

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

Tuesday, March 3, 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 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

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**United States Bankruptcy Court
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Courtroom 1539 Calendar**

Tuesday, March 3, 2026

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, March 3, 2026

Hearing Room 1539

10:00 AM

2:25-20814 Sonia Ellen Kish

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2020 Tesla Model 3, VIN: 5YJ3E1EA4LF739867**

MOVANT: TD Bank, N.A.

Docket 13

***** VACATED *** REASON: 2/13/26 - VOLUNTARY DISMISSAL OF MOTION FILED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

Party Information

Debtor(s):

Sonia Ellen Kish

Represented By
Sanaz Sarah Bereliani

Movant(s):

TD Bank, N.A.

Represented By
Sheryl K Ith

Trustee(s):

Jason M Rund (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

2:25-21072 Luz Angela Franco Cardenas

Chapter 7

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2023 Nissan Kicks; VIN: 3N1CP5DV7PL489931**

MOVANT: American Credit Acceptance LLC

Docket 10

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Luz Angela Franco Cardenas

Represented By
Roland H Kedikian

Movant(s):

American Credit Acceptance LLC

Represented By
Kirsten Martinez

Trustee(s):

Wesley H Avery (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

2:25-21388 Shant Khodaverdian

Chapter 7

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2024 TOYOTA SIENNA; VIN: 5TDZSKFC1RS130250**

MOVANT: Toyota Motor Credit Corporation

Docket 10

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant without waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Shant Khodaverdian

Represented By
Tyson Takeuchi

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Timothy Yoo (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

2:26-10194 Aaron Vargas and Victoria Chimal

Chapter 7

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2018 Mercedes-Benz GLE350W, VIN: 4JGDA5JB7JB150832**

MOVANT: Mercedes-Benz Financial Services USA LLC

Docket 12

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Aaron Vargas

Represented By
Jaime A Cuevas Jr.

Joint Debtor(s):

Victoria Chimal

Represented By
Jaime A Cuevas Jr.

Movant(s):

Mercedes-Benz Financial Services

Represented By
Sheryl K Ith

Trustee(s):

John J Menchaca (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

2:25-21049 Gold Tree Studios LLC

Chapter 11

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: **8721 W. Sunset Blvd., Suites 200, 202, 209A and Suites 207-208 and Suite P1 + Patio, West Hollywood, CA 90069**

MOVANT: Scott Properties LLC

fr: 2-10-26

Docket 16

Courtroom Deputy:

ZoomGov Appearance by:

2/9/26 - Keith Higginbotham

2/9/26 - David Dorenfeld

Tentative Ruling:

Tentative Ruling for February 10, 2026:

Denial of the motion for relief from stay would not restore possession of the premises to the debtor. Pursuant to the parties' stipulation for entry of judgment, because the debtor failed to make the payments required by the stipulation within the time limits set forth therein (or by any extended deadline to which the parties agreed), all of the personal property left at the premises was deemed abandoned. Notably, the debtor also promised and warranted that it would not take any steps to stay enforcement of the judgment or to challenge or vacate that judgment.

It may be true that, without access to the premises and the personal property in it, the debtor has no hope of reorganization, but how would denying relief from stay do anything other than maintain the current status quo? The court will not adjudicate in this context whether the post-petition lockout was itself a

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1539 Calendar**

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

CONT... Gold Tree Studios LLC

Chapter 11

violation of the automatic stay. If the debtor wants a declaration to that effect, it should bring a motion or an adversary proceeding of its own. And if the debtor wants to avoid the abandonment of its personal property, that would appear to require an adversary proceeding seeking to set aside the stipulated judgment.

Grant motion without waiver of Rule 4001(a)(3). At present, debtor does not appear to have any interest in the premises or the personal property left on the premises.

Tentative Ruling for March 3, 2026:

As a technical matter, there is no reason to grant movant "annulment" of the automatic stay, because the automatic stay never attached to debtor's naked possessory interest in the property and no automatic stay ever arose in the first place. As the Ninth Circuit explained in In re Perl, 811 F.3d 1120 (9th Cir. 2016), the key issue that determines whether or not the automatic stay protects the debtor from being locked out of a piece of real property post-petition is whether the debtor had any remaining legal or equitable possessory interest in the property at the time the bankruptcy was filed. If not, the debtor's naked possessory interest does not qualify as property of the estate and the automatic stay does not protect it. According to the Ninth Circuit, we look to state law to determine what interest the debtor had in the property at the time of filing and, under California law, entry of judgment and issuance of a writ of possession following unlawful detainer proceedings extinguishes all other legal and equitable possessory interests in the real property.

