

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

Thursday, February 12, 2026

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

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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 -

**United States Bankruptcy Court
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10:00 AM

2:13-27702 Morad Javedanfar

Chapter 7

Adv#: 2:15-01363 JL AM Plus, LLC v. Neman et al

#1.00 Motion For Sale of Property of the Estate under Section 363(b) by the Receiver and JLAMP, for an Order: (1) Approving Bidding Procedures for the Sale of Defendant MBNs Interests to Satisfy Charging Orders 423 424; (2) Approving the Sale of Property Under 11 U.S.C § 363 Subject to Higher and Better Offers; (3) Approving the Form and Manner of Notice; and (4) Setting the Auction of the Subject Interests to Satisfy the Charging Orders

fr: 12-20-23, 4-17-24; 5-29-24; 7-10-24; 10-29-24; 1-28-25; 5-13-25; 6-3-25; 8-5-25; 9-9-25; 10-7-25; 10-15-25; 11-18-25; 1-7-26; 1-20-26

Docket 434

Courtroom Deputy:

ZoomGov Appearance by:

2/11/26 - Paul Marks

Tentative Ruling:

Tentative Ruling for December 20, 2023:

If there are any overbidders, conduct the auction in accordance with bidding procedures approved by Judge Robles (Attachment 2 of docket no. 449, filed September 5, 2023). If not, grant sale motion and approve sale to stalking horse.

Final Ruling for December 20, 2024:

Auction was supposed to take place this morning, but parties have been in settlement negotiations for a global settlement, which would be disrupted by an auction. Court continued hearing to April 17, 2024 at 10:00 a.m. and directed plaintiff to serve and file a notice of continuance on key players.

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CONT... Morad Javedanfar

Chapter 7

Tentative Ruling for April 17, 2024:

What has happened since the December hearing? Did the parties enter into a settlement? Did an auction occur? Hearing required.

4/16/24 -- Court approved stipulation continuing hearing to May 29, 2024 at 10:00 a.m. OFF CALENDAR FOR APRIL 17, 2024.

Tentative Ruling for July 10, 2024:

What has happened since the December hearing? Did the parties enter into a settlement? Did an auction occur? Hearing required.

10/23/24 -- Court approved stipulation continuing hearing to January 28, 2025 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 29, 2024.

Tentative Ruling for January 28, 2025:

What has happened since the last hearing? Did the parties enter into a settlement? Did an auction occur? Hearing required.

1/22/2025 -- Court approved a stipulation continuing hearing to May 13, 2025 at 10:00 a.m. OFF CALENDAR FOR JANUARY 28, 2025.

Tentative Ruling for May 13, 2025:

What has happened since the last hearing? Did the parties enter into a settlement? Did an auction occur? Hearing required.

Final Ruling for May 13, 2025:

Counsel that attended hearing are providing inconsistent information about status. Court continued hearing to June 3, 2025 at 10:00 a.m. and ordered parties to be present at continued hearing so that everyone can "get on the

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same page."

Chapter 7

Tentative Ruling for June 3, 2025:

What is the status of this matter? Are the parties still engaged in settlement negotiations? What should the Court do to bring this matter to resolution?
Hearing required.

Final Ruling for June 3, 2025:

Parties advised that the last day to submit bids is July 27, 2025, a hearing on the receiver's auction is scheduled for August 5, 2025. A hearing to confirm the marshal's sale is scheduled for August 19, 2025 at 10:00 a.m., but there is paperwork that needs to be submitted to the Court in order for the marshal sale to proceed. Counsel for plaintiff (Hewlett) agreed to present the necessary paperwork to the court and to lodge the order necessary to cause the marshal's sale to move forward, hopefully before the August 19 hearing. (As of July 30, 2025, court has not received any such paperwork.)

Attorneys and their clients have not been communicating effectively and, as a result, offered conflicting reports concerning the status of settlement negotiations and expressed conflicting views as to the desirability of a settlement. Parties either need to keep their attorneys "in the loop" concerning the status of their negotiations or terminate the services of their attorneys. Existing situation is untenable and cannot be permitted to continue. Court will not approve any more stipulations to continue the hearings based on what appear to be inaccurate representations that the parties are close to resolving this matter consensually. Receiver's sale and marshal's sale should simply move forward.

Tentative Ruling for August 5, 2025:

What, if anything, has happened with regard to the Receiver's sale since the

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CONT... Morad Javedanfar
June 3, 2025 hearing?

