

United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar

Thursday, December 3, 2020

Hearing Room 5C

10:00 AM

8:20-12542 Yifeng Gao and Liping Wu

Chapter 7

#1.00

Motion for relief from stay [Personal Property]

Jonathan Lam vs. DEBTORS  
(Motion filed 11/9/2020)

**[RE: Accounts At JPMorgan Chase Bank Identified In Exhibit D]**

Docket 22

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO JANUARY 6, 2021 AT  
10:00 A.M. PER ORDER SETTING HEARING ON OBJECTION TO  
CLAIMED EXEMPTIONS, ESTABLISHING BRIEFING SCHEDULE,  
AND CONTINUING HEARING ON MOTION FOR RELIEF FROM STAY  
ENTERED 11-20-2020 - (DOCKET NO. [30])**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Yifeng Gao

Represented By  
Erik P Wu

**Joint Debtor(s):**

Liping Wu

Represented By  
Erik P Wu

**Trustee(s):**

Weneta M Kosmala (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

10:00 AM

**8:20-11056 Mershad Javan**

**Chapter 7**

**#1.10**

Hearing RE: Emergency Motion For Stay Pending Appeal Of Conversion To Chapter 7 From Chapter 13  
(Motion Filed 11/20/2020)  
(Set per OST Entered 11/20/2020)

Docket 152

**Tentative Ruling:**

Tentative for 12/3/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1605796592>

Meeting ID: 160 579 6592

Password: 333648

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

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**CONT... Mershad Javan**

**Chapter 7**

Meeting ID: 160 579 6592

Password: 333648

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<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

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<b>Party Information</b>
--------------------------

**Debtor(s):**

Mershad Javan

Represented By  
Todd L Turoci

**Movant(s):**

Mershad Javan

Represented By  
Todd L Turoci  
Todd L Turoci  
Todd L Turoci  
Todd L Turoci

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:16-12856 Michael Edward Favreau**  
Adv#: 8:16-01229 Ruiz et al v. Favreau

**Chapter 11**

**#2.00**

CONT'D STATUS CONFERENCE Hearing RE: Amended Complaint To The Nondischargeability Of Certain Debts Owed By Debtor Michael Edward Favreau To Christopher P. And Theresa Ruiz Pursuant To 11 U.S.C. Section 523 (Complaint filed 10/17/16) (Amended Complaint filed 2/13/17)

FR: 1-12-17; 3-16-17; 4-20-17; 6-19-17; 12-14-17; 1-11-18; 5-3-18; 10-18-18; 10-25-18; 4-18-19; 12-19-19; 5-14-20

Docket 16

**Tentative Ruling:**

Tentative for 12/3/20 is to CONTINUE to June 17, 2021, at 10:00 a.m. A status report is due 14 days in advance.

Appearances for 12/3 hearing are excused.

\*\*\*\*\*

Tentative for 12/19/19:

This matter is CONTINUED to May 14, 2020 at 11:00 a.m. A status report is due 14 days in advance.

Appearances are excused.

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Tentative for 4/18/19:

This matter is CONTINUED to December 19, 2019 at 11:00 a.m. A status report is due 14 days in advance.

Appearances are excused.

\*\*\*\*\*

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Michael Edward Favreau**

**Chapter 11**

Tentative for 10/25/18:

This matter is CONTINUED to April 18, 2019 at 11:00 a.m. A status report is due 14 days in advance.

Appearances are excused.

\*\*\*\*\*

Tentative for 5/03/18:

The Court has received and reviewed the status report filed 4/19/18 [Dk. 28] and will CONTINUE this matter to October 18, 2018 at 11:00 a.m. A status report is due 14 days in advance.

Appearances are excused.