Prepetition, the debtor entered into a stipulated judgment for possession in the unlawful detainer proceeding. The debtor did not make the payments required by the stipulation by the prepetition deadline set forth in the stipulation (and did not pay them by an extended deadline to which the parties agreed, which was still prepetition). The lessor therefore sought and obtained a writ of possession based on this judgment prepetition.

The stipulation also provided that, upon this default, all of the debtor's personal property left at the premises was deemed abandoned. As the court

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1539 Calendar**

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

CONT... Gold Tree Studios LLC

Chapter 11

has noted, even if this abandonment may be avoided as a preferential or fraudulent transfer, the property was nevertheless transferred prepetition and, therefore, it too ceased to be property of the debtor prior to the bankruptcy filing. (Any resulting avoidance actions would be property of the estate, but the underlying property would not be unless and until the transfer was avoided.) As a result, the personal property was not property of the bankruptcy estate to which the stay applied when the case was filed. (However, any discussion of the extent to which the automatic stay applied to the debtor's personal property is irrelevant here, as the lender did not dispose of the debtor's property without first obtaining relief from stay, and we know from the Supreme Court's holding in City of Chicago v. Fulton, that merely retaining possession of the debtor's personal property post-petition is not itself a violation of Bankruptcy Code section 362(a)(3).)

Notably, the debtor also promised and warranted that it would not take any steps to stay enforcement of the judgment or to challenge or vacate that judgment. Yet it did precisely that, by filing bankruptcy and arguing that the automatic stay stayed enforcement of the judgment. Although entering into a prepetition contract in which a debtor agrees not to file bankruptcy is not generally enforceable, the fact that the debtor entered into, and then breached, such a contract is relevant to the issue of whether the debtor has acted in good faith in its dealings with the nondebtor party.

Therefore, the Court should deny the motion for annulment of the stay on the ground that it is unnecessary because the stay did not prevent a lockout of the debtor. But, in the alternative, the Court should find that, if the automatic stay did apply to and prohibit the post-petition lockout, the stay should be annulled, even though the lender was well aware of the bankruptcy filing at the time of the lockout, in light of the fact that the circumstances evidence the debtor's intention to hinder and delay the creditor, and the equities of the case weigh in favor of enforcing the parties' prepetition agreement concerning what would happen if the debtor did not pay the agreed upon amounts by the deadline negotiated by the parties. The debtor is attempting to obtain yet another "bite at the apple," which appears unwarranted on these facts. If the debtor wanted to rely on the benefits available to a debtor in possession to reorganize, it should have filed bankruptcy sooner -- before it stipulated to a

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

Tuesday, March 3, 2026

Hearing Room 1539

10:00 AM

CONT... Gold Tree Studios LLC

Chapter 11

judgment for possession and a writ of possession was issued.

NOTE: Pursuant to Bankruptcy Code section 108(b), if an order entered in a nonbankruptcy proceeding or a prepetition agreement fixes a period within which the debtor may cure a default or perform any similar action, **and such period has not expired before the date of the filing of the petition**, this section gives the debtor until the later of the expiration of the original period or 60 days after the filing to cure the default/make the payment. However, as discussed above, the period within which the debtor could make payments to the lessor to avoid eviction and deemed abandonment of its personal property had expired before the petition was filed, so this code section does not apply. (The bankruptcy code also gives the debtor a period of time post-petition within which it may assume an executory lease and cure defaults under that lease, but, after a judgment for possession has entered and a writ of possession has been issued, the lease is no longer executory. Contracts that were terminated pre-bankruptcy may not be assumed in bankruptcy. If a contract has been terminated pre-bankruptcy, there is nothing left for the debtor to assume. Contracts that are terminated prepetition also are not property of the estate. Solimano Framing Grp. LLC v. Pier Constr. & Dev., LLC (In re Solimano Framing Grp. LLC), 664 B.R. 803, 806 (Bankr. 9th Cir. 2024); see also In re Windmill Farms, Inc., 841 F.2d 1467 (9th Cir. 1988).)