Chapter 7

Tentative Ruling for September 9, 2025:

Parties continue to report that this matter has been settled? Has the settlement agreement been fully executed? Has it been consummated? Hearing required.

Tentative Ruling for October 7, 2025:

At hearing on September 9, 2025, parties reported that the final signatures were being obtained that day and that they needed a brief continuance to be able to file a satisfaction of judgment so that the court could take this matter off calendar. Has the agreement been fully executed and performed? Has a satisfaction of judgment been filed? Hearing required.

Tentative Ruling for November 18, 2025:

Court has signed the order the parties requested dissolving the preliminary injunction so that escrow can close. As of November 13, 2025, the docket did not reflect the filing of a satisfaction of judgment. What is the status of this matter? Has escrow closed? Has another issue arisen?

Hearing required.

Final Ruling for November 18, 2025:

A new issue has arisen. Tax lien appears to be attached to property, but shouldn't be as taxpayer is an individual with no interest in the entity that owns the property. Continue hearing to January 7, 2026 at 10:00 a.m. to give the parties a further opportunity to close the transaction and file a satisfaction of judgment.

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CONT... Morad Javedanfar

Chapter 7

Tentative Ruling for January 7, 2026:

Has any progress been made? Hearing required.

Final Ruling for January 7, 2026:

At request of parties, continue parties to January 20, 2026 at 2:00 p.m. and issue order requiring Saeed Farkhondehpour to appear on January 20, 2026 if he has not signed the relevant documents by 4:00 p.m. on January 16, 2026. (Court issued order to that effect on January 7, 2026.)

Tentative Ruling for January 20, 2026:

Docket does not reflect the filing of a satisfaction of judgment. Has the relevant document been signed? Hearing required.

Tentative Ruling for February 12, 2026:

Revisit status of matter after conclusion of matter no. 3 on calendar.

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

Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn

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CONT... Morad Javedanfar

Chapter 7

Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

Movant(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

JL AM Plus, LLC

Represented By
Andy Kong
Douglas E Hewlett
Douglas S Hewlett

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

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2:13-27702 Morad Javedanfar

Chapter 7

Adv#: 2:15-01363 JL AM Plus, LLC v. Neman et al

#2.00 Post-Auction Hearing re: Order for Sale Authorizing and Directing U.S. Marshall to carry out execution sale

fr. 4-17-24; 5-29-24; 7-10-24; 10-29-24; 1-28-25; 5-13-25; 6-3-25; 8-19-25;
9-9-25; 10-7-25; 10-15-25; 11-18-25; 1-7-26; 1-20-26

Docket 469

Courtroom Deputy:

ZoomGov Appearance by:

2/11/26 - Paul Marks

Tentative Ruling:

At hearing held March 20, 2024, court authorized sale of debtor's 19.8 percent interest in property and set a continued hearing to finalize/approve sale for April 17, 2024 at 10:00 a.m.

Did a sale of the debtor's interest in the property go forward? If so, what was the outcome of the sale? Hearing required.

4/16/24 -- Court approved stipulation between the parties, but rather than vacating the hearing to finalize/approve the sale, the Court continued the hearing to May 29, 2024 at 10:00 a.m. as a holding date. If parties are not ready to proceed with a post-auction hearing on May 29, 2024, court will set a further hearing at that time. OFF CALENDAR FOR APRIL 17, 2024.

Tentative Ruling for July 10, 2024:

Did the parties enter into a settlement? Has a new sale been scheduled?
Hearing required.

10/23/24 -- Court approved stipulation continuing hearing to January 28, 2025

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Chapter 7

at 10:00 a.m. OFF CALENDAR FOR OCTOBER 29, 2024.

Tentative Ruling for January 28, 2025:

Did the parties enter into a settlement? Has a new sale been scheduled?
Hearing required.

1/22/2025 -- Court approved a stipulation continuing hearing to May 13, 2025
at 10:00 a.m. OFF CALENDAR FOR JANUARY 28, 2025.

Tentative Ruling for May 13, 2025:

What has happened since the last hearing? Did the parties enter into a
settlement? Did an auction occur? Hearing required.

Final Ruling for May 13, 2025:

Counsel that attended hearing are providing inconsistent information about
status. Court continued hearing to June 3, 2025 at 10:00 a.m. and ordered
parties to be present at continued hearing so that everyone can "get on the
same page."

Tentative Ruling for June 3, 2025:

What is the status of this matter? Are the parties still engaged in settlement
negotiations? What should the Court do to bring this matter to resolution?
Hearing required.

