

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:16-18902 Victor Luna Rivera

Chapter 13

#1.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK NATIONAL ASSOCIATION
vs
DEBTOR

Docket 60

Tentative Ruling:

Grant as set forth below. Appearances are not required.

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date. See LBR 9021-1(b)(1)(B).

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Effective date of relief

Deny the request to waive the 14-day stay provided by FRBP 4001(a)(3) for lack of sufficient cause shown.

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Attorney fees

Movant requests that its attorney fees be allowed. The tentative ruling is that this Court will not express any view regarding any attorney fee request because (a) in any nonjudicial foreclosure action, attorney fee issues typically are not decided by a court (and in a judicial foreclosure it is the State Court, not this Bankruptcy Court, that would determine attorney fee issues), (b) a

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Victor Luna Rivera

Chapter 13

motion for relief from the automatic stay is not the proper vehicle to adjudicate attorney fees in this Bankruptcy Court, and (c) this hearing does not involve any claim objection or other proceeding that might properly present that issue for this Court's determination.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Victor Luna Rivera

Represented By
Raj T Wadhvani

Movant(s):

U.S. Bank National Association as

Represented By
Ashish R Rawat
Diane Weifenbach

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-11429 Nestor Perez and Felipa Perez

Chapter 7

#2.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK, NA
vs
DEBTOR

Docket 37

Tentative Ruling:

Grant as set forth below. Appearances are not required.

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date. See LBR 9021-1(b)(1)(B).

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(2).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Nestor Perez and Felipa Perez

Chapter 7

Debtor(s):

Nestor Perez

Represented By
Brad Weil

Joint Debtor(s):

Felipa Perez

Represented By
Brad Weil

Movant(s):

U.S. Bank, N.A., successor trustee to

Represented By
Robert P Zahradka
Jennifer C Wong

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-16159 Hilda Gonzalez Jimenez

Chapter 13

#3.00 Hrg re: Motion for relief from stay [RP]

JOSEPH RIVERA
vs
DEBTOR

Docket 31

Tentative Ruling:

Grant in part and continue in part to 10/27/20 at 10:00 a.m. as set forth below.
Appearances are not required on 10/6/20.

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling, subject to any changes ordered at the hearing. See LBR 9021-1(b)(1)(B).

Key documents reviewed (in addition to motion papers): Debtor's opposition (dkt. 35), Movant's reply (dkt. 43) & request for judicial notice (dkt. 44)

Analysis: The tentative ruling is that the reasons stated in Movant's papers are entirely persuasive, with one exception: In Movant's reply (dkt. 43, p.4:16-19) Movant suggests that a sale the subject property or some equivalent use of the property to generate cash would be required to make such property "necessary for a reorganization." This Court disagrees.

In individual cases, retaining a residence can be a necessary component of reorganizing the debtor's finances. The property does not need to generate income by itself.

That said, the reorganization must have a reasonable possibility of being confirmed within a reasonable time in order for the property to be necessary for a reorganization. Debtor fails that test for the reasons stated in the Movant's papers.

Relief: The tentative ruling is to grant the following relief.
Termination

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT...

Hilda Gonzalez Jimenez

Chapter 13

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(4).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Relief notwithstanding future bankruptcy cases.

As to the requested relief that will remain effective notwithstanding any future bankruptcy case, continue the motion to the date and time set forth at the start of this tentative ruling, for service on the persons 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"). Reasons: See LBR 4001-1(c)(1)(B). In addition, Judge Bason has due process concerns about granting such relief without service on the person(s) whose interests may be most directly affected. See *generally Mullane v. Central Hanover Bank & Trust Co.*, 339 U.S. 306 (1950) (due process generally). In this matter, such persons appear to include: Lucio Valenzuela Marquez.

Option for shortened time: This Court has selected a continued hearing date that contemplates shortened notice (per Rule 9006) but that date is conditioned on the movant (i) serving, on the day after the current hearing date, the motion papers and notice of the continued hearing date, and (ii) filing that notice and a proof of service no later than the next day. Alternatively, the movant may self-calendar a continued hearing on *regular* notice.

Option for interim/partial order: Movant may elect to lodge a proposed order granting the *partial* relief provided in this tentative ruling, but any such order must recite that a continued hearing has been set to consider additional relief (or, alternatively, that the movant no longer seeks additional relief and the Clerk's office is requested and directed to take the continued hearing off calendar).

Effective date of relief

Grant the request to waive the 14-day stay provided by FRBP 4001(a) (3).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Hilda Gonzalez Jimenez Chapter 13

any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Party Information

Debtor(s):

Hilda Gonzalez Jimenez

Represented By
William G Cort

Movant(s):

Joseph Rivera

Represented By
Michael N Nicasro

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-16815 Marc Thanh Hoang

Chapter 7

#4.00 Hrg re: Motion for relief from stay [RP]

THE REO GROUP, INC.
VS
DEBTOR

Docket 20

***** VACATED *** REASON: Withdrawal of Motion filed on 09/23/20
(dkt. 34)**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Marc Thanh Hoang

Represented By
Patricia Rodriguez

Movant(s):

The REO Group, Inc.

Represented By
Coby Halavais

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-17287 David Edward Falcon

Chapter 13

#5.00 Hrg re: Motion for relief from stay [RP]

THE LEBBY FAMILY TRUST
vs
DEBTOR

Docket 15

Tentative Ruling:

Grant as set forth below. Appearances are not required.

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling, subject to any changes ordered at the hearing. See LBR 9021-1(b)(1)(B).

The automatic stay does not apply

Grant the motion under 11 U.S.C. 362(c)(3) and (j): there is no automatic stay because (a) Debtor's prior case (#2:19-bk-21042-NB) was dismissed (on 7/8/20) within one year before this case was filed (on 8/11/20), (b) that dismissal was not under 11 U.S.C. 707(b), and (c) no finding of good faith was timely sought and obtained. The automatic stay has terminated both as to Debtor *in personam* and as to property of Debtor. See *In re Reswick*, 446 B.R. 362 (9th Cir. BAP 2011); *In re Hernandez*, case no. 2:11-bk-53730-NB, docket #40 (Memorandum Decision).

In the alternative and in addition, this court grants relief from the automatic stay as follows.

Note regarding mootness: Judge Bason's standard tentative ruling is as follows. For three reasons the above conclusion that there *is no stay* does not moot requests for relief from whatever stay might apply. First, such *alternative* rulings are appropriate because (i) the very nature of *tentative* rulings is that this Court could be persuaded to depart from any one of them, and (ii) a *final* ruling on any one issue could be reversed on appeal. Second, even if there is currently no stay, that could change - e.g., if there is no stay because of dismissal of this bankruptcy case, such dismissal could be

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... **David Edward Falcon**

Chapter 13

vacated and that might reimpose the stay even if there is a lack of adequate protection, or other grounds why the stay should not apply, and therefore the movant will suffer cognizable harm unless the issues are addressed now (Judge Bason regularly vacates dismissals based on stipulations or other good cause). Third, if the motion includes any request for relief as to *past* acts (annulment) or *future* cases (*in rem* relief), those things are still at issue even if there is no *current* automatic stay. See *In re Aheong*, 276 B.R. 233 (9th Cir. BAP 2002). For all of these reasons, the tentative ruling is that it is appropriate to address the following issues.

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(4).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Relief notwithstanding *future* bankruptcy cases.