Party Information

Debtor(s):

Gold Tree Studios LLC

Represented By
Joseph Simon

Movant(s):

Scott Properties LLC

Represented By
Allan D Sarver

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

2:23-18615 Paul Casteneda, Sr. and Dominique M. Casteneda

Chapter 7

#200.00 Motion For An Order Disallowing The Debtors' Claim Of Homestead Exemption
In Real Property

fr: 5-8-24; 8-13-24; 11-5-24; 1-7-25; 3-11-25; 6-3-25; 8-19-25; 10-7-25;
12-16-25; 1-20-26

Docket 18

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for May 8, 2024:

Neither of the declarations to which movant refers the court as evidence to support its contentions contains admissible evidence. Both are based entirely on information and belief.

There are genuine issues of material fact, including, for example, whether the funds obtained from the sale of the Sunflower property were already exempt funds. Deem motion to be an adversary proceeding for procedural purposes. Discuss with parties how much time they need for discovery.

Hearing required.

8/6/2024 -- Court approved stipulation continuing hearing to November 5, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024.

Tentative Ruling for November 5, 2024:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT... Paul Casteneda, Sr. and Dominique M. Casteneda

Chapter 7

Final Ruling for November 5, 2024:

Court continued hearing to January 7, 2025 at 2:00 p.m. as a holding date or status conference. Movant should serve and file notice of continuance.

Tentative Ruling for January 7, 2025:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

1/02/2025 -- Court approved stipulation continuing hearing to March 11, 2025 at 2:00 p.m. OFF CALENDAR FOR JANUARY 7, 2025.

Tentative Ruling for March 11, 2025:

Based on information provided in parties' joint status report in related adversary proceeding, continue status conference to June 3, 2025 at 2:00 p.m. to give the state court a further opportunity to rule. APPEARANCES WAIVED ON MARCH 11, 2025.

Tentative Ruling for June 3, 2025:

Revisit status of motion after conclusion of status conference in adversary proceeding.

Tentative Ruling for August 19, 2025:

At request of the parties, continue hearing to October 7, 2025 at 2:00 p.m. APPEARANCES WAIVED ON AUGUST 19, 2025.

Tentative Ruling for October 7, 2025:

See tentative ruling for matter no. 203. At plaintiff's request, continue hearing to December 16, 2025 at 2:00 p.m. APPEARANCES WAIVED ON OCTOBER 7, 2025.

Tentative Ruling for December 16, 2025:

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT... Paul Casteneda, Sr. and Dominique M. Casteneda

Chapter 7

See tentative ruling for matter no. 201. At the parties' request, continue hearing to January 20, 2026 at 2:00 p.m. APPEARANCES WAIVED ON DECEMBER 16, 2025.

Tentative Ruling for January 20, 2026:

Set deadline for plaintiff to file motion for summary judgment/motion to enforce stipulations both in the main case as to homestead exemption and adversary proceeding based on state court's ruling and accompanying briefing schedule. Continue hearing to date of hearing on motion(s) for summary judgment.

Final Ruling for January 20, 2026:

Continue hearing to March 3, 2026 at 2:00 p.m. to give state court an opportunity to hear motion to vacate judgment. (Motion to vacate filed February 16, 2026; set for hearing on February 24, 2026.) Requirement of status report waived.

Tentative for March 3, 2026:

What happened at the February 24 hearing in state court on motion to vacate judgment?

Party Information

Debtor(s):

Paul Casteneda Sr.

Represented By
W. Derek May

Joint Debtor(s):

Dominique M. Casteneda

Represented By
W. Derek May

Movant(s):

Patrick Casteneda

Represented By
Summer M Shaw

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT... Paul Casteneda, Sr. and Dominique M. Casteneda

Chapter 7

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

2:23-18615 Paul Casteneda, Sr.

Chapter 7

Adv#: 2:24-01080 Patrick Casteneda, individually and as representat v. Casteneda, Sr. et al

#201.00 Status Conference re: 67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)),(65 (Dischargeability - other) Complaint by Patrick Casteneda against Paul Casteneda Sr., Dominique M. Casteneda.

fr: 5-28-24; 8-13-24; 11-5-24; 1-7-25; 3-11-25; 6-3-25; 8-19-25; 10-7-25; 12-16-25; 1-20-26

Docket 1

Courtroom Deputy:

Tentative Ruling:

At parties' request, continue case status conference to August 13, 2024 at 2:00 p.m. Parties should file joint status report not later than July 30, 2024. APPEARANCES WAIVED ON MAY 28, 2024.

