

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

Wednesday, February 11, 2026

Hearing Room 1539

1:00 PM

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.

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(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 -

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2:25-20746 Isabelle Tahari Cherubin

Chapter 7

#100.00 ORDER to show cause re dismissal for failure to comply with rule 1006(B) - installments (Debtor failed to pay Second Installment Payment due by 1/5/2026. Third Installment Payment will be due by 2/25/2026. Final Installment Payment will be due by 3/25/2026)

Docket 18

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

On December 1, 2025, the Court entered an order authorizing the debtor to pay her filing fee in four installments. The debtor paid the first installment, but has not paid any of the subsequent ones and has not filed a response to the OSC entered January 20, 2026.

Dismiss case for failure to pay installments.

Party Information

Debtor(s):

Isabelle Tahari Cherubin Pro Se

Trustee(s):

Peter J Mastan (TR) Pro Se

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1:00 PM

2:25-19256 Elena Porfiria Gonzales

Chapter 7

#101.00 Chapter 7 Trustee's Motion For Order Compelling Debtor To Turnover Property Of The Estate (All Tribal Per Capita Income Collected PostPetition And All Future Payments)

Docket 11

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant motion. Debtor's right to receive distributions may be a "mere expectancy," but it is an expectancy that relates back to her prepetition status as an enrolled member of the tribe and does not require her to perform any post-petition services. It is more in the nature of a contingent interest. The shareholder of a corporation does not have the ability to compel the corporation to make distributions, yet any post-petition dividends or other distributions attributable to stock that the debtor owned as of the petition date are proceeds of estate property and therefore property of the bankruptcy estate.

The Court has reviewed the revenue allocation plan attached as an exhibit to the opposition and although it makes clear that the debtor cannot compel the tribal counsel to make distributions, it is clear from that document that, so long as she is an enrolled member of the tribe as of January 1 of a given year, she has a right to receive her pro rata share of whatever distributions the council decides to make for that year. (There are also allocation provisions for members who enroll later in the year.)

There is a split in the case law on this issue, but the Court believes that the better reasoned cases are the ones like *In re Howley*, 446 B.R. 506 (Bankr. D. Kan. 2011) that treat these interests as a contingent property interest in existence as of the petition date and, therefore, as property of the estate. The facts of Howley are analogous to those of the instant case.

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CONT... Elena Porfiria Gonzales

Chapter 7

The Ordinance [in Howley] provides that "[e]very living person who is an enrolled member of the Prairie Band of Potawatomi Indians on the eligibility determination date is eligible to receive a Per Capita Payment." Every eligible Potawatomi tribal member receives an equal share of whatever funds are distributed.

The foregoing describes a right to distribution of gaming proceeds based upon membership status. Although the amount of any distributions are obviously based upon the amount of net gaming revenues and the number of enrolled members on the allocation date, the right to share in each distribution is based upon status as an enrolled member, nothing else. There is no provision allowing the tribe to withhold distribution to any enrolled member.

Therefore, under Bankruptcy Code section 541(a)(6), these payments should be treated as property of the debtor's bankruptcy estate, as they are "Proceeds, product, offspring, rents or profits of or from property of the estate" and do not fall within the exclusion in that section for "earnings from services performed by an individual debtor after the commencement of the case." None of the other exclusions from property of the estate set forth in section 541(b) apply.

Party Information

Debtor(s):

Elena Porfiria Gonzales

Represented By
Alisa Admiral Garcia

Movant(s):

Brad D Krasnoff (TR)

Represented By
Anthony A. Friedman

Trustee(s):

Brad D Krasnoff (TR)

Represented By
Anthony A. Friedman

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2:25-19836 Donald Duane Thompson

Chapter 7

#102.00 Creditor Alfonso Gomez's Objection To Claimed Exemptions

Docket 17

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Alex Zeesman

2/9/26 - Jeffrey Smith

Tentative Ruling:

The "evidence" provided by the objecting party has not been authenticated and much of it is irrelevant as it relates to an earlier time period, but, more importantly, the objection was untimely and should therefore be overruled.