**Party Information**

**Debtor(s):**

Michael Edward Favreau

Represented By  
Garrick A Hollander  
Andrew B Levin  
Robert P Goe  
Richard H Golubow

Favreau's Custom Woodworking,

Represented By  
Robert P Goe

**Defendant(s):**

Michael Edward Favreau

Represented By  
Garrick A Hollander  
Andrew B Levin

**Plaintiff(s):**

Christopher P. Ruiz

Represented By  
John W Lucas  
James Stang

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Michael Edward Favreau**

**Chapter 11**

Garrick A Hollander

Theresa-Keane Ruiz

Represented By  
John W Lucas  
James Stang  
Garrick A Hollander

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

**#3.00**

Hearing RE: Debtor's Motion To Convert Case Under 11 U.S.C. Sections 706(a) Or 1112(a) From Chapter 11 To A Case Under Chapter 7  
(Motion filed 11/4/2020)  
(Opposition filed 11/5/2020)  
(Hearing Set per Order Entered 11/6/2020)

Docket 92

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO DECEMBER 3, 2020 AT  
1:30 P.M. PER AMENDED ORDER SETTING HEARING ON DEBTOR'S  
MOTION ENTERED 11-6-2020 - (DOCKET NO. [99])**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:18-14052 Kendall Frozen Fruits, Inc.**

**Chapter 11**

**#4.00**

CONT'D POST-EFFECTIVE STATUS CONFERENCE Hearing RE: (1) Case Management Conference And (2) Requiring Status Report (Petition filed 11/5/18) (PESC set at Confirmation hearing held 9/3/2020)

FR: 12-20-18; 1-24-19; 2-7-19; 3-5-19; 3-7-19; 6-13-19; 9-19-19; 1-9-20; 4-16-20; 6-11-20; 6-25-20; 9-3-20

Docket 14

**Tentative Ruling:**

Tentative for 12/3/20 is to CONTINUE to April 29, 2021, at 11:00 a.m. A status report is due 14 days in advance.

Appearances for the 12/3 hearing are excused.

**Party Information**

**Debtor(s):**

Kendall Frozen Fruits, Inc.

Represented By  
Steven Werth  
David S Kupetz

**Trustee(s):**

Howard B Grobstein (TR)

Represented By  
David Wood  
Matthew Grimshaw  
Tinho Mang



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 3, 2020

Hearing Room 5C

11:00 AM

8:20-11339 Rockport Development, Inc.

Chapter 11

#5.00

Hearing RE: First Interim Application For Allowance Of Fees And Costs For The Period From May 7, 2020 Through And Including October 31, 2020 (Application filed 11/12/2020)

**[RE: MARSHACK HAYS, LLP - Attorneys For Debtor And Debtor-In-Possession**

**[Fees: \$304,957.59; Expenses: \$10,584.57]**

Docket 376

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Rockport Development, Inc.**

**Chapter 11**

**Debtor(s):**

Rockport Development, Inc.

Represented By  
Matthew Grimshaw  
David Wood

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-11339 Rockport Development, Inc.**

**Chapter 11**

Adv#: 8:20-01127 Tiara Townhomes, LLC v. Jiang

**#6.00**

STATUS CONFERENCE Hearing RE: Complaint For Avoidance, Recovery, And Preservation Of Actual and Constructive Fraudulent Transfers (Complaint filed 9/4/2020)

Docket 1

**Tentative Ruling:**

Tentative for 12/3/20 is to CONTINUE to January 21, 2021, at 10:00 a.m., in light of the representation contained in the latest status report [Dk. 7] that a settlement has been reached between the parties. Unless otherwise resolved, a status report is required not later than 14 days in advance for the continued hearing.

Appearances for the 12/3 hearing are excused.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Rockport Development, Inc.

Represented By  
Matthew Grimshaw  
David Wood

**Defendant(s):**

Degang Jiang

Pro Se

**Plaintiff(s):**

Tiara Townhomes, LLC

Represented By  
David Wood  
Matthew Grimshaw

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-11339 Rockport Development, Inc.**

**Chapter 11**

Adv#: 8:20-01128 Tiara Townhomes, LLC v. Everwin Investment, Inc.

**#7.00**

STATUS CONFERENCE Hearing RE: Complaint For Avoidance, Recovery, And Preservation Of Actual & Constructive Fraudulent Transfers (Complaint filed 9/4/2020)

Docket 1

**Tentative Ruling:**

Tentative for 12/3/20:

The Court is inclined to set the following dates and deadlines:

1. Discovery cutoff: June 30, 2021. Note: this is the date by which all discovery motions must be heard and resolved.
2. Motion cutoff: August 20, 2021. Note: this is the date by which all non-discovery motions must be heard and resolved.
3. Pretrial conference: October 7, 2021, at 10:00 a.m.

The parties are specifically advised to cooperate and follow all local and federal rules. The failure to do so may subject the offending party to monetary and/or non-monetary sanctions, including the striking of the answer or dismissal of the complaint.

Plaintiff is to lodge a scheduling order within seven (7) days.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser

**United States Bankruptcy Court  
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**Thursday, December 3, 2020**

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**5C**

11:00 AM

**CONT... Rockport Development, Inc.**

**Chapter 11**

by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1603616653>

Meeting ID: 160 361 6653

Password: 347852

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

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Password: 347852

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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**Party Information**

**Debtor(s):**

Rockport Development, Inc.

Represented By

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... Rockport Development, Inc.**

**Chapter 11**

Matthew Grimshaw  
David Wood

**Defendant(s):**

Everwin Investment, Inc.

Pro Se

**Plaintiff(s):**

Tiara Townhomes, LLC

Represented By  
David Wood  
Matthew Grimshaw

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:19-13728 Thompson National Properties, LLC**

**Chapter 11**

**#8.00**

Hearing RE: Confirmation Of Second Amended Chapter 11 Plan Proposed By  
The Debtor  
(D.S. filed 2/12/20)  
(Motion filed 2/27/20)  
(First Amended D.S. filed 7/30/2020)  
(First Amended Plan filed 7/30/2020)  
(Second Amended D.S. filed 8/28/2020)  
(Second Amended Plan filed 8/28/2020)  
(Ch 11 Plan filed 8/28/2020)  
(Confirmation hrg set at D.S. hrg. held 9/24/2020)

FR: 5-7-20; 8-6-20; 9/24/20

Docket 286

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE, and set a post-confirmation status conference on March 25, 2021, at 11:00 a.m. A status report is due 14 days in advance.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

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Meeting ID: 160 361 6653

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

11:00 AM

**CONT... Thompson National Properties, LLC**

**Chapter 11**

Password: 347852

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Meeting ID: 160 361 6653

Password: 347852

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**Party Information**

**Debtor(s):**

Thompson National Properties, LLC

Represented By  
Leonard M Shulman



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:19-13728 Thompson National Properties, LLC**

**Chapter 11**

**#9.00**

CONT'D STATUS CONFERENCE Hearing RE: (1) Case Management Conference And (2) Requiring Status Report (Petition filed 9/26/19)

FR: 11-21-19; 1-9-20; 4-16-20; 8-6-20; 8-20-20; 9-24-20

Docket 5

**Tentative Ruling:**

Tentative for 12/3/20:

Pursuant to the tentative in related matter #8, a post-confirmation status conference shall be set on March 25, 2021, at 11:00 a.m.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

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**Thursday, December 3, 2020**

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**5C**

11:00 AM

**CONT... Thompson National Properties, LLC**

**Chapter 11**

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Meeting ID: 160 361 6653

Password: 347852

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<b>Party Information</b>
--------------------------

**Debtor(s):**

Thompson National Properties, LLC

Represented By  
Leonard M Shulman

**United States Bankruptcy Court  
Central District of California  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#10.00**

Hearing RE: Confirmation Of Chapter 11 Plan Of Liquidation Of WJA Secure Income Fund, LLC  
(D.S. filed 8/13/2020)  
(Order Approving D.S. Entered 9-24-2020)  
(Ch 11 Plan filed 8/13/2020)

Docket 1263

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE.

