

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

Wednesday, March 11, 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.

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Hearing conducted by ZOOMGov.

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

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

Wednesday, March 11, 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**

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:26-11016 22 Silver Saddle Ln Trust

Chapter 7

#100.00 Order to Appear and Show Cause re: Dismissal

Docket 6

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Court has not received a response to its OSC. Alleged debtor is "22 Silver Saddle Ln Trust." The petitioning creditors all hold claims described only as "business debts" in perfectly round amounts. Docket does not reflect that petitioners ever requested the issuance of a summons or served that summons. A trust is not eligible to be a debtor in bankruptcy unless it qualifies as a "person" within the meaning of Bankruptcy Code section 101(41), which it will not do unless it is a "business trust." There is no information in the record from which the Court can ascertain whether or not the debtor is a business trust, and this appears to be a collusive filing.

Dismiss case on the ground that debtor is ineligible to be a debtor in bankruptcy and the filing appears collusive.

Party Information

Debtor(s):

22 Silver Saddle Ln Trust

Pro Se

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:25-17497 George Andrew Casillas and Soledad Casillas

Chapter 7

#101.00 Motion For an Order Reopening Chapter 7 Case

Docket 14

Courtroom Deputy:

ZoomGov Appearance by:

3/9/26 - Nancy Clark

Tentative Ruling:

Movants do not appear to have been served with notice of the bankruptcy or of the deadline for filing nondischargeability actions or objections to discharge or the exemptions or the deadline for filing proofs of claim (if there was one). However, movants do not request that the case be reopened for them to pursue a nondischargeability action, file a proof of claim or object to the debtors' discharge. Based on the motion, it appears that the reason for the motion to reopen is because "Creditors intend to offer to purchase with an opening bid of \$70,000 all of the Debtors rights in the Arbitration Complaint and Demand for Arbitration."

If this is the reason for the request to reopen, the motion must be denied. There would be no point, as the chapter 7 trustee cannot sell the debtors' rights in this litigation to them. Property that is disclosed in the debtors' schedules and not administered by the trustee is abandoned to the debtors when the case is closed. The debtors' claims against movant were disclosed. See text in box in response to question 33 on the debtor's Schedule A/B. This litigation is disclosed again on the debtor's Schedule C. Therefore, when the case was closed, these claims were abandoned to the debtor.

Deny motion if what movant hopes to achieve is to bid for the claims that the debtors are currently asserting against it.

Party Information

Debtor(s):

George Andrew Casillas

Represented By

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT...

George Andrew Casillas and Soledad Casillas

Chapter 7

Michael E Clark

Joint Debtor(s):

Soledad Casillas

Represented By

Michael E Clark

Movant(s):

Minerva Carrion

Represented By

Marc C Forsythe

Carden Academy of Whittier, LLC

Represented By

Marc C Forsythe

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:25-14768 Julio Cesar Torres

Chapter 7

#102.00 Motion to Approve Assignment Agreement between the Trustee and the Debtor for the Trustee's Conveyance of the Estate's Interest in 2019 Nissan Rogue

Docket 34

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Why is this framed as an "assignment"? This is confusing in light of the concept of an assignment under section 365. The trustee is selling the estate's interest in the vehicle, no?

The discussion of the overbid price makes sense to the Court, but the language of the agreement itself is confusing. It appears that the debtor will be paying the trustee \$13,325 in exchange for the estate's interest in the vehicle. Is this what the parties intend? Isn't it the case that the debtor will pay the estate \$4,700 and not assert that it is entitled to exempt any portion of these funds. In other words, the debtor is purchasing the vehicle for its value, less the amount of the exemption, for a net purchase price of \$4,700.

Is anyone else interested in bidding on this vehicle?

Party Information

Debtor(s):

Julio Cesar Torres

Represented By
Daniel King

Movant(s):

Peter J Mastan (TR)

Pro Se

Trustee(s):

Peter J Mastan (TR)

Pro Se

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:23-11291 Jae Paul Pak

Chapter 11

#103.00 Post Confirmation Status Conference in a Chapter 11 Subchapter V Case

fr: 10-18-23; 10-26-23; 11-15-23; 12-13-23; 1-9-24; 2-14-24; 3-12-24; 4-2-24;
6-6-24; 10-30-24; 5-27-25; 6-11-25; 9-10-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 9-16-26 AT 11AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

3/9/26 - Susan Seflin

3/9/26 - Jeffrey Golden

Tentative Ruling:

Tentative Ruling for October 26, 2023:

The Court has a series of questions and comments concerning the form of the plan that will be discussed on the record at the time of hearing. Set deadline for filing amended plan and confirmation related deadlines.