Objections to the debtor's exemptions must be asserted within 30 days after the conclusion of the debtor's 341(a) meeting, the filing of an amendment to the schedules or the filing of a supplemental schedule. The debtor's 341(a) meeting was concluded on December 11, 2025. Therefore, the deadline for objections to the debtor's exemptions was January 10, 2026. This objection was filed 10 days later on January 20, 2026. The court has the ability to extend this deadline in response to a motion filed *before the expiration of this deadline*, but no such motion was filed.

Overrule objection.

Party Information

Debtor(s):

Donald Duane Thompson

Represented By
Jeffrey B Smith

Movant(s):

Alfonso Gomez

Represented By

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Chapter 7

Alexander Joshua Zeesman

Trustee(s):

David M Goodrich (TR)

Pro Se

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2:18-20151 Verity Health System of California, Inc.

Chapter 11

#103.00 Motion for Authority to Use Restricted Funds

fr: 1-8-25; 1-29-25; 2-5-25; 2-12-25; 3-5-25; 3-26-25; 6-25-25; 7-30-25; 8-20-25,
10-1-25; 10-29-25; 1-14-26; 1-28-26

Docket 6817

***** VACATED *** REASON: CONTINUED TO 3-4-25 AT 10AM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

12/20/2024 -- Court approved stipulation continuing hearing to January 29, 2025 at **2:00 p.m.** OFF CALENDAR FOR JANUARY 8, 2025.

1/13/2025 -- Court approved stipulation continuing hearing to February 5, 2025 at 10:00 a.m. and extended the deadline for the AG to respond to the motion from January 15, 2025 to January 22, 2025. OFF CALENDAR FOR JANUARY 29, 2025.

1/21/2025 -- Court approved stipulation continuing hearing to February 12, 2025 at 1:00 p.m. and extended the deadline for the AG to respond to the motion from January 22, 2025 to January 29, 2025. OFF CALENDAR FOR FEBRUARY 5, 2025.

2/5/2025 -- Court approved stipulation continuing hearing to March 5, 2025 at 10:00 a.m. and extended the deadline for the AG to respond to the motion from January 29, 2025 to February 26, 2025. OFF CALENDAR FOR FEBRUARY 12, 2025.

2/21/2025 -- Court approved stipulation continuing hearing to March 26, 2025 at 10:00 a.m. and extended the deadline for the AG to respond to the motion from February 26, 2025 to March 19, 2025. OFF CALENDAR FOR MARCH 5, 2025.

3/18/2025 -- Court approved stipulation continuing hearing to June 25, 2025

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Chapter 11

at 10:00 a.m. and extended the deadline for the AG to respond to the motion from March 19, 2025 to June 18, 2025. OFF CALENDAR FOR MARCH 26, 2025.

5/21/2025 -- Court approved stipulation continuing hearing to July 30, 2025 at 10:00 a.m. and extended the deadline for the AG to respond to the motion from June 18, 2025 to July 18, 2025. OFF CALENDAR FOR JUNE 25, 2025.

7/17/2025 -- Court approved stipulation continuing hearing to August 20, 2025 at 1:00 p.m. and extended the deadline for the AG to respond to the motion from July 18, 2025 to August 20, 2025. OFF CALENDAR FOR JULY 30, 2025.

8/16/2025 -- Court approved stipulation continuing hearing to October 1, 2025 at 11:00 a.m. and extended the deadline for the AG to respond to the motion. See order for additional dates. OFF CALENDAR FOR AUGUST 20, 2025.

9/24/2025 -- Court approved stipulation continuing hearing to October 29, 2025 at 10:00 a.m. and extended the deadline for the AG to respond to the motion. See order for additional dates. OFF CALENDAR FOR OCTOBER 1, 2025.

Tentative Ruling for October 29, 2025:

This hearing has been continued to January 14, 2026 at 1:00 p.m. in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary. This hearing may be continued further, from time to time, in accordance with the *Shutdown Plan*. Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property." If you believe that this matter constitutes such an emergency, you may file a written application to be heard by the Court sooner than the specified continuation date.

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OFF CALENDAR FOR OCTOBER 29, 2025.

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12/16/2025 -- Court approved stipulation continuing hearing to January 28, 2026 at 10:00 a.m. and extended the deadline for the AG to respond to the motion. See order for additional dates. OFF CALENDAR FOR JANUARY 14, 2026.