Grant the following relief pursuant to 11 U.S.C. 362(d)(4) and the legal analysis in *In re Vazquez*, 580 B.R. 526 (Bankr. C.D. Cal. 2017), and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31), as applicable:

If this order is duly recorded in compliance with applicable State laws governing notices of interests or liens in the property at issue, then no automatic stay shall apply to such property in any bankruptcy case purporting to affect such property and filed within two years after the date of entry of this order, unless otherwise ordered by the court presiding over that bankruptcy case.

For the avoidance of doubt, any acts by the movant to obtain exclusive possession of such property shall not be stayed, including any eviction actions, through and including any lockout or other enforcement by the Sheriff or other authorized legal authority.

Note: Per Judge Bason's posted procedures (available at www.cacb.uscourts.gov) this Court's order will state that the Court "does not make" a finding that Debtor was involved in the "scheme" referenced in section 362(d)(4), unless there is sufficient evidence that Debtor was involved and Debtor is given clear notice that the movant seeks an express finding that Debtor was involved. The tentative ruling in this particular case is that there is sufficient evidence and notice.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... David Edward Falcon

Chapter 13

Effective date of relief

Grant the request to waive the 14-day stay provided by FRBP 4001(a) (3).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

David Edward Falcon Pro Se

Movant(s):

Thomas B. Ure Pro Se

The Lebby Family Trust, Dated Represented By
Thomas B Ure

Trustee(s):

Kathy A Dockery (TR) Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-18016 Marco Macias

Chapter 13

#6.00 Hrg re: Motion for relief from stay [UD]

QUICKFIX, LLC
vs
DEBTOR

Docket 15

Tentative Ruling:

Grant, subject to any oppositions at the hearing, in view of Movant's failure to comply with Judge Bason's posted procedures (available at www.cacb.uscourts.gov), which direct that oppositions must be filed no later than five days prior to the hearing (see dkt. 15, p.2, para. 7). Appearances required.

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling, subject to any changes ordered at the hearing. See LBR 9021-1(b)(1)(B).

The automatic stay does not apply

Grant the motion under 11 U.S.C. 362(c)(3) and (j): there is no automatic stay because (a) Debtor's prior case (2:19-bk-13302-VZ) was pending within the preceding one year period before this case was filed (on 9/1/20) and dismissed on 9/10/20, (b) that dismissal was not under 11 U.S.C. 707(b), and (c) no finding of good faith was timely sought and obtained. The automatic stay has terminated both as to Debtor *in personam* and as to property of Debtor. See *In re Reswick*, 446 B.R. 362 (9th Cir. BAP 2011); *In re Hernandez*, case no. 2:11-bk-53730-NB, docket #40 (Memorandum Decision).

In the alternative and in addition, this court grants relief from the automatic stay as follows.

Note regarding mootness: Judge Bason's standard tentative ruling is as follows. For three reasons the above conclusion that there *is no stay* does

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Marco Macias

Chapter 13

not moot requests for relief from whatever stay might apply. First, such *alternative* rulings are appropriate because (i) the very nature of *tentative* rulings is that this Court could be persuaded to depart from any one of them, and (ii) a *final* ruling on any one issue could be reversed on appeal. Second, even if there is currently no stay, that could change - e.g., if there is no stay because of dismissal of this bankruptcy case, such dismissal could be vacated and that might reimpose the stay even if there is a lack of adequate protection, or other grounds why the stay should not apply, and therefore the movant will suffer cognizable harm unless the issues are addressed now (Judge Bason regularly vacates dismissals based on stipulations or other good cause). Third, if the motion includes any request for relief as to *past* acts (annulment) or *future* cases (*in rem* relief), those things are still at issue even if there is no *current* automatic stay. See *In re Aheong*, 276 B.R. 233 (9th Cir. BAP 2002). For all of these reasons, the tentative ruling is that it is appropriate to address the following issues.

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Relief notwithstanding *future* bankruptcy cases.

Grant the following relief pursuant to the legal analysis in *In re Vazquez*, 580 B.R. 526 (Bankr. C.D. Cal. 2017), and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31), as applicable:

If this order is duly recorded in compliance with applicable State laws governing notices of interests or liens in the property at issue, then no automatic stay shall apply to such property in any bankruptcy case purporting to affect such property and filed within two years after the date of entry of this order, unless otherwise ordered by the court presiding over that bankruptcy case.

For the avoidance of doubt, any acts by the movant to obtain exclusive possession of such property shall not be stayed, including any eviction actions, through and including any lockout or other enforcement by the Sheriff or other authorized legal authority.

Note: Per Judge Bason's posted procedures (available at

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... **Marco Macias**

Chapter 13

www.cacb.uscourts.gov) this Court's order will state that the Court "does not make" a finding that Debtor was involved in the "scheme" referenced in section 362(d)(4), unless there is sufficient evidence that Debtor was involved and Debtor is given clear notice that the movant seeks an express finding that Debtor was involved. The tentative ruling in this particular case is that there is sufficient evidence and notice.

Effective date of relief

Grant the request to waive the 14-day stay provided by FRBP 4001(a) (3).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Marco Macias

Pro Se

Movant(s):

QUICKFIX LLC

Represented By
Helen G Long

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:16-11374 Ricardo Corona and Maricela Corona

Chapter 13

#7.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/18/20, 9/1/20

U.S. BANK NA
VS
DEBTOR

Docket 69

***** VACATED *** REASON: APO**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Ricardo Corona

Represented By
Michael V Jehdian

Joint Debtor(s):

Maricela Corona

Represented By
Michael V Jehdian

Movant(s):

U.S. Bank NA, successor trustee to

Represented By
Merdaud Jafarnia
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:16-11374 **Ricardo Corona and Maricela Corona**

Chapter 13

#8.00 Order directing Michael V. Jehdian, Esq. to appear and show cause why this court should not impose sanctions against him

Docket 76

Tentative Ruling:

Appearances required.

There is no tentative ruling, but Mr. Michael V. Jehdian, Esq. should be prepared to address the issues raised in this Court's order to show cause (dkt. 76), and his responsive declaration (dkt. 85), including what sanction might be appropriate and what specific procedures he has implemented to safeguard against similar issues in future.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Party Information

Debtor(s):

Ricardo Corona

Represented By
Michael V Jehdian

Joint Debtor(s):

Maricela Corona

Represented By
Michael V Jehdian

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Ricardo Corona and Maricela Corona

Chapter 13

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:19-16680 Alexander Karimi

Chapter 13

#9.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 9/1/20, 9/15/20

U.S. BANK NATIONAL ASSOCIATION
vs
DEBTOR

Docket 85

Tentative Ruling:

Tentative Ruling for 10/6/20:
Appearances required.

This matter was continued to this date to allow time for the parties to negotiate the terms of an adequate protection stipulation. There is no tentative ruling, but the parties should be prepared to discuss the progress on these negotiations.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 9/15/20:
Appearances required.

There is no tentative ruling, but the parties should be prepared to address (a) whether the alleged arrears have been brought current and/or (b) whether they will agree to the terms of an adequate protection order (see the debtor's

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Alexander Karimi
response, dkt. 88).

Chapter 13

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Alexander Karimi

Represented By
Julie J Villalobos

Movant(s):

U.S. BANK NATIONAL

Represented By
Diane Weifenbach

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:19-17277 Jamal Curtis Alexander

Chapter 13

#10.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/18/20

HSBC BANK USA
vs
DEBTOR

Docket 36

Tentative Ruling:

Tentative Ruling for 10/6/20:
Appearances required.