Final Ruling for October 26, 2023:

Debtor should lodge an order setting the deadline for making 1111(b) elections, which will be two weeks after the debtor serves the plan and ballots. The notice of plan related deadlines should include a reference to this deadline. Parties are scheduled for another mediation session on November 2, 2023 and anticipate filing an amended plan with amended projections. Court continued hearing to November 15, 2023 at 2:00 p.m. and waived the requirement of a status report.

Tentative Ruling for November 15, 2023:

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... Jae Paul Pak

Chapter 11

Court has entered order setting deadline for 1111(b) elections. Did parties participate in another day of mediation on November 2, 2023? If so, what was the outcome? Hearing required.

12/12/23 -- Court approved stipulation continuing case status conference to January 9, 2024 at 2:00 p.m. Debtor shall file a further amended plan (if there are further amendments to make) not later than January 4, 2024. OFF CALENDAR FOR DECEMBER 13, 2023.

Tentative Ruling for January 9, 2024:

The parties report that mediation was unsuccessful and that there are no further mediations scheduled at this time.

Has the debtor filed a motion or an adversary proceeding seeking to avoid any of Rassman's liens? If not, why not? Can the plan be confirmed in its present form before the appeal is resolved? Hearing required.

Tentative Ruling for February 14, 2024:

Court has reviewed latest version of debtor's plan. This version contains a claim reserve, so it appears that the *amount* of Rassman's claim does not need to be resolved before confirmation, but inasmuch as the plan does not provide for the payment of interest and treats Rassman's claim as an unsecured claim, success in the debtor's efforts to avoid any liens that Rassman asserts appears to be a condition precedent to confirmation. Either the plan should so state or the court should not move forward with confirmation unless and until that has occurred.

Court has a number of small stylistic changes to propose with regard to the plan, but, more fundamentally, how much does the debtor intend to pay on account of unsecured claims? The plan neither promises a set dollar amount (or at least a minimum) monthly payment or a set percentage. How would the court ever determine whether the debtor is in compliance? The Class 4 treatment is vague, to say the least. It says, "From the funds remaining to be paid through the Plan [is this amount even disclosed anywhere?], Class 4

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT...

Jae Paul Pak

Chapter 11

Claimants will be paid their pro rata share of those funds monthly over five years starting in year three (3) of the Plan." Huh? True, the subchapter V trustee is supposed to assist in determining the amount of the 50 percent of net income that the debtor's company will have to contribute, but that is not the entirety of the amounts to be paid to Class 4 creditors, is it? Doesn't the debtor intend to pay additional amounts from other sources?

Debtor is planning to reject the Porsche lease and sets a deadline for the filing of any rejection claim. Will there be one? Is an estimated amount of this claim included in the plan's estimates of general unsecured claims?

Final Ruling for February 14, 2024:

Debtor will be filing 522(f) motion. If that motion does not resolve issues, debtor will either create an alternate plan structure that can be confirmed whether lien is avoided or not or insert condition precedent to confirmation. Court continued hearing to March 12, 2024 at 10:00 a.m. Debtor may use this date as hearing date for 522(f) motion. Debtor should file amended plan by March 1, 2024.

Tentative Ruling for March 12, 2024:

Court has one or two comments on the form of the amended plan. Continue case status conference to date of continued hearing on 522(f) motion.

Final Ruling for March 12, 2024:

Continue case status conference to same date and time as continued hearing on motion to avoid lien.

Tentative Ruling for April 2, 2024:

Court has now granted motion to avoid lien against debtor's interest in residence, but does court have to resolve adversary proceedings before plan in its current form may be confirmed? (Adv. No. 24-01011 is about to be resolved, but another adversary proceeding remains.) Hearing required.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... **Jae Paul Pak**

Chapter 11

Tentative Ruling for June 6, 2024:

Revisit status of case after conclusion of confirmation hearing.