1/21/2026 -- Court approved stipulation continuing hearing to February 11, 2026 at 1:00 p.m. and extended the deadline for the AG to respond to the motion. See order for additional dates. OFF CALENDAR FOR JANUARY 28, 2026.

2/4/2026 -- Court approved stipulation continuing hearing to March 4, 2026 at 1:00 p.m. and extended the deadline for the AG to respond to the motion. See order for additional dates. OFF CALENDAR FOR FEBRUARY 11, 2026.

Party Information

Debtor(s):

Verity Health System of California,

Represented By
Samuel R Maizel
John A Moe II
Tania M Moyron
Claude D Montgomery
Sam J Alberts
Shirley Cho
Patrick Maxcy
Steven J Kahn
Kerry L Duffy
Brigette G McGrath
Gary D Underdahl
Nicholas C Brown
Anna Kordas
Mary H Haas
Robert E Richards
Lawrence B Gill
Richard Reding
Stephen J O'brien

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Roger Kent Heidenreich

Movant(s):

Howard Grobstein

Represented By
Gary D Underdahl
Tania M Moyron

Trustee(s):

Howard Grobstein Liquidating

Represented By
James Cornell Behrens

Howard Grobstein

Represented By
Gary D Underdahl
Tania M Moyron

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2:25-15722 Oscar Avila and Yvonne Perez Avila

Chapter 11

#104.00 Hearing to Consider Approval of Disclosure Statement to Accompany First Amended Chapter 11 Plan Of Reorganization

fr: 12-17-25

Docket 33
*** VACATED *** REASON: 1/3/26 - SECOND AMENDED CHAPTER 11 PLAN FILED (DKT #41).

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for December 17, 2025:

Court has a few comments on the form of the plan and disclosure statement that will be discussed on the record at the time of hearing on the disclosure statement. Approve disclosure statement, conditioned on the debtors' making these changes.

Final Ruling for December 17, 2025:

Debtor shall file revised plan and disclosure statement not later than January 22, 2026 and notice a hearing to consider approval of the disclosure statement for February 11, 2026 at 1:00 p.m. Oppositions will be due by February 2, 2026.

OFF CALENDAR. DEBTORS HAVE FILED SECOND AMENDED PLAN AND DISCLOSURE STATEMENT.

Party Information

Debtor(s):

Oscar Avila

Represented By

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CONT... Oscar Avila and Yvonne Perez Avila

Chapter 11

Michael R Totaro

Joint Debtor(s):

Yvonne Perez Avila

Represented By
Michael R Totaro

Movant(s):

Oscar Avila

Represented By
Michael R Totaro

Yvonne Perez Avila

Represented By
Michael R Totaro

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2:25-15722 Oscar Avila and Yvonne Perez Avila

Chapter 11

#105.00 Hearing to Consider Approval of Disclosure Statement to accompany Second Amended Chapter 11 Plan Of Reorganization

Docket 41

Courtroom Deputy:

ZoomGov Appearance by:

2/10/26 - David Shevitz

Tentative Ruling:

Debtor needs to make the corrections set forth in his notice of errata. Court previously noted the problem with a plan that paid student loan claims in full and provided a less favorable treatment to general unsecured claims. However, if the court is reading the amended plan correctly, it appears that the debtor is now intending to pay general unsecured claims in full over a period of 96 months and to pay the student loan claims in full over 204 months. Is that correct? If so, the language at the bottom of page 3 of the disclosure statement that refers to a 20 percent payout to the holders of unsecured claims needs to be revised.

What is the disclosure statement saying about a new value contribution? There is an incomplete sentence at the end of that section (on page 7 at line 8 of the clean draft). (If debtor pays unsecured claims with interest, they will be paid in full and, even in a cramdown scenario, will not need to make a new value contribution.)

Section G on page 11 still needs work. Why is there a discussion of section 1115? This isn't a subchapter V case in which this section comes into play if the plan is to be confirmed nonconsensually. (See section 1186(a).) The section the debtor should be discussing is 1129(a)(15).