As in the standard practice in this case, post-confirmation status of this plan shall be discussed at the status conference being continued by tentative in related matter #11 to May 6, 2021, at 11:00 a.m.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

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Videoconference URL: <https://cacb.zoomgov.com/j/1603616653>

Meeting ID: 160 361 6653

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11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

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<b>Party Information</b>
--------------------------

**Debtor(s):**

WJA Asset Management LLC

Represented By  
Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Seflin  
Steven T Gubner

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
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**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#11.00**

CONT'D POST-EFFECTIVE STATUS CONFERENCE Hearing RE: (1) Case Management Conference And (2) Requiring Status Report (Petition filed 5/18/17) (Amended S/C Order Entered 6-9-17) (PE S/C set per hrg. held 6/25/2020)

FR: 7-13-17; 10-19-17; 1-25-18; 5-31-18; 7-12-18; 9-20-18; 12-20-18; 4-18-19; 9-19-19; 2-6-20; 2-13-20; 1-30-20; 6-10-20; 6-25-2020

Docket 50

**Tentative Ruling:**

Tentative for 12/3/20:

The Court is inclined to set a continued status conference date of May 6, 2021, at 11:00 a.m. A status report is due 14 days in advance.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

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**5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

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**Party Information**

**Debtor(s):**

WJA Asset Management LLC

Represented By  
Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Sefflin  
Steven T Gubner  
Corey R Weber

**United States Bankruptcy Court  
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11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

Thursday, December 3, 2020

Hearing Room 5C

11:00 AM

8:17-11996 WJA Asset Management LLC

Chapter 11

#12.00

Hearing RE: Application For (1) Compensation Of Contingency Fees Related To The Settlement With Thomas R. Kroesche, KroescheSchindler LLP, And Cooksey Toolen Gage Duffy & Woog; And (2) Reimbursement Of Expenses For The Period From November 15, 2017 Through November 11, 2020 (Application filed 11/11/2020)

**[RE: BRUTZKUS GUBNER - Special Litigation Counsel For Debtor and Debtor-In-Possession]**

**[Fees: \$218,750.00; Expenses: \$20,100.47]**

Docket 1351

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

**Party Information**

**Debtor(s):**

WJA Asset Management LLC

**Represented By**

Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Sefflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#13.00**

Hearing RE: Sixth Interim Fee Application For Compensation And Reimbursement Of Expenses For The Period From April 1, 2020 Through October 31, 2020  
(Application filed 11/11/2020)

**[RE: SULMEYERKUPETZ, A Professional Corporation - Attorneys For Official Committee Of Unsecured Creditors Of TD REO, LLC; TD Opportunity Fund, LLC; Equity Index Mangement Fund, LLC; And WJA Real Estate Fund]  
[Fees: \$27,250.00; Expenses: \$0.00]**

Docket 1352

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

Movant to lodge an order within seven (7) days.

<b>Party Information</b>
--------------------------

**Debtor(s):**

WJA Asset Management LLC

**Represented By**

Lei Lei Wang Ekvall  
Robert S Marticello  
Michael Simon  
Philip E Strok  
Kyra E Andrassy  
Roger F Friedman  
Susan K Sefflin  
Steven T Gubner  
Corey R Weber  
Michael W Davis  
Kathy Bazoian Phelps  
Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#14.00**

Hearing RE: Eighth Interim Application For Order Approving Payment Of Fees And Reimbursement Of Expenses For The Period From April 16, 2020 Through November 11, 2020  
(Application filed 11/11/2020)

**[RE: MENCHACA & COMPANY, LLC - Accounts For Debtor And Debtor-In-Possession]  
Fees: \$32,040.00; Expenses: \$0.00]**

Docket 1353

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

**Debtor(s):**

WJA Asset Management LLC

**Represented By**

Lei Lei Wang Ekvall

Robert S Marticello

Michael Simon

Philip E Strok

Kyra E Andrassy

Roger F Friedman

Susan K Seflin

Steven T Gubner

Corey R Weber

Michael W Davis

Kathy Bazoian Phelps

Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#15.00**

Hearing RE: Final Application For Allowance And Payment Of Fees And Reimbursement Of Expenses For The Period From April 1, 2020 Through November 11, 2020  
(Application filed 11/12/2020)