8/6/2024 -- Court approved stipulation continuing hearing to November 5, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024.

Tentative Ruling for November 5, 2024:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

Final Ruling for November 5, 2024:

Court continued status conference to January 7, 2025 at 2:00 p.m. Plaintiff should file and serve a notice of continuance and a unilateral status report not later than December 23, 2024.

Tentative Ruling for January 7, 2025:

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT...

Paul Casteneda, Sr.

Chapter 7

What is the status of this matter? Where is the unilateral status report that plaintiff should have filed by December 23, 2024? Hearing required.

1/02/2025 -- Court approved stipulation continuing hearing to March 11, 2025 at 2:00 p.m. OFF CALENDAR FOR JANUARY 7, 2025.

Tentative Ruling for March 11, 2025:

Based on information provided in joint status report, continue status conference to June 3, 2025 at 2:00 p.m. Parties should file updated status report not later than May 20, 2025. APPEARANCES WAIVED ON MARCH 11, 2025.

Tentative Ruling for June 3, 2025:

What is the hearing on July 15 about? Has an appeal been filed? If so, does it make sense to proceed with a motion for summary judgment before the appeal has been resolved? Hearing required.

Tentative Ruling for August 19, 2025:

At request of the parties, continue hearing to October 7, 2025 at 2:00 p.m. APPEARANCES WAIVED ON AUGUST 19, 2025.

Tentative Ruling for October 7, 2025:

Prior to last status conference, status report represented that the state court matter had been fully adjudicated and that the parties were awaiting the entry of a formal judgment. That judgment has now been entered. (The status report represents that that judgment was attached, but it was not.) Pursuant to a prior stipulation between the parties, it is plaintiff's position that debtor should stipulate to a judgment denying the discharge of plaintiff's debt and disallowing the debtor's homestead exemption. If the debtor fails to do this, plaintiff intends to bring a motion to enforce the parties' stipulation. However, plaintiff has requested that this matter be continued to December 16, 2025 at 2:00 p.m. to give plaintiff an opportunity to bring a motion for summary judgment.

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT... Paul Casteneda, Sr.

Chapter 7

At plaintiff's request, continue status conference to December 16, 2025 at 2:00 p.m. Plaintiff may use this date as a hearing on a motion for summary judgment. APPEARANCES WAIVED ON OCTOBER 7, 2025.

Tentative Ruling for December 16, 2025:

Court has reviewed plaintiff's unilateral status report, in which she reports that she has agreed to request a continuance of the status conference on behalf of both parties to sometime in January of 2026. At the parties' request, continue status conference to January 20, 2026 at 2:00 p.m. Parties should file updated status report not later than January 6, 2026. APPEARANCES WAIVED ON DECEMBER 16, 2025.

Tentative Ruling for January 20, 2026:

Set deadline for plaintiff to file motion for summary judgment/motion to enforce stipulations both in the main case as to homestead exemption and adversary proceeding based on state court's ruling and accompanying briefing schedule. Continue hearing to date of hearing on motion(s) for summary judgment.

Final Ruling for January 20, 2026:

Continue hearing to March 3, 2026 at 2:00 p.m. to give state court an opportunity to rule on defendants' motions. (Motion to vacate filed February 16, 2026; set for hearing on February 24, 2026.) Requirement of status report waived.

Tentative for March 3, 2026:

What happened at the February 24 hearing in state court?

Party Information

Debtor(s):

Paul Casteneda Sr.

Represented By
W. Derek May

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

Tuesday, March 3, 2026

Hearing Room 1539

2:00 PM

CONT... Paul Casteneda, Sr.

Chapter 7

Defendant(s):

Paul Casteneda Sr. Pro Se

Dominique M. Casteneda Pro Se

Joint Debtor(s):

Dominique M. Casteneda Represented By
W. Derek May

Plaintiff(s):

Patrick Casteneda, individually and Represented By
Summer M Shaw

Trustee(s):

Howard M Ehrenberg (TR) Pro Se