This section should explain that, if a creditor objects, the debtor must demonstrate that he has satisfied the requirements of this section and how

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Chapter 11

the debtor claims he has done so. Has the debtor satisfied the requirements of this section? The plan does not provide for unsecured creditors to receive interest on their claims and, therefore, creditors aren't being given the value of their claims *as of the effective date* of the plan. The other way to satisfy this section is to show that the value of the property to be distributed under the plan is not less than the debtor's projected disposable income to be received during the 5-year period beginning on the date the first payment is due under the plan, or during the period for which the plan provides payments, whichever is longer.

Hearing required.

Party Information

Debtor(s):

Oscar Avila

Represented By
Michael R Totaro

Joint Debtor(s):

Yvonne Perez Avila

Represented By
Michael R Totaro

Movant(s):

Oscar Avila

Represented By
Michael R Totaro

Yvonne Perez Avila

Represented By
Michael R Totaro

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2:25-15722 Oscar Avila and Yvonne Perez Avila

Chapter 11

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

fr: 8-27-25; 12-17-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

2/10/26 - David Shevitz

Tentative Ruling:

Set deadline for service of notice of bar date and bar date. Set deadline for filing plan.

8/28/2025 -- Court approved scheduling order setting following dates:

L/D to serve notice of bar date -- August 28, 2025

Bar date -- October 6, 2025

L/D to file plan and disclosure statement -- October 31, 2025

Hearing on disclosure statement/cont'd status conference -- December 17, 2025 at 2:00 (status report waived)

Tentative Ruling for December 17, 2025:

If Court approves (or conditionally approves) disclosure statement, set confirmation hearing and related schedule and continue status conference to same date and time as confirmation hearing.

Tentative Ruling for February 11, 2026:

Revisit status of case after conclusion of hearing on disclosure statement.

Party Information

Debtor(s):

Oscar Avila

Represented By

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CONT... Oscar Avila and Yvonne Perez Avila

Chapter 11

Michael R Totaro

Joint Debtor(s):

Yvonne Perez Avila

Represented By
Michael R Totaro

Movant(s):

Oscar Avila

Represented By
Michael R Totaro

Yvonne Perez Avila

Represented By
Michael R Totaro

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2:25-21079 Lenmar Robertson, LLC

Chapter 11

#107.00 Motion to Dismiss Bankruptcy Case

Docket 22
*** VACATED *** REASON: CONTINUED TO 3-5-26 AT 10AM.
APPEARANCES WAIVED.

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Christopher Miles

Tentative Ruling:

Although the motion is not a model of clarity, it appears that the motion seeks dismissal based on an alleged lack of good faith, inability to reorganize and lack of authority to file. Court agrees that, based on its review of the debtor's schedules, it appears that the debtor has no current operations and no creditors other than movant. However, according to the debtor, it also has no equity security holders. This cannot be accurate. Someone owns the debtor.

With regard to movant's argument that the debtor lacked authority to file because its operating agreement requires the unanimous consent of all co-managers and members to file and only Marvin Markowitz is a signatory on the Statement Regarding Authority to Sign and File Petition, the motion is not particularly helpful. Who are the co-managers and members of the debtor? Whose authority was required that is absent? The motion does not bother to tell us. The motion directs us to pages 4 and 11 of the operating agreement. There is nothing relevant or helpful on either page 4 or page 11.

Page 3 contains the following definition of the term "member": "each Person who is an initial signatory to this Agreement, has been admitted to the Company as a Member in accordance with the Articles or this Agreement or is an assignee who has become a Member in accordance with Article 7, and who has not resigned, withdrawn, been expelled or, if other than an individual, dissolved." It also contains the following definition of Co-Manager: "Libby Markowitz, and Marvin Markowitz and any other Person that succeeds either

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**CONT... Lenmar Robertson, LLC
in that capacity."**

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There are 3 signatories to the agreement. Libby and Marvin are designated "co-managers." LFM is identified as the member. The first page of the agreement uses the defined term "member" to refer to the LFM Family Trust as member, and the chart attached as Exhibit A shows that only the LFM Family Trust is a member and that it owns 100 percent of the membership interests. The first page of the agreement also refers to Libby and Marvin as Co-Managers.

Therefore, it appears from this document that LFM is the member and that Libby and Marvin are the co-managers; however, there is no declaration authenticating or laying a foundation for this document and it was signed in 2013. What, if anything, has changed since then? What became of Libby? Who is the trustee of LFM? Who is authorized to sign on its behalf? Movant doesn't answer any of these questions. On this record, the court cannot find that the petition was unauthorized. If Libby is still a co-Manager, did she consent to the filing?

The Statement of Authority filed in the case says that Marvin certifies that there was a special meeting of the board of directors at which a resolution was adopted authorizing the filing and authorizing him to sign all the required documents. The

court cannot determine from this document whether LFM and/or Libby voted in favor of the resolution, but, in the absence of any evidence to the contrary, the Court will accept the accuracy of the statement -- that the "board of directors" (whatever that means in this context) authorized the filing and designated Marvin to act on the LLC's behalf. Does movant genuinely have any reason to believe that someone whose consent is required did not or does not support the filing?

According to the debtor's schedules, the property has a value of \$5,000,000. That is the debtor's only valuable asset. The schedules reflect that the amount of movant's claim is \$5,818,108.66. Debtor's counsel has represented in his compensation disclosure that he received a retainer of \$0. He says the same thing in the declaration filed in support of his employment application. (But he also says in the following paragraph: " I will comply with

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the Guide To Application For Retainers and Professional And Insider Compensation promulgated by the Office of the United States trustee, as well as any other applicable employment guidelines and fee guidelines in withdrawing the prepetition or postpetition retainer funds, if any. The \$17,135.00 held in trust [???] will remain in my client trust account until an Order is entered approving fees and costs as long as the case remains pending.") The debtor has not filed an opposition to this motion.

Court agrees that it is hard to see how this debtor can possibly confirm a plan over movant's objection. How would it obtain an impaired consenting class?

Grant motion to dismiss as this case seems like an utterly hopeless two-party dispute.

2/10/2026 -- At request of movant, continue hearing to March 5, 2026, at 10:00 a.m. to be heard concurrently with US Trustee's motion to dismiss. (Movant will renotice hearing to correct deficiencies in notice.)

APPEARANCES WAIVED ON FEBRUARY 11, 2026.

Party Information

Debtor(s):

Lenmar Robertson, LLC

Represented By
Thomas B Ure

Movant(s):

Peter Koral

Represented By
Christopher C Miles

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2:25-21079 Lenmar Robertson, LLC

Chapter 11

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

fr: 2-4-26

Docket 1

***** VACATED *** REASON: CONTINUED TO 3-5-26 AT 10AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

2/6/26 - Thomas Ure

2/10/26 - David Shevitz

Tentative Ruling:

Tentative Ruling for February 4, 2026:

Although docket reflects service of the order setting the case management conference, debtor has not filed the the status report that the Court directed the debtor to file. Creditor Peter Koral has filed a motion to dismiss and has set that motion for hearing on February 11, 2026 at 1:00 p.m. (US Trustee has filed a motion to dismiss or convert the case and has set a hearing on that motion for March 5, 2026 at 10:00 a.m.)

Continue case management conference to February 11, 2026 at 1:00 p.m. to be heard concurrently with Koral's motion to dismiss. APPEARANCES WAIVED ON FEBRUARY 4, 2026.

Tentative Ruling for February 11, 2026:

Revisit status of action after conclusion of hearing on motion to dismiss.

2/10/2026 -- At request of movant, continue hearing to March 5, 2026, at 10:00 a.m. to be heard concurrently with US Trustee's motion to dismiss. APPEARANCES WAIVED ON FEBRUARY 11, 2026.

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Party Information

Debtor(s):

Lenmar Robertson, LLC

Represented By
Thomas B Ure

Movant(s):

Lenmar Robertson, LLC

Represented By
Thomas B Ure

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2:25-21116 Howard's Appliances, Inc.

Chapter 11

#108.00 Emergency motion for Order Pursuant to 11 U.S.C. §366: (A) Prohibiting Utility Providers From Altering, Refusing, or Discontinuing Service; (B) Deeming Utilities Adequately Assured of Future Performance; and (C) Establishing Procedures for Resolving Requests for Additional Adequate Assurance of Payment

fr: 12-16-25

Docket 3

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - David Goodrich

2/10/26 - David Goodrich

Tentative Ruling:

Tentative Ruling for December 16, 2025:

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

Grant, subject to the following slight modifications. Court will set a date for a continued hearing now. Debtor should serve notice of the motion and the continued hearing date on utilities by a date set by the Court. Along with that motion should be a notice setting forth the deposits that the debtor intends to make with regard to each utility. Notice should be accompanied by payment of the actual deposits themselves.

Utilities that do not object by a date certain will be deemed to have agreed to the adequate assurance that the debtor has proposed. If a utility does object, it should be required to specify in writing what it believes the debtor should be required to do in order to provide it with adequate assurance. If the parties are unable to resolve the

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CONT... Howard's Appliances, Inc.

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issue consensually (which may include the debtor's paying an increased deposit if necessary), the debtor should file the utility's request and its response by a date certain. Utility should have an opportunity to file a brief on this issue and the Court will resolve any remaining disputes at the continued hearing. Utility will be precluded from terminating service until the resolution of the dispute. If there are no unresolved objections, the continued hearing should be taken off calendar.

Court does not object to the procedure proposed by the debtor for the addition of omitted utilities. Time frames proposed by the debtor are fine.

Final Ruling for December 16, 2025:

Tentative ruling became final ruling. Court set final hearing for February 11, 2026 at 1:00 p.m. and entered written order with additional dates and deadlines on December 22, 2025 (docket no. 62).

Tentative Ruling for February 11, 2026:

Pursuant to the order entered December 22, 2025, if there were any unresolved objections for the Court to resolve on February 11, 2026, the debtor was to file the utility provider's objection and its response by January 28, 2026. The docket does not reflect any such filing. It appears that there are no unresolved objections. Take hearing off calendar. Interim order provides sufficient relief in light of the absence of objections.

Party Information

Debtor(s):

Howard's Appliances, Inc.

Represented By
David M Goodrich

Movant(s):

Howard's Appliances, Inc.

Represented By
David M Goodrich

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2:24-15230 810 Wilton Ventures LLC

Chapter 11

#109.00 Status Conference re: Second Amended Disclosure Statement

fr: 1-29-25; 4-2-25; 5-28-25; 6-25-25; 7-30-25; 11-5-25; 1-27-26

Docket 51

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Stella Havkin

2/10/26 - David Shevitz

2/10/26 - Alla Tenina

Tentative Ruling:

Tentative Ruling for January 29, 2025:

The secured creditor has again objected to approval of the debtor's disclosure statement. At the heart of the objection is the creditor's concern that the proposed sale will not be consummated within the time frame envisioned by the plan, or perhaps at all, and it is true that all previous estimates of the time to completion of the permitting process have been inaccurate.

The plan and disclosure statement could be amended to provide for what will happen if the contemplated sale does not materialize by the drop dead date set forth in the plan (and depending on what that treatment is, creditors may in fact be impaired), but does confirmation of a plan on these facts actually make sense at this juncture? Would it make more sense for the court to wait until a date certain to see if the required permits have been obtained by then?

Hearing required.

Final Ruling for January 29, 2025:

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Continue hearing to April 2, 2025 at 11:00 a.m. as a status conference only.

Tentative Ruing for June 25, 2025:

Court waived the requirement of a status report for case status conference.
Has there been any progress since the last hearing?

6/24/25 -- Court approved stipulation continuing hearing to July 30, 2025 at
10:00 a.m. OFF CALENDAR FOR JUNE 25, 2025.

Tentative Ruling for July 30, 2025:

Court waived the requirement of a status report for case status conference.
Has there been any progress since the last hearing?

7/29/25 -- Court approved stipulation continuing hearing to November 5, 2025
at 2:00 p.m. OFF CALENDAR FOR JULY 30, 2025.

Tentative Ruling for November 5, 2025:

This case was filed on July 1, 2024. In its initial status report, filed August 21, 2024, the debtor reported that, "The Debtor owns a real property located worth

\$12,000,000 to \$14,000,000. The Debtor has been waiting for housing clearance from California Housing Authority which has been delayed. Further, once the building permit is issued which is supposed to be issued by September, 2024.

Once the permit is issued, the California Community Housing Authority which is a quasi-governmental agency will complete the purchase of the Debtor's property for \$16,000,000 which will permit the Debtor to pay off all of its creditors."