This matter was continued to this date to allow time for the parties to review their accounting. There is no tentative ruling, but the parties should be prepared to discuss the status on those investigations and whether the parties will agree to the terms of an adequate protection order.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 8/18/20:
Appearances required.

Pursuant to Judge Bason's COVID19 Procedures, **ONLY TELEPHONIC APPEARANCES WILL BE PERMITTED until further notice.** Please contact CourtCall at (888) 882-6878 to make arrangements for any telephonic appearance. There is no need to contact the Court for permission. Parties

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Jamal Curtis Alexander

Chapter 13

who are not represented by an attorney will be able to use CourtCall for free through 9/30/20. Attorneys will receive a 25% discount (for more information, see www.cacb.uscourts.gov, "Judges," "Bason, N.," "Telephonic Instructions").

There is no tentative ruling, but the parties should be prepared to address (a) whether the alleged arrears have been brought current and/or (b) whether they will agree to the terms of an adequate protection order (see the debtor's untimely response, dkt. 39). In addition, Debtor's counsel is directed to address why there was no compliance with the following requirement in the "Posted Procedures of Judge Bason" (available at www.cacb.uscourts.gov): "If your opposition or reply papers are filed late, you must include a brief explanation (and a request to accept such papers)."

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear telephonically without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Jamal Curtis Alexander

Represented By
Barry E Borowitz

Movant(s):

HSBC Bank USA, National

Represented By
Sean C Ferry
Eric P Enciso

Trustee(s):

Kathy A Dockery (TR)

Pro Se

United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:19-24398 Therese Kiwi Foisia

Chapter 13

#11.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/18/20, 9/15/20

ASSET-BACKED CERTIFICATES, SERIES 2006-22
VS
DEBTOR

Docket 44

*** VACATED *** REASON: APO

Tentative Ruling:

Party Information

Debtor(s):

Therese Kiwi Foisia

Represented By
Nima S Vokshori

Movant(s):

The Bank of New York Mellon FKA

Represented By
Kirsten Martinez

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:19-17441 Bryan C Woods and Donna P Woods

Chapter 13

#12.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 5/12/20, 6/16/20, 9/1/20, 9/29/20

WILMINGTON SAVINGS FUND SOCIETY, FSB
vs
DEBTOR

Docket 31

Tentative Ruling:

Tentative Ruling for 10/6/20:
Appearances required.

This matter was continued to this date to allow time for Debtors to explore various options to address the issues raised in Movant's motion papers and investigate the status of an alleged loan modification. There is no tentative ruling, but the parties should be prepared to provide an update on the status of those investigations.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 9/29/20:
Appearances required.

This matter was continued to this date to allow time to determine the status of any loan modification negotiations with Debtor. There is no tentative ruling, but the parties should be prepared to provide an update on the status of

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... **Bryan C Woods and Donna P Woods**
those investigations.

Chapter 13

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 9/1/20:
Appearances required.

Pursuant to Judge Bason's COVID19 Procedures, **ONLY TELEPHONIC APPEARANCES WILL BE PERMITTED until further notice.** Please contact CourtCall at (888) 882-6878 to make arrangements for any telephonic appearance. There is no need to contact the Court for permission. Parties who are not represented by an attorney will be able to use CourtCall for free through 9/30/20. Attorneys will receive a 25% discount (for more information, see www.cacb.uscourts.gov, "Judges," "Bason, N.," "Telephonic Instructions").

At the 6/16/20 hearing, this Court stated that it would take up the issue of an adequate protection order at this continued hearing. There is no tentative ruling, but the parties should be prepared to address whether they will agree to the terms of an adequate protection order.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear telephonically without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

CONT... Bryan C Woods and Donna P Woods

Chapter 13

Tentative Ruling for 6/16/20:

Continue this hearing to 8/24/20 at 10:00 a.m., in view of the three month forbearance agreement (see dkt. 35). Appearances are not required on 6/16/20.

Pursuant to Judge Bason's COVID19 Procedures, **ONLY TELEPHONIC APPEARANCES WILL BE PERMITTED until further notice.** Please contact CourtCall at (888) 882-6878 to make arrangements for any telephonic appearance. There is no need to contact the Court for permission. Parties who are not represented by an attorney will be able to use CourtCall for free through 6/30/20. Attorneys will receive a 25% discount (for more information, see www.cacb.uscourts.gov, "Judges," "Bason, N.," "Telephonic Instructions").

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear telephonically without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

| | |
|---------------|--------|
| Bryan C Woods | Pro Se |
|---------------|--------|

Joint Debtor(s):

| | |
|---------------|--------|
| Donna P Woods | Pro Se |
|---------------|--------|

Movant(s):

| | |
|----------------------------------|----------------|
| Wilmington Savings Fund Society, | Represented By |
| | Nichole Glowin |
| | Arnold L Graff |

Trustee(s):

| | |
|----------------------|--------|
| Kathy A Dockery (TR) | Pro Se |
|----------------------|--------|

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

10:00 AM

2:20-19018 Dedra M Chachere-Hunt

Chapter 13

#13.00 Hrg re: Motion for relief from stay [NA]

Docket 0

Tentative Ruling:

Appearances required. There is no tentative ruling. The parties are directed to address (1) shortening time (see OST, dkt.5) and (2) the merits of the motion (dkt.7).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Dedra M Chachere-Hunt

Represented By
Kahlil J McAlpin

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

2:20-15665 Sergio Tellez

Chapter 11

Adv#: 2:20-01172 Tellez et al v. FCI LENDER SERVICES, INC. et al

#1.00 Status Conference re: Removal of Action

Docket 1

***** VACATED *** REASON: This matter is scheduled to be heard at a
different time. See # 1 at 1:00 p.m.**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Sergio Tellez

Represented By
Todd B Becker

Defendant(s):

FCI LENDER SERVICES, INC.

Represented By
Richard J Reynolds
Joseph P Buchman

CALIFORNIA TD SPECIALISTS

Represented By
Richard J Reynolds
Joseph P Buchman

Joint Debtor(s):

Roseanna Tellez

Represented By
Todd B Becker

Plaintiff(s):

Roseanna Tellez

Represented By
Anthony P Cara

Sergio Tellez

Represented By
Anthony P Cara

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

2:17-23651 Letitia Louise Wellington

Chapter 7

#2.00 Cont'd hrg re: Motion for Substantive Consolidation of the Estate of the Debtor and Nondebtor Spouse Amos Q. Wellington fr. 6/12/18, 07/17/18, 10/16/18, 03/12/19, 4/9/19, 05/21/19, 7/9/19, 10/1/19, 2/4/20, 4/7/20, 7/14/20, 09/01/20

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

CONT... Letitia Louise Wellington

Chapter 7

Docket 43

*** VACATED *** REASON: Continued to 12/8/20 at 11:00 a.m. [dkt. 201]

Tentative Ruling:

Party Information

Debtor(s):

Letitia Louise Wellington

Pro Se

Movant(s):

Michael D. Madison Sr.