Tentative Ruling for October 18, 2024:

The status reports filed by the debtor and the subchapter V trustee identify 3 issues:

1. When first quarterly report should be due. There is no need to specify a date certain for the first report. The deadline should track from the date on which the plan becomes effective and say something like, the first quarterly report should be filed not later than 30 days after the end of the first full calendar quarter after the plan has become effective.
2. Dr. Rassman has requested additional language that appears consistent with directions given by the Court at the October 1 status conference on the form of the confirmation order. Neither the trustee nor the debtor appear to have any problems with this new language, so what is the issue?
3. The debtor and JPMD were to have filed their 2023 tax returns by October 15, 2024. Did this occur and have copies been provided to the subchapter V trustee?

Hearing required.

5/22/25 -- Court approved stipulation continuing conference to June 11, 2025 at **2:00**. The Debtor's reports will be filed not later than May 27, 2025 and Rassman's and Trustee's will be filed not later than June 3, 2025. APPEARANCES WAIVED ON MAY 27, 2025.

Tentative Ruling for June 11, 2025:

[NOTE: ALL HEARINGS FOR THIS WEEK WILL BE BY ZOOM ONLY]

Have there been any developments since the status reports were filed that the parties would like to share with the Court? Hearing required.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... Jae Paul Pak

Chapter 11

Final Ruling for June 11, 2025:

Continue case status conference to September 10, 2025 at 1:00 p.m. Reorganized debtor (and anyone else who would like to report anything) should file updated status report(s) not later than August 29, 2025.

Tentative Ruling for September 10, 2025:

Has any progress been made with regard to the resolution of special counsel's fees?
Has oral argument been scheduled for the appeal of Dr. Rassman's judgment?

Hearing required.

Final Ruling for September 10, 2025:

Continue hearing to March 11, 2026 at 1:00 p.m. Reorganized debtor shall file an updated status report not later than February 27, 2026.

Tentative Ruling for March 11, 2026:

Court has reviewed reorganized debtor's status report. At debtor's request, continue case status conference to September 16, 2026 at 11:00 a.m. Reorganized debtor should file an updated status report not later than September 4, 2026.
APPEARANCES WAIVED ON MARCH 11, 2026.

Party Information

Debtor(s):

Jae Paul Pak

Represented By
Jeffrey I Golden
Beth Gaschen

Trustee(s):

Susan K Seflin (TR)

Pro Se

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-13201 TREE LANE LLC

Chapter 11

#104.00 Motion For Order Authorizing And Approving: (A) The Adequacy Of The Disclosure Statement Describing Chapter 11 Plan Of Liquidation Proposed By Debtor Tree Lane Llc And Skylark (UK) Servicer, LLC; (B) The Form, Scope, And Nature Of Solicitation, Balloting, Tabulation, And Notices With Respect Thereto; And (C) Related Confirmation Procedures, Deadlines And Notices

Docket 319

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - Robyn Sokol

3/10/26 - David Shevitz

3/10/26 - Roberto Kampfner

Tentative Ruling:

Court has a number of questions and 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.

With regard to the specific objections raised by the US Trustee, the Court offers the following tentative rulings:

1. Court is a bit confused by the US Trustee's arguments with regard to the exculpation clause. Although some of the earlier language refers to implementation of the plan and could therefore be problematic (although there appears to be a carveout for fraud, willful misconduct and gross negligence), there is a savings provision at the end, which provides as follows:

Notwithstanding the foregoing, the Exculpation shall be limited to conduct that occurs between the Petition Date and the Effective Date and does not release

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... TREE LANE LLC

Chapter 11

(1) any post-Effective Date obligation under the Plan or any document, instrument, or agreement executed to implement the Plan

This would appear to bring the exculpations within the scope of what is permissible under Blixseth according to the US Trustee.

2. Only a portion of the injunction provisions appear problematic. On page 45 at line 25, it is unclear why the debtor refers to section 524(a). This is not a discharge.

The first paragraph appears to enjoin people from prosecuting claims as to which an exculpation applies. That seems appropriate. If and to the extent that the exculpation is appropriate, an injunction enforcing that exculpation is fine.

The second paragraph enjoins people from interfering with implementation and consummation of the plan. That might be permissible, depending on what the debtor means by this. It cannot mean acting as if there is no discharge. More clarity is needed. And accepting distributions under the plan should not constitute consent to the injunction, so that language should be deleted.

The third paragraph is the most problematic. It appears to enjoin anyone who holds a claim against the debtor from enforcing its claim (or asserting any setoffs) against the debtor, other than by collecting the payments or distributions if any contemplated by the plan and purports to grant this injunction notwithstanding the provisions of 1141(d)(3). How is this different from a discharge? This provision needs to be eliminated.

Party Information

Debtor(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards
Robyn B Sokol

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... TREE LANE LLC

Chapter 11

Movant(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards
Robyn B Sokol

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-13201 TREE LANE LLC

Chapter 11

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

fr: 5-29-24; 6-13-24; 6-20-24; 7-17-24; 8-6-24; 9-24-24; 1-15-25; 5-13-25;
5-28-25, 9-30-25; 12-10-25; 1-20-26

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - Robyn Sokol

3/10/26 - David Shevitz

3/10/26 - Roberto Kampfner

Tentative Ruling:

Court waived the requirement that the debtor file an updated status report.
Does it make sense to set a bar date at this point in the case?

Hearing required.

7/15/ 2024 -- At request of parties, continue hearing to August 14, 2024 at
10:00 a.m.

(Court understands that above dates may not work for parties. Discuss new
hearing date and briefing schedule with counsel at time of hearing.)

Tentative Ruling for August 6, 2024:

Revisit status of case after conclusion of hearing on interim financing.

8/13/24 -- Court approved order setting bar date of October 21, 2024. Debtor
must serve notice of bar date by August 16, 2024.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... TREE LANE LLC

Chapter 11

Tentative Ruling for September 24, 2024:

Revisit status of case after conclusion of hearing on related matters on calendar.

Final Ruling for September 24, 2024:

Continue case status conference to January 15, 2025 at 11:00 a.m. Debtor should file updated status report not later than January 3, 2025.

Tentative Ruling for January 15, 2025:

Where is case status report that should have been filed by January 3, 2025? Hearing required.

Final Ruling for January 15, 2025:

Continue case status conference to May 13, 2025 at 2:00 p.m. Debtor should file status report not later than April 29, 2025 if it has any information to provide in addition to whatever is in the joint status report filed by the parties to the adversary proceeding.

Tentative Ruling for May 13, 2025:

What progress, if any, has been made toward a sale of the debtor's real property? Hearing required.

Final Ruling for May 13, 2025:

Continue case status conference to May 28, 2025 at 10:00 a.m. Requirement that an updated status report be filed is waived for this status conference.

Tentative Ruling for May 28, 2025:

Revisit status of case after conclusion of hearing on related matter on calendar.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... TREE LANE LLC

Chapter 11

Tentative Ruling for September 30, 2025:

Revisit status of case after conclusion of hearing on related matter.

Final Ruling for September 30, 2025:

Continue case status conference to December 10, 2025 at 2:00 p.m.
Disclosure statement can be heard at same time if plan filed sufficiently in
advance of that date to satisfy applicable rules. Requirement of a status
report waived.

Tentative Ruling for December 10, 2025:

Docket does not reflect the filing of a plan. Court waived the requirement of a
status report. What is the current status of this case? When does the debtor
believe it will be in a position to file a plan? Hearing required.

Final Ruling for December 10, 2025:

Continue hearing to January 20, 2026 at 10:00 a.m. Debtor should file and
serve an updated status report by January 12, 2026 if it has not filed a plan
and disclosure statement by that date.

Tentative Ruling for January 20, 2026:

Debtor reports that a plan will be filed by the end of January and requests a
schedule that will permit it to confirm a plan not later than mid-April. Continue
case status conference to a date that can serve as date of hearing on a
disclosure statement if plan is filed in a timely manner.

Tentative Ruling for March 11, 2026:

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

Party Information

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... TREE LANE LLC

Chapter 11

Debtor(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards

Movant(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-15230 810 Wilton Ventures LLC

Chapter 11

#106.00 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; 2-11-26

Docket 51

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - David Shevitz

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:

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

Tentative Ruling for June 25, 2025:

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

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
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."

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

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. 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?

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

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.

Tentative Ruling for March 11, 2026:

What if anything happened at the February 20, 2026 hearing? Has any progress been made?

Party Information

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

Debtor(s):

810 Wilton Ventures LLC

Represented By
Stella A Havkin

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-15230 810 Wilton Ventures LLC

Chapter 11

#107.00 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; 2-11-26

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - David Shevitz

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?