On March 31, 2025, the debtor filed a status report in which he stated that, "Further, the Debtor's principal obtained confirmation from the City of LA Housing department that they are finishing the city membership agreement by next

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week. Then, it will be sent to CALCHA for signing and opening of escrow. Essentially this means that the funding is imminent. As such, the Debtor requests that the Court continue the status conference for 45 -60 days."

On May 19, 2025, the debtor reported that, "Since the last status conference, an issue as arisen with title. Apparently, the wrong legal description for the lot line was discovered by the governmental entity in charge of the permit. The Debtor needs the first deed holder's assistance with this issue. This would require the lender to withdraw the notice of default and then to record it thereafter. Debtor's counsel has requested assistance from the first deed holder. Lender's counsel has indicated that once the May, 2025 payment is received, the lender will decide it if wants to assist or not. The payment was tendered to the lender on May 19, 2025. It is hoped that the lender will assist the Debtor in fixing the title issues so that the permit could be issued."

In the declaration in support of the status report filed October 27, 2025, debtor's counsel testified as follows:

2. Since the last status conference, the Debtor has made the adequate protection payments albeit late. I know this because the Debtor sends me the information about the payments every time a payment is made.

3. Debtor's principal Jonathan Pae and I have had several conversations with a DIP lender who is has conducted its preliminary verifications in the past three weeks. The DIP lender will be seeking to pay off the majority of the liens with the other lienholders who are investors agreeing to be paid once the project is completed. I will have additional information for the Court at the time of the status conference.

Apparently, a decision has been made to refinance the property, rather than attempt to close the sale to the California Community Housing Authority. Is this because the CCHA sale has fallen through entirely or merely because it no longer appears that a sale is imminent, and, if the latter, what is the status of the transaction now? Did the debtor ever succeed in fixing the title issue with the senior lienholder? What exactly is the nature of the problem.

The status report represents that counsel will have additional information for the Court concerning the debtor's refinancing efforts at the status conference.

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What is that additional information? Is the debtor negotiating with only one DIP lender or is it in discussions with multiple lenders? How optimistic is counsel that these negotiations will result in post-petition financing?

Is this case really going anywhere? Hearing required.

Final Ruling for November 5, 2025:

Continue hearing to January 27, 2026 at 2:00 p.m. Court will waive requirement of written status report for this hearing, but court stated in order entered November 5, 2026 [docket no. 101] that the foregoing waiver was conditioned upon the debtor's having filed a motion for approval of post-petition financing by January 27, 2026. If debtor will not be in a position to file a financing motion by that date, order required debtor to file and serve a status report by January 16, 2026.

Tentative Ruling for January 27, 2026:

What, if anything, happened at the meeting scheduled for January 21, 2026? Hearing required.

Final Ruling for January 27, 2026:

Counsel reported that she attended the meeting and the council ran out of time before getting to this agenda item. The matter has been postponed to a meeting on February 4 as the only matter on the agenda. Once approval has been obtained, the transaction should close within 30 days. She will file a motion for approval of the sale once City approval has been obtained.

Continue hearing to February 11, 2026 at 1:00 p.m.

Tentative Ruling for February 11, 2026:

What if anything happened at the February 4 meeting? Hearing required.

Party Information

Debtor(s):

810 Wilton Ventures LLC

2/11/2026 7:33:16 AM

Represented By

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Stella A Havkin

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2:24-15230 810 Wilton Ventures LLC

Chapter 11

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

fr: 9-4-24; 10-16-24; 12-10-24; 1-29-25; 4-2-25; 5-28-25; 6-25-25; 7-30-25;
11-5-25; 1-27-26

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Stella Havkin

2/10/26 - David Shevitz

2/10/26 - Alla Tenina

Tentative Ruling:

Set bar date and deadline for serving notice of bar date. Has debtor filed financing motion yet? Hearing required.

9/6/24 -- Court approved scheduling order setting following dates:
Cont'd case status conference -- October 16, 2024 at 11:00 (requirement of filing updated status report waived for this conference only)
L/D to serve notice of bar date -- September 6, 2024
Bar date -- October 15, 2024

Tentative Ruling for October 16, 2024:

This is not a subchapter V case. Debtor filed a plan and a disclosure statement on September 30, 2024. Is there some reason that the debtor did not set and notice a hearing on the disclosure statement? When does the debtor anticipate that it will complete the clearance process with regard to the three remaining permits? What, if anything, has to happen before this can be accomplished?