**[BORDE LAW PLLC - Attorneys for Debtor - TD REO Fund, LLC]  
[Fees: \$2,725.50; Expenses: \$8.80]**

Docket 1354

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

**Debtor(s):**

WJA Asset Management LLC

**Represented By**

Lei Lei Wang Ekvall

Robert S Marticello

Michael Simon

Philip E Strok

Kyra E Andrassy

Roger F Friedman

Susan K Seflin

Steven T Gubner

Corey R Weber

Michael W Davis

Kathy Bazoian Phelps

Timothy W Evanston



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:17-11996 WJA Asset Management LLC**

**Chapter 11**

**#16.00**

Hearing RE: Eighth Interim Application For Allowance And Payment Of Fees And Reimbursement Of Expenses For The Period From April 9, 2020 Through November 11, 2020  
(Application filed 11/12/2020)

**[RE: SMILEY WANG-EKVALL, LLP - Attorneys For Debtor And Debtor-In-Possession]**

**Fees: \$252,074.00; Expenses: \$4,704.27]**

Docket 1359

**Tentative Ruling:**

Tentative for 12/3/20 is to APPROVE as requested.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Movant will be so notified.

The courtroom will be locked; parties wishing to make an appearance must do so by Zoom for Government, a free service that provides audioconference capabilities, using the following information.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

Parties making telephonic appearances are reminded to have all relevant filings/information easily accessible during the hearing.

Movant to lodge an order within seven (7) days.

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**CONT... WJA Asset Management LLC**

**Chapter 11**

**Debtor(s):**

WJA Asset Management LLC

**Represented By**

Lei Lei Wang Ekvall

Robert S Marticello

Michael Simon

Philip E Strok

Kyra E Andrassy

Roger F Friedman

Susan K Seflin

Steven T Gubner

Corey R Weber

Michael W Davis

Kathy Bazoian Phelps

Timothy W Evanston

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

11:00 AM

**8:20-12686 TNP 3745 Pentagon Blvd., LLC**

**Chapter 11**

**#17.00**

Hearing RE: Debtor's Motion For Voluntary Dismissal Of Chapter 11 Case  
(Motion filed 10/29/2020)

FR: 11-19-20

Docket 18

**Tentative Ruling:**

Tentative for 12/3/20:

The status of this matter is unclear to the Court. The stipulation continuing this hearing to 12/3 [Dk. 29] indicates that Debtor would file a Motion for an Order Approving Corporate Governance Changes ("Motion") to be heard concurrently with this matter; however, the Court notes that no such Motion has been filed.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1603616653>

Meeting ID: 160 361 6653

Password: 347852

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

11:00 AM

**CONT... TNP 3745 Pentagon Blvd., LLC**

**Chapter 11**

audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

\*\*\*\*\*

Tentative for 11/19/20 is to GRANT, provided that Debtor appears and addresses the concerns raised in the Response filed 11/6/20 [Dk. 27].

Virtual appearances are required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

TNP 3745 Pentagon Blvd., LLC

Represented By  
Leonard M Shulman

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

11:00 AM

**8:20-12686 TNP 3745 Pentagon Blvd., LLC**

**Chapter 11**

**#18.00**

STATUS CONFERENCE Hearing RE: (1) Case Management Conference And  
(2) Requiring Status Report  
(Petition filed 9/25/2020)

FR: 11-19-20

Docket 6

**Tentative Ruling:**

Tentative for 12/3/20:

The court notes that a recent status report has not been filed. As such, the Court is unable to ascertain the status of this case. In the event that this matter is not dismissed, the Court is inclined to set a continued status conference on January 21, 2021, at 11:00 a.m. A status report is due 14 days in advance.