Represented By
Stella A Havkin

Trustee(s):

Wesley H Avery (TR)

Represented By
Brett B Curlee

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

11:00 AM

2:17-23651 Letitia Louise Wellington

Chapter 7

Adv#: 2:19-01211 Avery v. Wellington et al

#3.00 Cont'd Status Conference re: Complaint for 1. Declaratory Relief; 2. Turnover of Bankruptcy Estate Property Under 11 U.S.C. Section 542(a); and 3. Authorization to Sell Estate Property Under 11 U.S.C. Section 363(h) and FRBP 7001(3) Free of Co-Owner Interest; 4. Bar Debtor and Amos Q. Wellington from Recovering Avoided Transfer Under Bankruptcy Code, Under 11 U.S.C. Section 522(g)(1)(A) and (B) fr. 9/24/19, 11/12/19, 3/10/20, 7/14/20, 09/01/20

Docket 1

***** VACATED *** REASON: Continued to 12/8/20 at 11:00 a.m. [dkt 201 in main case]**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

| | |
|---------------------------|--------|
| Letitia Louise Wellington | Pro Se |
|---------------------------|--------|

Defendant(s):

| | |
|---------------------------|--------|
| Letitia Louise Wellington | Pro Se |
|---------------------------|--------|

| | |
|--------------------|--------|
| Amos Q. Wellington | Pro Se |
|--------------------|--------|

| | |
|---------------------|--------|
| Jonathan Wellington | Pro Se |
|---------------------|--------|

| | |
|--------------------|--------|
| Michael Wellington | Pro Se |
|--------------------|--------|

Plaintiff(s):

| | |
|----------------|----------------------------------|
| Wesley H Avery | Represented By Brett B Curlee |
|----------------|----------------------------------|

Trustee(s):

| | |
|---------------------|----------------------------------|
| Wesley H Avery (TR) | Represented By Brett B Curlee |
|---------------------|----------------------------------|

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-15665 Sergio Tellez

Chapter 11

Adv#: 2:20-01172 Tellez et al v. FCI LENDER SERVICES, INC. et al

#1.00 Status Conference re: Removal of Action

Docket 1

*** VACATED *** REASON: Matter remanded

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Sergio Tellez

Represented By
Todd B Becker

Defendant(s):

FCI LENDER SERVICES, INC.

Represented By
Richard J Reynolds
Joseph P Buchman

CALIFORNIA TD SPECIALISTS

Represented By
Richard J Reynolds
Joseph P Buchman

Joint Debtor(s):

Roseanna Tellez

Represented By
Todd B Becker

Plaintiff(s):

Sergio Tellez

Represented By
Anthony P Cara

Roseanna Tellez

Represented By
Anthony P Cara

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-12732 Parvin Jamali

Chapter 11

#2.00 Hrg re: Motion for Order Disallowing Claim No. 3
Filed by U.S. Bank National as Trustee

Docket 139

***** VACATED *** REASON: Off-calendar**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Parvin Jamali

Represented By
Michael R Totaro
Yevgeniya Lisitsa

United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-12732 Parvin Jamali

Chapter 11

#3.00 Hrg re: Motion for relief from stay [NA]

Docket 147

*** VACATED *** REASON: Off-calendar

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Parvin Jamali

Represented By
Yevgeniya Lisitsa
W. Derek May

Movant(s):

Parvin Jamali

Represented By
Yevgeniya Lisitsa
W. Derek May

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-12732 Parvin Jamali

Chapter 11

#4.00 Cont'd Status Conference re: Chapter 11 Case
fr. 4/7/20, 5/5/20, 5/12/20, 6/2/20, 7/28/20, 9/1/20,
9/29/20

Docket 6

***** VACATED *** REASON: Off-Calendar**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Parvin Jamali

Represented By
Yevgeniya Lisitsa
W. Derek May

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-20000 9469 BEVERLY CREST LLC

Chapter 11

#5.00 Hrg re: Second Interim Application For Compensation
And Reimbursement Of Expenses By Danning, Gill,
Israel & Krasnoff, LLP As General Counsel To Chapter 11
Debtor And Debtor In Possession

Docket 125

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 7,
10/6/20 at 1:00 p.m.).

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

9469 BEVERLY CREST LLC

Represented By
John N Tedford IV
George E Schulman

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-20000 9469 BEVERLY CREST LLC

Chapter 11

#6.00 Hrg re: Application for Compensation of Interim
Fees and/or Expenses for LEA Accountancy, LLP

Docket 127

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 7,
10/6/20 at 1:00 p.m.).

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

9469 BEVERLY CREST LLC

Represented By
John N Tedford IV
George E Schulman

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-20000 9469 BEVERLY CREST LLC

Chapter 11

#7.00 Cont'd Status Conference re: Chapter 11 Case
fr. 9/24/19, 11/5/19, 12/10/19, 1/28/20, 03/31/20,
4/7/20, 6/2/20, 8/4/20

Docket 1

Tentative Ruling:

Tentative Ruling for 10/6/20:

Continue as set forth below. Appearances are not required on 10/6/20.

(1) Current issues

(a) Second Interim Fee Application of Danning, Gill, Israel & Krasnoff, LLP ("Applicant") (dkt. 125, 126), NVSI, Inc.'s limited opposition (dkt. 132), Applicant's reply (dkt. 134)

The tentative ruling is to approve second interim fees of \$113,551.50 and expenses of \$577.92, for a total award of \$114,129.42, but prohibit payment of the approved fees absent a further order of this Court. The tentative ruling is to authorize and direct Debtor to pay the expenses immediately.

(b) First Interim Fee Application of LEA Accountancy, LLP (dkt. 127, 126, 130), no opposition is on file

The tentative ruling is to approve and allow payment of first interim fees of \$8,973 and expenses of \$207.05, for a total award of \$9,180.05.

Proposed orders: Debtor is directed to lodge proposed orders on each of the foregoing motions via LOU within 7 days after the hearing date. See LBR 9021-1(b)(1)(B).

(2) Deadlines/dates. This case was filed on 8/26/19.

(a) Bar date: 11/25/19 (dkt. 29; timely served, dkt. 31).

(b) Procedures order: dkt. 11 (timely served, dkt. 24)

(c) Plan/Disclosure Statement*: file by 12/11/20 using the forms required by Judge Bason, unless excused (DO NOT SERVE yet, except on the U.S. Trustee - this Court will set a deadline

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

9469 BEVERLY CREST LLC

Chapter 11

and procedures at a later time).

(d) Continued status conference: 12/1/20 at 1:00 p.m. *Brief* status report due 11/17/20.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

[PRIOR TENTATIVE RULINGS OMITTED]

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

9469 BEVERLY CREST LLC

Represented By
John N Tedford IV
George E Schulman

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#8.00 Hrg re: Third Omnibus Motion For Order
Disallowing Claims That Have Already Been Paid

Docket 342

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
10/6/20 at 1:00 p.m.).

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith
Juliet Y Oh

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#9.00 Hrg re: Fourth Omnibus Motion For Order
Disallowing Claims Filed By Employees Assert
Improper Priority Amounts

| <u>Claim nos.</u> | <u>Claimant</u> |
|-------------------|-----------------|
| 6 | Chien Feng Lin |
| 9 | John Iozzi |
| 33 | Liang-Tsan Fan |
| 38 | Lian Jeng Lin |
| 13 | Michael T. Yu |
| 34 | Ming-Sheun Wu |
| 8 | Tim Liao |
| 32 | Trung K. Thai |
| 39 | Yan Wu |

Docket 347

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13, 10/6/20 at 1:00 p.m.).

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

Tatung Company of America, Inc.

