the sale, distribution of proceeds, and 363(m) finding.

Party Information

Debtor(s):

Mokhim Rasooli

Represented By
Mark E Carrillo

**United States Bankruptcy Court
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1:20-11205 Mokhim Rasooli

Chapter 11

#4.00 Chapter 11 Scheduling and Case Management Conference
fr. 8-26-20,9-9-20,9-23-20,11-18-20

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mokhim Rasooli

Represented By
Mark E Carrillo

**United States Bankruptcy Court
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1:20-10010 Megna Real Estate Holdings, Inc.

Chapter 11

#5.00 Hearing RE: [64] Application for Compensation Application of Donahoe Young & Williams LLP for Payment if Interim fees and Expenses; Debtor's Attorney, Period: 1/3/2020 to 10/31/2020, Fee: \$53,477.00, Expenses: \$629.75.

Docket 64

Tentative Ruling:

Fees seem somewhat high for what little had been accomplished in this case through 10/31/20.

The client's declaration was not separately filed, as required by the LBR.

The Firm deducts \$4,000 from its initial retainer, noting that that amount "was allocated for prepetition services" – was that amount billed? What does "allocated" mean?

There are numerous time entries not in tenths of an hour – throughout the invoices there are entries ending with decimals of 0.15, 0.35, 0.65, 0.55, and 0.85.

There is no written opposition. The court can approve conditioned on the filing of a declaration and corrected invoice with all entries in tenths of an hour and an explanation of how these amounts came to be billed in non tenths, as well as how the Firm corrected them. Alternatively, the court can approve with reductions of all of these entries to the lower tenth of an hour.

Party Information

Debtor(s):

Megna Real Estate Holdings, Inc.

Represented By
Mark T Young

**United States Bankruptcy Court
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1:20-10010 Megna Real Estate Holdings, Inc.

Chapter 11

#6.00 Hearing RE: [55] Motion to Extend Time To File Plan and Disclosure Statement;

Docket 55

Tentative Ruling:

The debtor hasn't left the court with any real option other than to grant an extension. Given the status of the motion to value, shouldn't the extension be even longer than requested? January 15 seems ambitious.

Party Information

Debtor(s):

Megna Real Estate Holdings, Inc.

Represented By
Mark T Young

**United States Bankruptcy Court
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11:30 AM

1:20-10010 Megna Real Estate Holdings, Inc.

Chapter 11

#7.00 Hearing RE: [61] Motion for Setting Property Value and for Order Determining Value of Collateral

Docket 61

Tentative Ruling:

Continue to give the objecting creditor time to obtain an appraisal, and to allow the debtor to update its appraisal.

When does the debtor expect to have a plan?

Party Information

Debtor(s):

Megna Real Estate Holdings, Inc.

Represented By
Mark T Young

**United States Bankruptcy Court
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11:30 AM

1:19-11924 01 BH Partnership

Chapter 11

#8.00 CONTD. Hearing RE: [52] Motion for Setting Property Value (Corrected Motion)

fr. 1-8-20,3-10-20, 4-29-20, 7-1-20
fr.8-26-20, 9-3-20,10-7-20,10-21-20

Docket 52

Tentative Ruling:

Any updates?

Party Information

Debtor(s):

01 BH Partnership

Represented By
Mark E Goodfriend

Movant(s):

01 BH Partnership

Represented By
Mark E Goodfriend

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1:19-11924 01 BH Partnership

Chapter 11

#9.00 Contd. Hearing RE: [42] Motion for approval of chapter 11 disclosure statement

fr. 1-7-20, 1-8-20,3-10-20, 4-29-20
Fr. 7-1-20,9-3-20, 10-7-20,10-21-20

Docket 42

Tentative Ruling:

It's rare that this court will find a sufficient record to find that a plan is patently unconfirmable at the disclosure statement stage, but this is one of those rare cases.

Please be prepared to address the issue of whether this plan is patently unconfirmable.

Please also be prepared to address good faith and whether dismissal is appropriate.

Party Information

Debtor(s):

01 BH Partnership

Represented By
Mark E Goodfriend

Movant(s):

01 BH Partnership

Represented By
Mark E Goodfriend

**United States Bankruptcy Court
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1:19-11924 01 BH Partnership

Chapter 11

#10.00 CONT'D. Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.

fr.9-10-19, 11-6-19, 11-20-19
fr. 1-7-20, 1-8-20,3-10-20,4-29-20
Fr. 7-1-20,8-26-20,9-3-20
fr.10-7-20,10-21-20

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

01 BH Partnership

Represented By
Mark E Goodfriend