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1603616653>

Meeting ID: 160 361 6653

Password: 347852

If a participant is unable to send and receive audio through his/her computer,

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

11:00 AM

**CONT... TNP 3745 Pentagon Blvd., LLC**

**Chapter 11**

or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 361 6653

Password: 347852

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\*\*\*\*\*

Tentative for 11/19/20:

In light of the tentative on related matter #11, this status conference will be taken off calendar.

Virtual appearances are required.

**Party Information**

**Debtor(s):**

TNP 3745 Pentagon Blvd., LLC

Represented By  
Leonard M Shulman

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

**#19.00**

Hearing RE: Debtor's Motion To Convert Case Under 11 U.S.C. Sections 706(a) Or 1112(a) From Chapter 11 To A Case Under Chapter 7  
(Motion filed 11/4/2020)  
(Opposition filed 11/5/2020)  
(Hearing Set per Order Entered 11/6/2020)

FR: 12-3-20 at 11:00 a.m.

Docket 92

**Tentative Ruling:**

Tentative for 12/3/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1604779115>

Meeting ID: 160 477 9115

Password: 617358

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

1:30 PM

**CONT... Vasken K Kiladjian**

**Chapter 11**

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 477 9115

Password: 617358

For further details, please consult the instructions on the Court's website  
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at <https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

**Party Information**

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Movant(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser  
Kelly H. Zinser  
Kelly H. Zinser

**Trustee(s):**

Mark M Sharf (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

**#20.00**

Hearing RE: Creditor Beth Kiladjian's Motion To Dismiss Case Under 11 U.S.C. Section 1112(b), Or To Abstain From And Dismiss Case Under 11 U.S.C. Section 305  
(Motion filed 11/12/2020)

Docket 109

**Tentative Ruling:**

Tentative for 12/3/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1604779115>

Meeting ID: 160 477 9115

Password: 617358

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**CONT... Vasken K Kiladjian**

**Chapter 11**

Meeting ID: 160 477 9115

Password: 617358

For further details, please consult the instructions on the Court's website  
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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<b>Party Information</b>
--------------------------

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Movant(s):**

Beth Kiladjian

Represented By  
Robert P Goe  
Charity J Manee

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

**#21.00**

Hearing RE: Debtor And Debtor-In-Possession's Motion For Order Extending The Deadline To File A Plan Under Section 1189(a)  
(Motion filed 11/7/2020)

Docket 100

**Tentative Ruling:**

Tentative for 12/3/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1604779115>

Meeting ID: 160 477 9115

Password: 617358

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 477 9115

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**CONT... Vasken K Kiladjian**

**Chapter 11**

Password: 617358

For further details, please consult the instructions on the Court's website  
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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**Party Information**

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Movant(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser  
Kelly H. Zinser  
Kelly H. Zinser

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room**

**5C**

1:30 PM

**8:20-11939 Vasken K Kiladjian**

**Chapter 11**

**#22.00**

CONT'D STATUS CONFERENCE Hearing on Subchapter V case  
(Petition filed 7/7/2020)

FR: 8-20-20; 10-8-20

Docket 9

**Tentative Ruling:**

Tentative for 12/3/20:

Virtual appearances are required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1604779115>

Meeting ID: 160 477 9115

Password: 617358

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**CONT... Vasken K Kiladjian**

**Chapter 11**

Meeting ID: 160 477 9115

Password: 617358

For further details, please consult the instructions on the Court's website <https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called via CourtCall prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

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\*\*\*\*\*

Tentative for 10/8/20:

The Court has reviewed the Joint Status Report [Dk. 72] and Trustee's First Report of Investigation [Dk. 71], and is inclined to order the parties to mediation as requested by all parties.

The Court shall set a continued status conference on December 3, 2020, at 11:00 a.m. A joint status report, and supplemental report of investigation, is due no later than 14 days in advance.

Virtual appearances are required.

**Party Information**

**Debtor(s):**

Vasken K Kiladjian

Represented By  
Kelly H. Zinser

**Trustee(s):**

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, December 3, 2020**

**Hearing Room 5C**

1:30 PM

**CONT... Vasken K Kiladjian**

**Chapter 11**