Juliet Y Oh

Chapter 11

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#10.00 Hrg re: Motion For Order Disallowing
Claim No. 37 Filed By Inproseal, LLC

Docket 325

***** VACATED *** REASON: Resolved by stipulation (dkt. 375) and order
thereon**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith
Juliet Y Oh

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#11.00 Hrg re: First Omnibus Motion for Order Disallowing
Claims Filed by FedEx Corporate Services, Inc.

Claim No. 22 - FedEx Corporate Services, Inc.

Claim No. 23 - FedEx Corporate Services, Inc.

Docket 321

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
10/6/20 at 1:00 p.m.).

Party Information

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith
Juliet Y Oh

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#12.00 Hrg re: Second Omnibus Motion For Order Disallowing Claims That Have Already Been Paid

- 1) Scheduled Claim of Cresyn Co., Ltd.
- 2) Scheduled Claim of E-Century Technical & Industrial Corp.
- 3) Claim No. 25 Filed by Fabrique. Ltd.
- 4) Scheduled Claim of GGEC Hong Kong Limited
- 5) Scheduled Claim of Lite-On Technology Corporation
- 6) Scheduled Claim of Primax Electronics, Ltd.
- 7) Scheduled Claim of Shanghai Korrun Bags & Luggage Products
- 8) Scheduled Claim of The Outdoor Recreation Group, LLC

Docket 329

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13, 10/6/20 at 1:00 p.m.).

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith
Juliet Y Oh

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-21521 Tatung Company of America, Inc.

Chapter 11

#13.00 Cont'd Status Conference re: Chapter 11 Case
fr. 10/2/19, 10/15/19, 10/29/19, 11/5/19, 12/10/19,
12/17/19, 01/07/20, 1/14/20, 02/18/20, 4/21/20,
6/2/20, 6/16/20, 7/7/20, 8/18/20, 9/1/20, 9/29/20

Docket 1

Tentative Ruling:

Tentative Ruling for 10/6/20:

Grant the claim objections in substantial part as set forth below. At the hearing, this Court will review key aspects of Debtor's proposed Disclosure Statement and proposed Plan. Appearances required.

(1) Current issues

(a) Disclosure Statement (dkt. 379) and Plan (dkt. 378)

The tentative ruling is to set a **deadline of 10/13/20** for Debtor to file redlined versions of these documents, incorporating any changes discussed at the hearing, and lodge a proposed order, substantially in the form of the order posted on Judge Bason's portion of the Court's website (www.cacb.uscourts.gov), authorizing the service of a voting package and setting a combined hearing on final approval of the Disclosure Statement and confirmation of the Plan for **12/8/20 at 1:00 p.m.**

(b) First omnibus claim objection (dkt. 321) & notice (dkt. 322, 323), no opposition is on file

Grant the first omnibus claim objection and disallow Claims 22 & 23 on the ground that they appear to be claims against unrelated debtors, but allow the claims in the amended amounts of \$347.44 and \$457.08 as general unsecured claims, consistent with Debtor's books and records.

(c) Second omnibus claim objection (dkt. 329, 330) & notice (dkt. 330-339), no opposition is on file

Grant the second omnibus claim objection and disallow the claims in their entirety.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

Tatung Company of America, Inc.

Chapter 11

(d) Third omnibus claim objection (dkt. 342, 343) & notice (dkt. 344-346), Los Angeles County Treasurer and Tax Collector's ("LA Tax") withdrawal of claim 2 (dkt. 370), no opposition is on file

Grant the third omnibus claim objection as to Bizlink Technology, Inc. (Claim 4) and IBM Credit, LLC (Scheduled claim) and disallow those claims in their entirety. Deny the second omnibus claim objection as to LA Tax as moot in view of the withdrawal of Claim 2.

(e) Fourth omnibus claim objection (dkt. 347) & notice (dkt. 348-356), no opposition is on file

Grant the fourth omnibus claim objection and allow the claims to be reclassified in the amounts requested.

Proposed orders: Debtor is directed to lodge proposed orders on each of the foregoing motions via LOU within 7 days after the hearing date. See LBR 9021-1(b)(1)(B).

(2) Deadlines/dates. This case was filed on 9/30/19.

(a) Bar date: 1/17/20 (Order dkt. 97, timely served, dkt.101).

(b) Procedures order: dkt.18 (timely served, dkt. 25)

(c) Plan/Disclosure Statement*: see above

(d) Continued status conference: 10/27/20 at 1:00 p.m., concurrent with other matters. No written status report due required.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

[PRIOR TENTATIVE RULINGS OMITTED]

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Tatung Company of America, Inc.

Chapter 11

Party Information

Debtor(s):

Tatung Company of America, Inc.

Represented By
Ron Bender
Lindsey L Smith
Juliet Y Oh

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:19-24099 Jeremy Caleb Gardiner

Chapter 11

#14.00 Cont'd Status Conference re: Chapter 11 Case
fr. 12/17/19, 1/28/20, 3/3/20, 5/12/20, 7/14/20,
9/1/20, 9/29/20

Docket 6

Tentative Ruling:

Tentative Ruling for 10/6/20:

Continue as set forth below. Appearances are not required on 10/6/20.

(1) Current issues

(a) Continuance for amended Disclosure Statement and Plan

On 9/16/20, this Court approved a stipulation (dkt. 69) that continued the deadline for Debtor to file and serve his amended Disclosure Statement and Plan to 10/15/20. Accordingly, this status conference is continued to the date set forth below (section 2(d)) to allow this Court an opportunity to review those papers.

(b) Amended Bankruptcy Schedules I & J

Debtor has now complied with the instructions in Bankruptcy Schedule I, line 8a, by attaching a statement of gross receipts, expenses, and net income regarding the Wonderland rental property, showing a monthly loss of \$507.55, after deducting principal and interest, real estate taxes, insurance, and only \$50.00 for "[r]epairs, maintenance, and vacancy reserves." See dkt.66, p.4. First, this Court questions whether the \$50.00 amount just noted is sufficient. Second, neither the \$507.55 loss nor its component parts appear to be reflected on line 8a or anywhere else in Bankruptcy Schedules I and J. The tentative ruling is to direct Debtor, **no later than 10/15/20**, to file further amended Bankruptcy Schedules I and J and/or Debtor's declaration addressing the foregoing.

(c) Monthly Operating Report ("MOR") for Aug., 2020

The MOR reflects almost \$17,000 in delinquent adequate protection payments (see dkt.71 at PDF p.16), which dwarfs the reported \$4,223.77 and \$45.00 balances in Debtor's DIP accounts. At the continued Status Conference, Debtor is directed to address how Debtor will be able to propose a feasible plan of reorganization in view of these apparent postpetition losses.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Jeremy Caleb Gardiner

Chapter 11

- (2) Deadlines/dates. This case was filed on 12/2/19.
- (a) Bar date: 2/17/20 (dkt. 22; timely served, dkt. 23)
 - (b) Procedures order: dkt. 5 (timely served, dkt. 9)
 - (c) Plan/Disclosure Statement*: file by 10/15/20 using the forms required by Judge Bason (DO NOT SERVE yet, except on the U.S. Trustee - this Court will set a deadline and procedures at a later time).
 - (d) Continued status conference: 10/27/20 at 1:00 p.m. No written status report required.
- *Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 9/1/20:

Appearances required by counsel for the debtor.

Pursuant to Judge Bason's COVID19 Procedures, **ONLY TELEPHONIC APPEARANCES WILL BE PERMITTED until further notice**. Please contact CourtCall at (888) 882-6878 to make arrangements for any telephonic appearance. There is no need to contact the Court for permission. Parties who are not represented by an attorney will be able to use CourtCall for free through 9/30/20. Attorneys will receive a 25% discount (for more information, see www.cacb.uscourts.gov, "Judges," "Bason, N.," "Telephonic Instructions").