8/5/2025 -- At hearing held this date, Court continued above hearing (and
related matter) to September 9, 2025 at 10:00 a.m. to give the parties an
opportunity to consummate settlement agreement. APPEARANCES
WAIVED ON AUGUST 19, 2025.

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Tentative Ruling for September 9, 2025:

Parties continue to report that this matter has been settled? Has the settlement agreement been fully executed? Has it been consummated? Hearing required.

Tentative Ruling for October 7, 2025:

At hearing on September 9, 2025, parties reported that the final signatures were being obtained that day and that they needed a brief continuance to be able to file a satisfaction of judgment so that the court could take this matter off calendar. Has the agreement been fully executed and performed? Has a satisfaction of judgment been filed? Hearing required.

Final Ruling for October 7, 2025:

The parties explained on the record that difficulties have been encountered in connection with obtaining the necessary signatures on the required documents and that it cannot be determined at this time whether all parties are actually endeavoring in good faith to execute these documents. Court agreed to issue an order requiring all parties, including the escrow officer, to appear at a continued hearing at which all required documents could be signed (and to bring all required documents with them), if they have not closed their transaction prior to the continued hearing. The court directed counsel Hewlett and Marks to work together to prepare an order to this effect, specifically identifying all individuals who would need to be present, and set a continued hearing for October 15, 2025 at 10:00 a.m., and to make sure that all individuals identified in this order were served with the order once it is entered.

Tentative Ruling for October 15, 2025:

As of October 10, 2025, it does not appear that counsel has lodged the order

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Chapter 7

the Court requested. Why not? Parties are not likely to appear in Court unless and until court issues an order to this effect and they are served with a copy of that order.

Tentative Ruling for November 18, 2025:

Court has signed the order the parties requested dissolving the preliminary injunction so that escrow can close. As of November 13, 2025, the docket did not reflect the filing of a satisfaction of judgment. What is the status of this matter? Has escrow closed? Has another issue arisen?

Hearing required.

Final Ruling for November 18, 2025:

A new issue has arisen. Tax lien appears to be attached to property, but shouldn't be as taxpayer is an individual with no interest in the entity that owns the property. Continue hearing to January 7, 2026 at 10:00 a.m. to give the parties a further opportunity to close the transaction and file a satisfaction of judgment.

Tentative Ruling for January 7, 2026:

Has any progress been made? Hearing required.

Final Ruling for January 7, 2026:

At request of parties, continue parties to January 20, 2026 at 2:00 p.m. and issue order requiring Saeed Farkhondehpour to appear on January 20, 2026 if he has not signed the relevant documents by 4:00 p.m. on January 16, 2026. (Court issued order to that effect on January 7, 2026.)

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Tentative Ruling for January 20, 2026:

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| Party Information |
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Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn
Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

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Chapter 7

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

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2:13-27702 Morad Javedanfar

Chapter 7

Adv#: 2:15-01363 JL AM Plus, LLC v. Neman et al

#3.00 Motion to Appoint Court Clerk As Elisor

Docket 556

Courtroom Deputy:

ZoomGov Appearance by:

2/11/26 - Paul Marks

Tentative Ruling:

Courts have inherent authority to enforce settlement agreements reached in cases pending before them and to issue orders necessary to effectuate the settlement. Bankruptcy courts have broad equitable authority under section 105(a) to enforce settlements affecting the estate and the administration of cases on its docket. See, e.g., In re Old Canal Fin. Corp., 550 B.R. 519, 625 (C.D. Cal. 2016). When a party refuses to perform a ministerial act required to implement a settlement, courts may compel performance through substitute execution or by authorizing execution by a neutral signatory acting pursuant to court order. The same is true under California law. In Blueberry Properties, the Court of Appeals confirmed a post-judgment order appointing the clerk of court to execute escrow documents on behalf of a party who refused to complete a real estate transaction required by settlement. 230 Cal. App. 4th 1017, 1019 (2014).

Here, Mr. Farkhondehpour is contractually obligated to execute the Estimated Closing Statement. He signed the purchase and sale agreement, which expressly required the signing of all additional documents reasonably required to close escrow. The Estimated Closing Statement is a routine escrow document necessary to consummate the sale. He has not opposed the motion and has not offered any substantive objection to the document.

Grant motion. Enter order authorizing the Clerk of Court or another court staff person acting on her behalf to execute the Estimated Closing Statement on behalf of Mr. Saeed Farkhondehpour.

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Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Timothy L Neufeld

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

Movant(s):

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn
Paul S Marks

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett
Douglas E Hewlett
Annie Y Stoops

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman