

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

Tuesday, April 9, 2024

Hearing Room 1539

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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.**

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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: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**

**Password: 148508**

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

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

10:00 AM

**CONT...**

**Chapter**

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

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

Docket 0

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

10:00 AM

**2:23-16872 Joan Bauer**

**Chapter 11**

**#1.00** Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **Rabo Agrifinance, LLC v. Phillips Cattle Co., Inc., et al.; Superior Court of California, County of Imperial, Case No. ECU003066**

**MOVANT: Rabo Agrifinance, LLC**

Docket 136

**Courtroom Deputy:**

**ZoomGov Appearance by:**

4/2/24 - J. Jackson Waste

4/4/24 - Christopher Seymour

4/8/24 - Leslie Cohen

**Tentative Ruling:**

Grant motion. Order granting motion should include a waiver of Rule 4001(a) (3). (The court is not granting relief from stay; it is acknowledging that the automatic stay never applied here. Thus there is no reason for a 14-day stay). It is worthy of note that the trust in question (the Phillip Himmelfarb Testamentary Trust) is not a revocable trust established by the debtor as an estate planning vehicle. She is not the settlor and beneficiary of that trust. It is an irrevocable testamentary trust established by a probate court of which she is not the trustee. Assets transferred to an irrevocable trust do not become part of the bankruptcy estate unless the transfer or the trust is invalid (or the transfer is avoided).

The trust previously attempted to characterize itself as a business trust capable of filing bankruptcy in its own right. Debtor (or debtor's family trust) is, at best, a 50 percent beneficiary of the *trust*, so she owns an equitable

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

10:00 AM

**CONT... Joan Bauer**

**Chapter 11**

interest in the *trust*, which interest is property of the estate, but she is not the owner of the property or even of 50 percent of the property. The situation is no different than if the debtor owned 50 percent of the equity in a corporation and the corporation owned the property. A bankruptcy filing by the 50 percent shareholder would not give rise to an automatic stay sufficient to prevent a secured creditor from foreclosing on property owned by the corporation.

If a sale of the property generates sufficient assets to create a surplus after payment of the secured obligations and costs of sale, the debtor's share of that surplus is an asset of this bankruptcy estate. And if there are issues as between the beneficiaries of the trust as to the appropriate division of any such surplus, the net proceeds should be held in trust while those issues are adjudicated in this court.

<b>Party Information</b>
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**Debtor(s):**

Joan Bauer

Represented By  
Leslie A Cohen

**Movant(s):**

Rabo Agrifinance, LLC

Represented By  
John J Waste  
Christopher E Seymour

**Trustee(s):**

Arturo Cisneros (TR)

Represented By  
Arturo Cisneros

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**2:18-22731 ERIN JEON**

**Chapter 7**

Adv#: 2:20-01649 Gonzalez v. JEON et al

**#200.00** Status Conference re: 14 (Recovery of money/property - other),(13 (Recovery of money/property - 548 fraudulent transfer)) Complaint by Rosendo Gonzalez against ERIN JEON, Jong Kim, Richard Y Park, Carolyn Park, LION & ERIN CORPORATION, Mi-Kyung Kim, Jong Hwan Kim, Tae-Hyun Kim, Yong Hun Kim, Yoon Jeong Choi, Sung Sik Lim, Young Sook Kang, JSDB, Inc., Hyo Jin Japanese Restaurant, Inc.

fr. 12-15-20, 3-30-21, 6-29-21, 10-12-21, 10-14-21, 2-15-22; 5-10-22; 7-26-22; 9-6-22; 10-25-22; 2-28-23; 6-27-23; 1-9-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 6-11-24 AT 2PM**

**Courtroom Deputy:**

**Tentative Ruling:**

Continue status conference 90 to 120 days. Order parties to complete a day of mediation prior to date of continued mediation.

12/16/20 -- Court approved scheduling order setting following dates:

Cont'd status conference -- March 30, 2021 at 2:00 p.m.  
L/D to file updated status report -- March 16, 2021  
L/D to lodge order appointing mediators -- January 5, 2021  
Deadline to complete mediation -- March 30, 2021

1/15/21 -- Court approved order appointing mediators.

-----  
Tentative Ruling for March 30, 2021:

Where is the status report that should have been filed by March 16, 2021?  
How long do the parties need to complete discovery? Hearing required.