- (1) Current issues
- (a) Monthly Operating Reports ("MORs")

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

Jeremy Caleb Gardiner

Chapter 11

Debtor's June 2020 MOR (dkt.58) discloses non-payment of postpetition monthly amounts owed to secured creditors. What is the current status of Debtor's postpetition defaults?

Debtor's July 2020 MOR (dkt.64) is missing the page that would have made similar disclosures, and appears to be missing a number of other pages. What is missing? The tentative ruling is to set a **deadline of 9/15/20** for Debtor to file an amended July 2020 MOR.

(b) Chapter 11 Plan (the "Plan," dkt. 63) and Chapter 11 Disclosure Statement (the "Disclosure Statement," dkt. 61)

Debtor's projection of income (dkt.61, Ex.C, at PDF pp.8-9) cross-references dkt.20 (Debtor's Bankruptcy Schedules) for a breakdown of Debtor's personal income and expenses and rental income and expenses. There are two problems with that approach.

First, Debtor's Bankruptcy Schedule I does not include any breakdown of income and expenses, despite the instruction on line 8a to "Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total monthly net income." Second, Debtor appears to be double-counting. Specifically, Debtor's Plan includes payment of the 2d mortgage on Debtor's home (dkt.63, Ex.A, at PDF p.9, Class 1B), but so does Debtor's Bankruptcy Schedule J (dkt.20, at PDF p.27, last line); and likewise Debtor's Plan includes payment of the 1st DOT on the rental property (dkt.63, Ex.A, at PDF p.9, Class 2A), but so does Debtor's Bankruptcy Schedule J (dkt.20, at PDF p.28, line 17c).

The tentative ruling is to set a **deadline of 9/15/20** for Debtor (i) to file (but NOT serve) an amended Bankruptcy Schedule I with the required "statement for each property or business," an amended Plan, and an amended Disclosure Statement correcting the above issues, and (ii) to lodge a proposed order, in the form provided on Judge Bason's portion of the Court's website (www.cacb.uscourts.gov), setting a combined hearing on final approval of the Disclosure Statement and confirmation of the Plan for the same date and time as the continued status conference (see Section 2(d) below).

(2) Deadlines/dates. This case was filed on 12/2/19.

(a) Bar date: 2/17/20 (dkt. 22; timely served, dkt. 23)

(b) Procedures order: dkt. 5 (timely served, dkt. 9)

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

Jeremy Caleb Gardiner

Chapter 11

(c) Plan/Disclosure Statement*: See above

(d) Continued status conference: 10/27/20 at 1:00 p.m. No written status report required.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear telephonically without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing.

[PRIOR TENTATIVE RULINGS OMITTED]

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Jeremy Caleb Gardiner

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-11333 Edmund Lincoln Anderson

Chapter 11

#15.00 Cont'd Status Conference re: Chapter 11 Case
fr. 3/3/20, 3/10/20, 4/7/20, 4/21/20, 6/2/20, 7/14/20,
7/28/20, 8/18/20, 9/1/20

Docket 1

Tentative Ruling:

Tentative Ruling for 10/6/20:

Continue to 10/27/20 at 1:00 p.m., concurrent with the hearing on the UST's Motion to Dismiss or Convert (dkt. 214). Appearances are not required on 10/6/20.

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

Tentative Ruling for 9/1/20:

Appearances required on Debtor's motion to sell 6520 and 6522 Brynhurst Avenue (dkt. 174) only.

Pursuant to Judge Bason's COVID19 Procedures, **ONLY TELEPHONIC APPEARANCES WILL BE PERMITTED until further notice.** Please contact CourtCall at (888) 882-6878 to make arrangements for any telephonic appearance. There is no need to contact the Court for permission. Parties who are not represented by an attorney will be able to use CourtCall for free through 9/30/20. Attorneys will receive a 25% discount (for more information, see www.cacb.uscourts.gov, "Judges," "Bason, N.," "Telephonic Instructions").

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Edmund Lincoln Anderson

Chapter 11

(1) Current issues

(a) Debtor's motion to sell 6520 and 6522 Brynhurst Avenue (dkt. 174, 175, 177); IRS opposition (dkt. 189); Debtor reply (dkt.191)

Grant, subject to the conditions set forth below, and further subject to any overbids.

(i) Service

Although there is no proof of service of this Court's order granting Debtor's application for an order shortening time (the "OST," dkt. 178), as required therein, there is a proof of service of notice of sale (dkt.175) on all creditors with the correct hearing date and time, so the tentative ruling is to excuse Debtor's lack of full compliance with the OST.

(ii) Dual agency

The order granting Debtor's application (dkt.88) to employ real estate agent Elisabeth Araya of Real Estate Executives specifically provided, "**no dual agency.**" Order (dkt.126), p.2 (emphasis in original). But it appears that Ms. Araya's office has served as agent for both the buyer and the seller. See Sale Motion (dkt.174, Ex.1, at PDF p.21). The tentative ruling is that an independent real estate agent must be brought in to represent the buyer.

(iii) Grounds for sale free and clear

On the one hand, the Internal Revenue Service ("IRS") is correct (Opp., dkt.189, p.3, n.5) that the motion does not specify which paragraph of section 11 U.S.C. 363(f) is alleged to apply, and that implicitly it is paragraph "(4)" regarding an alleged "*bona fide* dispute." The tentative ruling is that the IRS is also correct that, on the present record, it would not be adequately protected unless Debtor segregates all net proceeds (after payment of other liens and costs of sale including any capital gains tax payment) until further order of this Court.

On the other hand, the tentative ruling is that Debtor has raised a sufficient dispute regarding the IRS claim to constitute a "*bona fide* dispute" and therefore (subject to the adequate protection referenced above) the sale can proceed. In support of Debtor's allegation that there is a *bona fide* dispute, his declaration (dkt.174) states:

A portion of the tax lien is subject to claim objection based on my allegation that I was the subject of fraud. (Docket Number 155). The hearing has been continued to November 3, 2020 pending the IRS review of its own documents. Escrow will pay \$115,652.03 which constitutes the undisputed portions of the 2018 tax lien.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

Edmund Lincoln Anderson

Chapter 11

[Dkt.174 at PDF p.9:23-26 (emphasis in original).]

The referenced claim objection (dkt.155) includes Debtor's declaration which sets forth alleged identity theft/fraud that, on an objective basis, appears to establish a *bona fide* dispute. See dkt.155, pp.5-6. See also IRS Obj. (dkt.189, p.3) (citing authorities re meaning of "*bona fide* dispute").

As for adequate protection, Debtor's reply (dkt.191) states:

The Debtor does not oppose the need to segregate sales proceeds except for the projected \$50,000 in capital gains taxes pending the resolution of the [IRS] Claim and this need to segregate should not act as a barrier to completing the sale. \$278,427.33 has been budgeted for the Service [*i.e.*, the IRS], with \$135,000.00 to be paid immediately and with approximately \$143,427.33 to be segregated pending the conclusion of litigation of the Claim. [Dkt.191, p.1:23-27.]

The tentative ruling is that this proposed adequate protection is sufficient. In addition, the tentative ruling is that Debtor has established sufficient benefit to the bankruptcy estate and justification for the proposed sale under 11 U.S.C. 363(b), for the reasons set forth in the reply. See dkt.191.