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The plan contemplates a sale of the property, no? The property is the debtor's only significant asset, no? If this is the case, the plan cannot provide for the debtor to receive a discharge.

Hearing required.

Tentative Ruling for January 29, 2025:

Revisit status of case after conclusion of hearing on disclosure statement.

Tentative Ruling for April 2, 2025:

Court waived the requirement of a status report for case status conference. Has there been any progress since the last hearing?

5/23/25 -- Court approved stipulation continuing hearing to June 25, 2025 at 11:00 a.m. OFF CALENDAR FOR MAY 28, 2025.

Tentative Ruling for June 25, 2025:

Court waived the requirement of a status report for case status conference. Has there been any progress since the last hearing?

6/24/25 -- Court approved stipulation continuing hearing to July 30, 2025 at 10:00 a.m. OFF CALENDAR FOR JUNE 25, 2025.

Tentative Ruling for July 30, 2025:

Revisit status of case after conclusion of continued hearing on disclosure statement.

7/29/25 -- Court approved stipulation continuing hearing to November 5, 2025 at 2:00 p.m. OFF CALENDAR FOR JULY 30, 2025.

Tentative Ruling for November 5, 2025:

See tentative ruling for matter no. 204.

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Tentative Ruling for January 27, 2026:

See tentative ruling for matter no. 213.

Tentative Ruling for February 11, 2026:

Revisit status of case after conclusion of status conference on disclosure statement.

Party Information

Debtor(s):

810 Wilton Ventures LLC

Represented By
Stella A Hawkin

Movant(s):

810 Wilton Ventures LLC

Represented By
Stella A Haykin

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2:26-11023 Cool Freakin' Genius LLC

Chapter 11

#111.00 Emergency Motion For Entry of Interim and Final Orders (I) Authorizing Maintenance of Existing Bank Accounts; (II) Authorizing Continuance of Existing Cash Management System; and (III) Granting Related Relief

Docket 8

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Bernard Given

2/10/26 - David Shevitz

2/10/26 - Jessica Ogden

Tentative Ruling:

Did debtor comply with court's instructions re the giving of notice?

There does not appear to be anything unique about the debtor's situation or its cash management arrangements. If the Court were to relieve this debtor from an obligation to comply with the US Trustee requirements concerning the establishment of debtor-in-possession bank accounts, wouldn't it need to relieve all debtors of these requirements? How would compliance with the US Trustee requirements create any particular problems or hardships for this debtor?

Hearing required.

Party Information

Debtor(s):

Cool Freakin' Genius LLC

Represented By
Bernard R Given II

Movant(s):

Cool Freakin' Genius LLC

Represented By

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Bernard R Given II

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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2:26-11023 Cool Freakin' Genius LLC

Chapter 11

#112.00 Emergency Motion For Entry Of Interim And Final Orders (I) Authorizing The Debtor To Pay Employee Compensation; (II) Authorizing And Directing The Banks To Issue Employee Compensation Payments; and (III) Granting Related Relief

Docket 9

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Bernard Given

2/10/26 - David Shevitz

2/10/26 - Jessica Ogden

Tentative Ruling:

Did debtor comply with court's instructions re the giving of notice?

Provided debtor supplies schedule of amounts to be paid to its employees, authorize debtor to pay prepetition wages and related taxes and fees and honor prepetition benefits up to an aggregate of priority amount per employee, *excluding insiders*. (Debtor needs to identify which of its employees are insiders.) With regard to insiders, order can provide that, if and when and to the extent that insider compensation has been approved, the debtor is authorized to pay prepetition wages to insiders in accordance with any formula approved through the insider compensation process.

Deny motion insofar as it seeks authority to permit prepetition checks to clear. Debtor must close its bank accounts so that outstanding checks do not clear. To the extent that outstanding checks are for prepetition wages that would otherwise be covered by the preceding paragraph, debtor should issue new checks to accomplish these payments.

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Debtor(s):

Cool Freakin' Genius LLC

Represented By
Bernard R Given II

Movant(s):

Cool Freakin' Genius LLC

Represented By
Bernard R Given II

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se