

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

Tuesday, January 16, 2024

Hearing Room 1539

10:00 AM

2:00-00000

Chapter

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. that are in effect at the time of the hearing.

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below. **MEMBERS OF THE PUBLIC MAY ONLY CONNECT TO THE AUDIO FEED USING THE TELEPHONE NUMBERS PROVIDED BELOW AND ARE NOT PERMITTED TO CONNECT TO THE VIDEO FEED.**

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

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

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:
<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, **"Phone/Video Appearances."**

Hearing conducted by ZOOMGov.

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

ZoomGov meeting number: 161 6109 0855

Password: 148508

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

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

Tuesday, January 16, 2024

Hearing Room 1539

10:00 AM

CONT...

Chapter

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

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 16, 2024

Hearing Room 1539

2:00 PM

2:21-11188 Glenroy Coachella, LLC

Chapter 7

Adv#: 2:23-01081 Richard A Marshack, solely in his capacity as Chap v. Force-DMP, LLC et al

#200.00 Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)),(11 (Recovery of money/property - 542 turnover of property)) Complaint by Richard A Marshack against Force-DMP, LLC, Desert Medical Properties, Inc., Quonset Partners, LLC, SGE Reality, Inc., The Coachella Lighthouse, LLC

fr: 5-2-23; 7-11-23; 11-14-23

Docket 1

***** VACATED *** REASON: CONTINUED TO 1-23-24 AT 2PM**

Courtroom Deputy:

3/20/23 - Jury Demand by Desert Medical Properties, Inc. and Force-DMP, LLC

10/13/23 - Jury Demand by Quonset Partners, LLC

Tentative Ruling:

Have any requests for entry of default been filed? If not, why not? Hearing required.

7/14/23 -- Court approved scheduling order with following dates:

L/D to complete mediation -- November 14, 2023

L/D to lodge order appointing mediators -- August 4, 2023

Cont'd status conference -- November 14, 2023 at 2

L/D to file joint status report -- October 31, 2023

8/15/23 -- Court approved order appointing Meredith Jury as mediator.

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

Tuesday, January 16, 2024

Hearing Room 1539

2:00 PM

CONT... Glenroy Coachella, LLC

Chapter 7

9/15/23 -- Court approved stipulation setting aside Quonset's default.

Tentative Ruling for November 14, 2023:

Parties were ordered to complete a day of mediation by the date of this status conference. Has anyone filed a declaration evidencing the efforts that the parties have made to comply with this deadline? Hearing required.

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

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Defendant(s):

Force-DMP, LLC

Pro Se

Desert Medical Properties, Inc.

Pro Se

Quonset Partners, LLC

Pro Se

SGE Reality, Inc.

Pro Se

The Coachella Lighthouse, LLC

Pro Se

Plaintiff(s):

Richard A Marshack, solely in his

Represented By
Ryan D O'Dea

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes
D Edward Hays

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

Tuesday, January 16, 2024

Hearing Room 1539

2:00 PM

2:21-11188 Glenroy Coachella, LLC

Chapter 7

Adv#: 2:23-01080 Richard A. Marshack, solely in his capacity as Cha v. ASR Development

#201.00 Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer)), (14 (Recovery of money/property - other) Complaint by Richard Marshack against ASR Development Co., a California corporation, Desert Medical Properties, Inc., a California corporation, Abraham Stuart Rubin, Joseph Rubin, Elliot B Lander, Gary Stiffelman

fr: 5-2-23; 7-11-23; 11-14-23

Docket 1

***** VACATED *** REASON: CONTINUED TO 1-23-24 AT 2PM**

Courtroom Deputy:

3/20/23 - Jury Demand by Defendants Desert Medical Properties, Inc. and Elliot B Lander

9/11/23 - Jury Demand by Defendant Joseph Rubin

10/13/23 - Jury Demand by Defendants ASR Development Co and Abraham Stuart Rubin

ZoomGov Appearance by:

11/9/23 - Joseph Boufadel

Tentative Ruling:

Have any requests for entry of default been filed? Has trustee now met and conferred with defendant Stiffelman?

Hearing required.

7/14/23 -- Court approved scheduling order with following dates:

L/D to complete mediation -- November 14, 2023

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

Tuesday, January 16, 2024

Hearing Room 1539

2:00 PM

CONT... Glenroy Coachella, LLC

Chapter 7

L/D to lodge order appointing mediators -- August 4, 2023
Cont'd status conference -- November 14, 2023 at 2
L/D to file joint status report -- October 31, 2023

8/15/23 -- Court approved order appointing Meredith Jury as mediator.

8/28/23 -- Court approved stipulation setting aside default of Joseph Rubin, conditioned on his reimbursing trustee \$250 for cost of having his default entered. Response to complaint due September 11, 2023.

9/15/23 -- Court approved stipulation setting aside defaults of Stuart Rubin and ASR Development.

Tentative Ruling for November 14, 2023:

Parties were ordered to complete a day of mediation by the date of this status conference. Has anyone filed a declaration evidencing the efforts that the parties have made to comply with this deadline? Hearing required.

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

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Defendant(s):

| | |
|-------------------------------------|--------|
| ASR Development Co., a California | Pro Se |
| Desert Medical Properties, Inc., a | Pro Se |
| Abraham Stuart Rubin | Pro Se |
| Joseph Rubin | Pro Se |
| Elliot B Lander | Pro Se |
| Gary Stiffelman, as trustee for the | Pro Se |

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

Tuesday, January 16, 2024

Hearing Room 1539

2:00 PM

CONT... Glenroy Coachella, LLC

Chapter 7

Plaintiff(s):

Richard A. Marshack, solely in his

Represented By
Ryan D O'Dea

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes
D Edward Hays