-----  
4/2/21 -- Court approved stipulation dismissing defendant Sung Sik Lim only.

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... ERIN JEON**

**Chapter 7**

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Tentative Ruling for June 29, 2021:

Where is the scheduling order that plaintiff was to lodge after the last status conference (setting discovery cutoff of October 29, 2021)? Where is the joint status report that should have been filed by June 15, 2021? Hearing required.

-----  
Final Ruling for June 29, 2021:

Set discovery cutoff of October 29, 2021. Continue status conference to October 12, 2021 at 2:00 p.m. (later continued by the Court to October 14, 2021 at 10:00 am). Parties should file updated status report not later than September 28, 2021. Court will enter order imposing sanctions of \$150 each on counsel for defendants for failing to appear at status conference and \$150 each on parties who have failed to make initial disclosures. Court will prepare scheduling order.

-----  
Tentative Ruling for October 14, 2021:

In status report, certain of the parties represent that they anticipate completing their discovery by April 1, 2022. Are the parties requesting an extension of the October 29, 2021 discovery cutoff?

-----  
11/29/21 -- Court approved scheduling order with following dates:  
Cont'd status conference -- February 15, 2022 at 2:00 pm  
Cont'd discovery cutoff -- April 29, 2022  
L/D to file updated status report -- February 1, 2022

-----  
Tentative Ruling for February 15, 2022:

According to status report, defendant may file a summary judgment motion. Set deadline for filing pretrial motions and continue status conference to date that can serve as date of hearing on pretrial motions.

Are parties on track to complete discovery by April 29, 2022? Hearing required.

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... ERIN JEON**

**Chapter 7**

-----  
2/23/22 -- Court approved scheduling order setting following dates:

Cont'd status conference -- May 10, 2022 at 2:00

L/D to file joint status report -- April 26, 2022

L/D to file pretrial motions -- May 17, 2022

-----  
4/22/22 -- Court approved stipulation extending discovery cutoff to May 27, 2022 and continuing last day to file pretrial motions to July 15, 2022.

-----  
Tentative Ruling for May 10, 2022:

Where is the status report that should have been filed two weeks before the status conference? Do any parties plan to file pretrial motions? Are the parties on track to complete discovery by May 27, 2022? Hearing required.

-----  
5/12/22 -- Court approved scheduling order setting following dates:

Cont'd status conference -- 7/26/22 at 2:00 p.m.

L/D to file joint status report -- 7/12/22

L/D to complete discovery -- 7/1/22

L/D to complete mediation -- 7/26/22

L/D to lodge order appointing mediators -- 5/31/22

5/27/22 -- Court approved order appointing mediators.

-----  
Tentative Ruling for July 26, 2022:

Parties report that they have reached a tentative settlement and have asked that the status conference be continued to September 1, 2022. Court does not have hearings on adversary status conferences on that date. Continue hearing to September 6, 2022 at 2:00 p.m. APPEARANCES WAIVED ON JULY 26, 2022.

-----  
Tentative Ruling for September 6, 2022:

Parties reported that they had reached a tentative settlement and requested a

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

---

2:00 PM

**CONT...**

**ERIN JEON**

**Chapter 7**

continuance of the status conference, but the certificate filed by the mediator on August 30, 2022 reflects that this matter did not settle, notwithstanding three sessions of mediation, followed by multiple emails and calls. Where is the status report that should have been filed 14 days before the status conference and what is the status of this matter? Hearing required.

-----  
9/12/22 -- Court approved order dismissing JSDB, Inc. only as a defendant.

9/13/22 -- Court approved order dismissing fourth claim for relief for avoidance and recovery of post-petition transfers as against all defendants.

Tentative Ruling for October 25, 2022:

Continue adversary status conference to date of continued hearing/status conference on motion for summary judgment.

-----  
Tentative Ruling for June 27, 2023:

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

Discovery cutoff has long since passed. Are there any other pretrial motions that need to be resolved? Set date for pretrial conference.

-----  
07/06/23 -- Court approved scheduling order with following dates:

Cont'd status conference -- January 9, 2024 at 2:00 p.m.

L/D to file updated status report -- December 26, 2023

Discovery cutoff (for both fact and expert) -- December 29, 2023

L/D top designate experts -- August 31, 2023

L/D to exchange expert witness reports -- October 31, 2023

12/19/23 -- Court granted motion extending discovery cutoff to April 1, 2024.

Tentative Ruling for January 9, 2024:

Why does the court have two separate status reports instead of a single, joint



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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... ERIN JEON**

**Chapter 7**

report? (Court noted explanatory comment on defendants' report.)

Order parties to complete a third day of mediation. When does plaintiff anticipate filing a motion to compel third parties' compliance with subpoenas?

Hearing required.

-----  
2/6/24 -- Court approved scheduling order with following dates:

Cont'd status conference -- April **9**, 2024 at 2:00 p.m.

L/D to file joint status report -- March 26, 2024

L/D to complete discovery -- April 9, 2024

L/D to complete mediation -- April 9, 2024.

2/6/24 -- Court approved order appointing mediators.

3/26/24 -- Court approved order continuing status conference to June 11, 2024 at 2:00 p.m. OFF CALENDAR FOR APRIL 9, 2024.

**Party Information**

**Debtor(s):**

ERIN JEON

Represented By  
Jaenam J Coe  
Gilad Berkowitz

**Defendant(s):**

ERIN JEON

Represented By  
Jaenam J Coe

Jong Kim

Represented By  
Jaenam J Coe

Richard Y Park

Represented By  
Jaenam J Coe

Carolyn Park

Represented By  
Jaenam J Coe

LION & ERIN CORPORATION

Represented By

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... ERIN JEON**

**Chapter 7**

	Jaenam J Coe
Yong Hun Kim	Represented By Jaenam J Coe
Yoon Jeong Choi	Represented By Todd A Fuson
Young Sook Kang	Represented By Todd A Fuson
JSDB, Inc.	Represented By Jaenam J Coe
Hyo Jin Japanese Restaurant, Inc.	Represented By Todd A Fuson
DOES 1 through 30, inclusive	Pro Se

**Joint Debtor(s):**

Jong Kim	Represented By Jaenam J Coe Gilad Berkowitz
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**Plaintiff(s):**

Rosendo Gonzalez	Represented By Cameron H Totten Jaenam J Coe Todd A Fuson
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**Trustee(s):**

Rosendo Gonzalez (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**2:21-11188 Glenroy Coachella, LLC**

**Chapter 7**

Adv#: 2:23-01078 Marshack (TR) v. ROSR, Inc.

**#201.00** Status Conference re 14 (Recovery of money/property - other) Complaint by Richard A. Marshack (TR) against ROSR, Inc.

fr: 5-2-23; 8-8-23; 8-10-23; 12-19-23; 2-13-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: 2/27/24 - ADVERSARY DISMISSED.**

**Courtroom Deputy:**

**Tentative Ruling:**

3/31/23 -- Court approved stipulation giving ROSR until April 12, 2023 to respond to complaint.

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

5/8/23 -- Court approved order granting motion to dismiss with leave to amend. Trustee to file and serve amended complaint not later than May 23, 2023. Defendant to file and serve response to amended complaint not later than June 23, 2023. Status conference continued to August 8, 2023 at 2:00 pm [later continued by court to August 10, 2023]. Parties are to file joint status report not later than July 25, 2023.

-----  
Tentative Ruling for August 10, 2023:

Set some of the deadlines proposed in section G of the status report. Why don't the parties want this matter sent to mediation? Hearing required.

-----  
8/14/23 -- Court signed scheduling order setting following dates:

Discovery cutoff -- January 19, 2024

L/D to designate experts -- January 22, 2024

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... Glenroy Coachella, LLC**

**Chapter 7**

L/D to file discovery motions -- February 16, 2024  
Cont'd status conference -- December 19, 2023 at 2:00 p.m.  
L/D to file status report -- December 5, 2023

11/29/23 -- Court approved stipulation setting following continued dates:

Discovery cutoff -- March 19, 2024  
L/D to designate experts -- March 22, 2024  
L/D to file discovery motions -- April 16, 2024  
Cont'd status conference -- February 13, 2024 at 2:00 p.m.  
L/D to file status report -- January 20, 2023

OFF CALENDAR FOR DECEMBER 19, 2023

2/6/24 -- Court entered order approving compromise (lump sum within 7 days of approval).