(iv) "Good faith" finding

Debtor seeks a "good faith" finding under 11 U.S.C. 363(m). The tentative ruling is that any winning bidder must file declaration(s), preferably from both Debtor and the winning bidder, substantially in the form set forth in the "Posted Procedures of Judge Bason" (available at www.cacb.uscourts.gov).

Proposed order: Debtor is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling, subject to any changes ordered at the hearing. See LBR 9021-1(b) (1)(B).

(b) Dispute under the stipulation for use of cash collateral and adequate protection (the "Stipulation," dkt. 62)

The tentative ruling is that, based on representations at prior hearings, this matter has been fully resolved and should go off calendar.

(c) Debtor's motion to disallow claim no. 9 of Two Jinn Inc. (dkt. 152),

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Edmund Lincoln Anderson

Chapter 11

Supplemental declaration of Stella Havkin (dkt. 188)

Grant.

This Court expressly finds that Counsel has provided a cost/benefit analysis (dkt. 188) that is sufficient for purposes of Judge Bason's posted Procedures regarding claim objections, so any limitation on fees in the prior tentative ruling on this matter is hereby vacated.

Proposed order: Debtor is directed to lodge a proposed order via LOU within 7 days after the hearing date. See LBR 9021-1(b)(1)(B).

(2) Deadlines/dates. This case was filed on 2/6/20.

(a) Bar date: 5/1/20 (dkt. 50; timely served, dkt. 55).

(b) Procedures order: dkt. 7 (timely served, dkt.8)

(c) Plan/Disclosure Statement*: TBD. Debtor must use the forms required by Judge Bason (DO NOT SERVE yet, except on the U.S. Trustee - this Court will set a deadline and procedures at a later time).

(d) Continued status conference: 10/6/20 at 1:00 p.m. No status report required.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear telephonically without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing.

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

Edmund Lincoln Anderson

Represented By
Stella A Havkin

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-11675 Korean Western Presbyterian Church of Los Angeles

Chapter 11

#16.00 Cont'd Status Conference re: Chapter 11 Case
fr. 2/28/20, 03/31/20, 4/21/20, 5/5/20, 6/30/20

Docket 1

Tentative Ruling:

Tentative Ruling for 10/6/20:

Continue as set forth below based on this Court's review of the trustee's status report (dkt. 190). Appearances are not required on 10/6/20.

(1) Current issues

This Court has no issues to raise *sua sponte*.

(2) Deadlines/dates. This case was filed on 2/14/20.

(a) Bar date: 6/30/20 (dkt. 160; timely served, dkt. 161, 171).

(b) Procedures order: dkt.5. (no proof of service)

(c) Plan/Disclosure Statement*: TBD

(d) Continued status conference: 2/9/21 at 1:00 p.m. *Brief* status report due 1/26/21.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Korean Western Presbyterian Church of Los Angeles

Chapter 11

Debtor(s):

Korean Western Presbyterian Church

Represented By
Victor A Sahn
Steven Werth

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-12865 Migam Murray

Chapter 11

#17.00 Cont'd Status Conference re: Chapter 11 Case
fr. 6/2/20, 7/28/20, 9/1/20

Docket 56

Tentative Ruling:

Tentative Ruling for 10/6/20:

Continue as set forth below. Appearances are not required on 10/6/20.

(1) Current issues

This Court has reviewed the latest filed documents in this case, including the Status Report (dkt. 108), and is not aware of any issues that would warrant a status conference at this time.

(2) Deadlines/dates. This case was filed on 3/13/20 and converted from chapter 13 on 4/23/20 (dkt. 45).

(a) Bar date: 6/8/20 (dkt. 58; timely served, dkt. 60).

(b) Procedures order: dkt. 56 (timely served, dkt. 61)

(c) Plan/Disclosure Statement*: file by 11/24/20 using the forms required by Judge Bason (DO NOT SERVE yet, except on the U.S. Trustee - this Court will set a deadline and procedures at a later time).

(d) Continued status conference: 12/8/20 at 1:00 p.m, *brief* status report due 11/24/20.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888)

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

**CONT... Migam Murray
882-6878.**

Chapter 11

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

Migam Murray

Represented By
Andrew Moher

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-10357 Reijo Kustaa Myllyla

Chapter 11

Adv#: 2:20-01098 Garcia et al v. Myllyla

#18.00 Cont'd Status Conference re:Complaint by William Garcia, Roberto Melendez, Barbee Ann Arocho, Barbee Ann Arocho, Barbee Argaez De Chuc, Jose Chuc, Teresa DeJesus Ramos, Carlos Canales, Arturo Avila, Froilan Hernandez Lorenzo, Levi A. Anonuevo against Reijo Kustaa Myllyla. willful and malicious injury)),(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) (Judge, James)
fr. 06/16/20, 7/14/20, 09/01/20

Docket 1

*** VACATED *** REASON: Cont'd to 11/10/20 at 1:00 p.m. [dkt. 37]

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Reijo Kustaa Myllyla

Represented By
Byron Z Moldo

Defendant(s):

Reijo Kustaa Myllyla

Pro Se

Plaintiff(s):

William Garcia

Represented By
James A Judge

Roberto Melendez

Represented By
James A Judge

Barbee Ann Arocho

Represented By
James A Judge

Barbee Ann Arocho

Represented By
James A Judge

Barbee Argaez De Chuc

Represented By
James A Judge

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Reijo Kustaa Myllyla

Chapter 11

Jose Chuc

Represented By
James A Judge

Teresa DeJesus Ramos

Represented By
James A Judge

Carlos Canales

Represented By
James A Judge

Arturo Avila

Represented By
James A Judge

Froilan Hernandez Lorenzo

Represented By
James A Judge

Levi A. Anonuevo

Represented By
James A Judge

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-10357 Reijo Kustaa Myllyla

Chapter 11

Adv#: 2:20-01098 Garcia et al v. Myllyla

#19.00 Cont'd hrg re: Motion to Dismiss Plaintiffs' Adversary Complaint to Determine Dischargeability of Debt, Filed Pursuant to Rule 12(B)(6) of The Federal Rules of Civil Procedure fr. 7/14/20, 7/28/20, 09/01/20

Docket 11

***** VACATED *** REASON: Cont'd to 11/10/20 at 1:00 p.m. [dkt. 37]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Reijo Kustaa Myllyla

Represented By
Byron Z Moldo

Defendant(s):

Reijo Kustaa Myllyla

Represented By
Jivko Tchakarov
Byron Z Moldo

Plaintiff(s):

William Garcia

Represented By
James A Judge

Roberto Melendez

Represented By
James A Judge

Barbee Ann Arocho

Represented By
James A Judge

Jose Chuc

Represented By
James A Judge

Teresa DeJesus Ramos

Represented By
James A Judge

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT... Reijo Kustaa Myllyla

Chapter 11

Carlos Canales

Represented By
James A Judge

Arturo Avila

Represented By
James A Judge

Froilan Hernandez Lorenzo

Represented By
James A Judge

Levi A. Anonuevo

Represented By
James A Judge

Gilbert Martinez

Represented By
James A Judge

Ofelia Argaez de Chuc

Represented By
James A Judge

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-10357 Reijo Kustaa Myllyla

Chapter 11

#20.00 Cont'd Status Conference re: Chapter 11 Case
fr. 02/04/20, 02/18/20, 3/3/20, 4/7/20, 5/12/20,
6/16/20, 7/14/20, 9/1/20

Docket 6

***** VACATED *** REASON: Cont'd to 11/10/20 at 1:00 p.m. [dkt. 37 in
adv. proc]**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Reijo Kustaa Myllyla

Represented By
Byron Z Moldo

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

2:20-18370 New Hillcrest Inc., a Cayman Island Corporation

Chapter 11

#21.00 Status conference re: Chapter 11 case

Docket 0

Tentative Ruling:

Appearances required by counsel for Debtor and by Debtor's principal.

(1) Current issues

The Debtor's status report (dkt. 14, p.2, para. 2) states that Debtor "owns a single asset- one parcel of real property located at 701 N. Hillcrest Road, Beverly Hills, CA 90210," which Debtor intends to market and sell. Debtor's Bankruptcy Schedule A/B and Statement of Financial Affairs ("SOFA") describe that property as residential property worth \$20,000,000.00 (dkt.19, line 55, at PDF p.7) at which Debtor's sole equity interest holder and her children reside rent-free (although her mailing address is in Indonesia). Dkt.19-1, at PDF p.15, *and* dkt.19-2.

(a) Procedures order and mailing matrix

The Procedures Order (dkt.4) directed Debtor to serve a copy of that order on all parties in interest, but Debtor's proof of service (dkt.6) appears to omit (i) at least one (disputed) creditor - Medallion Capital Financial (Schedule E/F, line 3.2, dkt.19 at PDF p.15); (ii) Debtor's sole equity interest holder/creditor (*id.*, line 3.1); and (iii) Debtor's director, Andre Djaafar (SOFA, line 28, dkt.19-1 at PDF p.13). Debtor's mailing matrix also omits at least those parties.

The tentative ruling is to set a **deadline of 10/8/20** for Debtor to file (x) a proof of service on all parties in interest who were not originally served with the Procedures Order and (b) an amended mailing matrix.

(b) Single Asset Real Estate Case?

Debtor does not disclose if there are fewer than four residential units at the property. Debtor is directed to address at the status conference whether it should have designated itself as a single asset real estate ("SARE") debtor (11 USC 101(51B)) and, if so, whether its proposed date for filing a plan is consistent with 362(d)(3).

(2) Deadlines/dates. This case was filed on 9/15/20.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

1:00 PM

CONT...

New Hillcrest Inc., a Cayman Island Corporation

Chapter 11

- (a) Bar date: 12/7/20 (DO NOT SERVE notice yet - court will prepare an order after the status conference).
- (b) Procedures order: dkt. 4 (timely served, dkt.6, but see item "(1)(a)" above)
- (c) Plan/Disclosure Statement*: file by 1/13/21 using the forms required by Judge Bason (DO NOT SERVE yet, except on the U.S. Trustee - this Court will set a deadline and procedures at a later time).
- (d) Continued status conference: 12/1/20 at 1:00 p.m. No written status report required.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

New Hillcrest Inc., a Cayman Island

Represented By
Brett Ramsaur

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

2:18-24571 Jackies Cookie Connection LLC

Chapter 11

#1.00 Cont'd Status Conference re: Chapter 11 Case
fr. 01/08/19, 1/15/19, 1/29/19, 2/26/19, 3/26/19;
04/30/2019, 5/7/19, 05/21/19, 6/18/19, 7/30/19,
8/20/19, 9/17/19, 10/15/19, 10/29/19, 12/10/19,
1/28/20, 03/31/20, 6/16/20, 8/18/20

Docket 5

***** VACATED *** REASON: Dismissed (see dkt.168 and order thereon)**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Jackies Cookie Connection LLC

Represented By
Derrick Talerico
Marlee E Sherman
Michael S Kogan
David B Zolkin

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

2:19-24467 Catalina Sea Ranch, LLC

Chapter 11

#2.00 Cont'd Status Conference re: Chapter 11 Case
fr. 1/7/20, 1/28/20, 2/18/20, 3/17/20, 3/24/20,
4/7/20, 4/17/20, 5/12/20, 6/30/20, 7/28/20,
9/1/20

Docket 31

Tentative Ruling:

Tentative Ruling for 10/6/20:

Appearances required by counsel for the debtor.

(1) Current issues.

(a) Status of any progress since the last hearing

At the 9/1/20 hearing, Debtor's counsel represented to this Court that he was in communication with creditors regarding a structured dismissal. Debtor should be prepared to provide an update on the status of those negotiations.

(2) Deadlines/dates. The involuntary petition commencing this case was filed on 9/15/19, and an order for relief in this converted chapter 11 case was entered on 12/18/19 (see dkt.28, 29).

(a) Bar date: 2/28/20 (order, dkt. 58; timely served, dkt. 59).

(b) Procedures order: dkt.30 (timely served, dkt.34)

(c) Plan/Disclosure Statement*: TBD

(d) Continued status conference: 11/10/20 at 2:00 p.m., with no status report required.

*Warning: special procedures apply (see order setting initial status conference).

If appearances are not required at the start of this tentative ruling but you wish to dispute the tentative ruling, or for further explanation of "appearances required/are not required," please see Judge Bason's Procedures (posted at www.cacb.uscourts.gov) then search for "tentative rulings." If appearances are required, and you fail to appear without adequately resolving this matter by consent, then you may waive your right to be heard on matters that are appropriate for disposition at this hearing. Pursuant to Judge Bason's

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

CONT... Catalina Sea Ranch, LLC

Chapter 11

COVID-19 procedures, all appearances are telephonic via CourtCall at (888) 882-6878.

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

Catalina Sea Ranch, LLC

Represented By
Michael D. Seese Esq.
Richard H Golubow

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

2:19-18316 Ashley Susan Aarons

Chapter 11

#3.00 Cont'd hrg re: U.S. Trustee's Motion to Dismiss or Convert Case
fr. 10/15/19, 10/29/19, 12/10/19, 1/14/20, 03/31/20, 4/7/20,
4/21/20, 5/5/20, 6/16/20, 6/30/20, 8/4/20, 9/29/20

Docket 65

*** VACATED *** REASON: Continued to 10/14/20 at 10:00 a.m. [dkt.
339]

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Ashley Susan Aarons

Represented By
James C Bastian Jr
Rika Kido

Movant(s):

United States Trustee (LA)

Represented By
Dare Law
Alvin Mar
Ron Maroko

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

2:19-18316 Ashley Susan Aarons

Chapter 11

#4.00 Cont'd hrg re: Plan Confirmation and Related Deadlines
fr. 9/29/20

Docket 313

***** VACATED *** REASON: Continued to 10/14/20 at 10:00 a.m. [dkt.
339]**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Ashley Susan Aarons

Represented By
James C Bastian Jr
Rika Kido

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 6, 2020

Hearing Room 1545

2:00 PM

2:19-18316 Ashley Susan Aarons

Chapter 11

#5.00 Cont'd Status Conference re: Chapter 11 Case
fr. 8/20/19, 9/24/19, 10/4/19, 10/15/19, 10/29/19,
11/12/19, 12/10/19, 1/14/20, 03/31/20, 4/7/20,
4/21/20, 5/5/20, 6/16/20, 6/30/20, 8/4/20, 9/29/20

Docket 1

***** VACATED *** REASON: Continued to 10/14/20 at 10:00 a.m. [dkt.
339]**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Ashley Susan Aarons

Represented By
James C Bastian Jr
Rika Kido

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se