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.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

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.

Tentative Ruling for January 27, 2026:

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... 810 Wilton Ventures LLC

Chapter 11

See tentative ruling for matter no. 213.

Tentative Ruling for March 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 Havkin

Movant(s):

810 Wilton Ventures LLC

Represented By
Stella A Havkin

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-19127 Unrivaed Brands, Inc.

Chapter 11

#108.00 Debtors Motion For Order (1) Approving Disclosure Statement, (2) Establishing Voting, Plan Confirmation And Other Procedures, (3) Scheduling Plan Confirmation Hearing And Setting Other Related Dates And Deadlines, And (4) Providing Other Ancillary And Related Relief

Docket 317

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - John-Patrick Fritz

3/10/26 - David Shevitz

Tentative Ruling:

Court has a number of questions and 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.

With regard to the specific objections raised by the US Trustee, the Court offers the following tentative rulings:

1. Court agrees that the exculpation provisions are too broad. They include releases for conduct in connection with the implementation of the plan and continue beyond the effective date of the plan.
2. Court agrees that the injunction provisions are impermissible as well. They are indistinguishable from a discharge, which isn't available here, and purport to bind anyone that accepts a distribution under the plan. Court would not in any event approve releases that require a creditor to opt out and, here, it appears that opt out isn't even a true option as it would require the creditor to forego receiving a distribution.

Party Information

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... Unrivaled Brands, Inc.

Chapter 11

Debtor(s):

Unrivaled Brands, Inc.

Represented By

John-Patrick M Fritz

Robert Carrasco

Jeffrey S Kwong

Richard P Steelman Jr

Movant(s):

Unrivaled Brands, Inc.

Represented By

John-Patrick M Fritz

John-Patrick M Fritz

Robert Carrasco

Robert Carrasco

Jeffrey S Kwong

Jeffrey S Kwong

Richard P Steelman Jr

Richard P Steelman Jr

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:24-19127 Unrivaed Brands, Inc.

Chapter 11

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

fr: 12-18-24; 3-12-25; 3-26-25; 4-30-25; 6-11-25; 7-9-25; 8-6-25; 9-3-25;
10-1-25; 10-29-25; 12-3-25; 1-7-26

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - John-Patrick Fritz

3/10/26 - David Shevitz

Tentative Ruling:

Set bar date and deadline for debtor to serve notice of bar date. Continue case status conference approximately 90 days.

12/23/24 -- Court signed scheduling order with following dates:
Status conference continued to March 12, 2025 at 11:30 a.m.
L/D for debtor to file updated status report -- February 28, 2025
L/D for debtor to serve notice of bar date -- December 20, 2024
General bar date -- February 18, 2025
Government claims bar date -- May 5, 2025

2/25/25 -- Court approved stipulation extending bar date for People's CA and its assigns only to April 25, 2025.

Tentative Ruling for March 12, 2025:

Continue case status conference to March 26, 2025 at 10:00 a.m. to be held concurrently with motion to extend exclusivity. (No new status report is required for this conference.) APPEARANCES WAIVED ON MARCH 12,

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

**CONT... Unrivaled Brands, Inc.
2025.**

Chapter 11

Tentative Ruling for March 26, 2025:

What is the status of the debtor's efforts to document the parties' global settlement? Has a 9019 motion been filed? Hearing required.

Tentative Ruling for April 30, 2025:

Court waived the requirement of a status report for this status conference. Assuming court approves compromise on calendar as matter no. 103, what will the future of this chapter 11 case look like? Hearing required.

6/3/2025 -- Court approved second order appointing Judge Kwan as mediator.

Tentative Ruling for June 11, 2025:

[NOTE: ALL HEARINGS FOR THIS WEEK WILL BE BY ZOOM ONLY]

Revisit status of case after conclusion of related matters on calendar. (Motion to extend exclusivity is currently set for hearing on June 25, 2025 at 10:00 a.m.)

6/26/25 -- Court approved order extending debtor's exclusive dates to file and confirm plan to September 4, 2025 and November 1, 2025, respectively.

Tentative Ruling for July 9, 2025:

Has any progress been made in negotiations concerning the Mystic Holdings? When do debtors believe they will be in a position to file a plan? Hearing required.

Tentative Ruling for August 6, 2025:

At the request of the parties, continue hearing to September 3, 2025 at **11:00**

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... Unrivaled Brands, Inc.

Chapter 11

a.m. (not 1:00 p.m.) to be heard concurrently with abandonment motion.
APPEARANCES WAIVED ON AUGUST 6, 2025.

Tentative Ruling for September 3, 2025:

Parties stipulated to authorize Judge Kwan to resolve disputes between People's California and Dominion Capital with regard to \$1,000,000 of escrowed funds. By order entered August 15, 2025, Judge Kwan has ruled that the funds should be divided as follows: \$440,000 to People's and \$560,000 to Dominion Parties.

Where does the debtor plan to go from here? Has any progress been made with regard to how best to handle the problem created by the Mystic shares?

Hearing required.

9/4/25 -- Court approved order extending exclusive period to file plan until December 3, 2025 and exclusive period to solicit acceptances to January 30, 2025.

Tentative Ruling for October 1, 2025:

The parties stipulated to continue the hearing on the abandonment motion, but there is still a case status conference scheduled for this date. The Court waived the requirement of a written status report, but what if anything has transpired since the last status conference? Has any progress been made?

Hearing required.

Tentative Ruling for October 29, 2025:

At debtor's request, continue hearing to December 3, 2025 at 11:00 a.m.
OFF CALENDAR FOR OCTOBER 29, 2025.

11/25/2025 -- Court inserted language into order approving stipulation to continue hearing to January 7, 2026 at 11:00 a.m. OFF CALENDAR FOR DECEMBER 3, 2025.

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... Unrivald Brands, Inc.

Chapter 11

Tentative Ruling for March 11, 2026:

Revisit status of case after conclusion of hearing on related matter.

Party Information

Debtor(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
Robert Carrasco

Movant(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
John-Patrick M Fritz
Robert Carrasco
Robert Carrasco

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:25-11421 Jesus M. Garcia

Chapter 11

#110.00 Original Disclosure Statement Describing The Original Chapter 11 Plan Of Reorganization

Docket 73

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - David Shevitz

Tentative Ruling:

The plan and disclosure statement are replete with typographical and grammatical errors and unintelligible sections. The court will endeavor to discuss as many of these problems as possible on the record at the time of hearing on the disclosure statement.

Party Information

Debtor(s):

Jesus M. Garcia

Represented By
Michael R Totaro
Maureen J Shanahan

Movant(s):

Jesus M. Garcia

Represented By
Michael R Totaro
Maureen J Shanahan

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:25-11421 Jesus M. Garcia

Chapter 11

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

fr: 7-30-25, 10-1-25; 1-7-26; 1-27-26

Docket 39

Courtroom Deputy:

ZoomGov Appearance by:

3/10/26 - David Shevitz

Tentative Ruling:

Tentative Ruling for July 30, 2025:

Set deadline for serving notice of bar date and bar date. Set continued status conference shortly after bar date. Court will set deadline for filing a plan at that time.

7/31/2025 -- Court approved scheduling order with following dates:

L/D to serve notice of bar date -- July 31, 2025

Bar date -- September 15, 2025

Cont'd status conference -- October 1, 2025 at 11

L/D to file updated status report -- September 22, 2025

Tentative Ruling for October 1, 2025:

Set deadline for debtor to file plan and disclosure statement and schedule hearing on disclosure statement.

10/3/2025 -- Court approved scheduling order with following dates:

L/D to file plan and disclosure statement -- November 26, 2025

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT...

Jesus M. Garcia

Chapter 11

Hearing on disclosure statement (if filed by deadline) -- January 7, 2026 at 2:00 p.m.

Cont'd status conference -- January 7, 2026 at 2:00 p.m.

(Requirement that status report be filed is waived for this conference.)

12/22/2025 -- Court granted motion to extend deadline to file plan and disclosure statement to January 23, 2026.

Tentative Ruling for January 7, 2026:

Court waived the requirement that debtor file a status report for this case status conference. Is the debtor on track to file a plan and disclosure statement by the extended date of January 23, 2026 or does the new information concerning the existence of nondischargeable student loans mean that the debtor should convert or dismiss the case?

Hearing required.

Final Ruling for January 7, 2026:

Only appearance was from Office of U.S. Trustee. The only compliance issues at that time relate to the inclusion of the U.S. Trustee as a notice party on insurance policies.

Continue case status conference to January 27, 2026 at 11:00 a.m. Court will serve notice of continuance on debtor's counsel.

Tentative Ruling for January 27, 2026:

Court served notice of continuance on January 8, 2026. The debtor filed a plan and disclosure statement on January 23, 2026.

The Court granted a motion to convert this case from chapter 7 to chapter 11. The debtor never elected the application of subchapter V. Therefore, the Court needs to conduct a hearing on the debtor's disclosure statement. The debtor noticed a hearing on his disclosure statement for January 27, 2026 at 11:00 a.m. This doesn't work. The debtor cannot file a disclosure statement

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... **Jesus M. Garcia** **Chapter 11**
on January 23, 2026 four days before the hearing to consider its adequacy.

Set a valid hearing date to consider approval of the debtor's disclosure statement and continue case status conference to same date and time.

Tentative Ruling for March 11, 2026:

Continue case management conference to date of continued hearing on disclosure statement.

Party Information

Debtor(s):

Jesus M. Garcia

Represented By
Michael R Totaro
Maureen J Shanahan

Movant(s):

Jesus M. Garcia

Represented By
Michael R Totaro
Maureen J Shanahan

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

2:25-14395 NBA Properties Inc

Chapter 11

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

fr: 7-16-25; 10-8-25; 12-11-25; 1-7-26

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

3/9/26 - Thomas Ure

3/10/26 - David Shevitz

Tentative Ruling:

Set deadline for serving notice of bar date and bar date. Have any additional compliance issues been addressed since the status report was filed?
Hearing required.

7/21/25 -- Court approved scheduling order with following dates:

L/D to serve notice of bar date -- July 21, 2025

Bar date -- September 30, 2025

Cont'd case status conference -- October 8, 2025 at 11:00 a.m.

L/D to serve updated status report -- October 1, 2025.

Tentative Ruling for October 8, 2025:

Will the debtor be retaining a different broker to market the Grandview property, or will the debtor use the same broker now marketing the Shadow Grove property? Has there been any interest yet in the Shadow Grove property? Hearing required.

Final Ruling for October 8, 2025:

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

CONT... NBA Properties Inc

Chapter 11

Continue hearing to December 11, 2025 at 10:00 a.m. Debtor should file updated status report not later than November 30, 2025.

Tentative Ruling for December 11, 2025:

Debtor reports that it has entered into a contract for the sale of the Shadow Grove property (or perhaps the Grandview property -- the status report is inconsistent) for \$2.15M and that it will be filing a motion to sell prior to the status conference. Debtor also reports that it plans to engage a broker to sell the Grandview property prior to the upcoming status conference. As of December 9, neither a motion for authority to sell or a motion for authority to appoint a broker had been filed.

Hearing required.

Tentative Ruling for January 7, 2026:

Revisit status of case after conclusion of hearing on motion for relief from stay.

Tentative Ruling for March 11, 2026:

Has a sale of the Shadow Grove property closed? Has the Grand View property been listed for sale? Have there been any expressions of interest?
Hearing required.

Party Information

Debtor(s):

NBA Properties Inc

Represented By
Thomas B Ure

Movant(s):

NBA Properties Inc

Represented By
Thomas B Ure

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

Wednesday, March 11, 2026

Hearing Room 1539

1:00 PM

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

Chapter 11

#113.00 Motion for Payment of Administrative Claim in Amount of \$50,907.17 for Post-Petition Rent

Docket 125

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Court assumes from the fact that the debtor has not opposed this motion that the movant's calculations as to amounts that fell due under the lease for the 45-day period referenced in the motion are correct. Grant motion insofar as it seeks allowance of a chapter 11 expense of administration in this amount. Deny without prejudice request that these amounts be paid within 30 days. Movant is correct that the debtor had an obligation to pay these amounts as they fell due under section 365(d)(3), but it failed to do so. At this point, are there other unpaid chapter 11 expenses of administration that have comparable levels of priority that have not been paid? Does the debtor have unencumbered cash in an amount sufficient to pay all amounts that it is required to pay for the post-petition period? Will the estate be administratively solvent? Court does not know the answer to these questions yet and motion does not provide this information.

Party Information

Debtor(s):

Howard's Appliances, Inc.

Represented By
David M Goodrich

Movant(s):

Marina Pacifica, LLC

Represented By
Steven Werth