2/7/24 -- Court approved stipulation continuing hearing to April 9, 2024 and vacating all pretrial deadlines. OFF CALENDAR FOR FEBRUARY 13, 2024.

2/27/24 -- Court approved stipulation re dismissal. OFF CALENDAR. NO APPEARANCE REQUIRED.

<b>Party Information</b>
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**Debtor(s):**

Glenroy Coachella, LLC

Represented By  
Daniel J Weintraub  
Crystle Jane Lindsey  
James R Selth

**Defendant(s):**

ROSR, Inc.

Pro Se

**Plaintiff(s):**

Richard A. Marshack (TR)

Represented By  
D Edward Hays  
Chad V Haes

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... Glenroy Coachella, LLC**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Chad V Haes  
D Edward Hays

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**2:21-11188 Glenroy Coachella, LLC**

**Chapter 7**

Adv#: 2:23-01156 Marshack v. Harbor Trading USA

**#202.00** Status Conference re: 14 (Recovery of money/property - other),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Richard A. Marshack against Harbor Trading USA.

fr: 7-18-23; 8-10-23; 12-19-23; 2-13-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: 2/27/24 - ADVERSARY DISMISSED.**

**Courtroom Deputy:**

**Tentative Ruling:**

7/6/23 -- Court approved stipulation continuing status conference to August 10, 2023 at 2:00 p.m. OFF CALENDAR FOR JULY 18, 2023.

-----  
Tentative Ruling for August 10, 2023:

Set some of the deadlines proposed in section G of the status report. Why don't the parties want this matter sent to mediation? Hearing required.

-----  
8/14/23 -- Court signed scheduling order setting following dates:

Discovery cutoff -- January 19, 2024

L/D to designate experts -- January 22, 2024

L/D to file discovery motions -- February 16, 2024

Cont'd status conference -- December 19, 2023 at 2:00 p.m.

L/D to file status report -- December 5, 2023

11/29/23 -- Court approved stipulation setting following continued dates:

Discovery cutoff -- March 19, 2024

L/D to designate experts -- March 22, 2024

L/D to file discovery motions -- April 16, 2024

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... Glenroy Coachella, LLC**

**Chapter 7**

Cont'd status conference -- February 13, 2024 at 2:00 p.m.  
L/D to file status report -- January 20, 2023

OFF CALENDAR FOR DECEMBER 19, 2023

2/6/24 -- Court entered order approving compromise (lump sum within 7 days of approval).

Tentative Ruling for February 13, 2024:

At parties' request, continue status conference to April 9, 2024 at 2:00 p.m.  
Approve parties' stipulation once they upload revised order. APPEARANCES WAIVED ON FEBRUARY 13, 2024.

2/7/24 -- Court approved stipulation continuing hearing to April 9, 2024 and vacating all pretrial deadlines. OFF CALENDAR FOR FEBRUARY 13, 2024.

2/27/24 -- Court approved stipulation re dismissal. OFF CALENDAR. NO APPEARANCE REQUIRED.

<b>Party Information</b>
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**Debtor(s):**

Glenroy Coachella, LLC

Represented By  
Daniel J Weintraub  
Crystle Jane Lindsey  
James R Selth

**Defendant(s):**

Harbor Trading USA

Pro Se

**Plaintiff(s):**

Richard A. Marshack

Represented By  
D Edward Hays  
Chad V Haes

**Trustee(s):**

Richard A Marshack (TR)

Represented By

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

---

2:00 PM

**CONT...**

**Glenroy Coachella, LLC**

**Chapter 7**

Chad V Haes  
D Edward Hays  
Leonard M Shulman



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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**2:21-17060 Buckingham Heights Business Park (a California Lim**

**Chapter 11**

**#203.00** Pre-Trial Conference re Debtor's Objection to Claim of Buckingham Heights Lease LLC (Claim No. 6)

fr: 4-20-22; 4-27-22; 6-22-22; 7-27-22; 12-13-22; 4-18-23; 5-2-23; 6-13-23, 9-26-23; 11-7-23

Docket 138

**\*\*\* VACATED \*\*\* REASON: ADVANCED AS A STATUS  
CONFERENCE TO 1-31-24 AT 11AM**

**Courtroom Deputy:**

**Tentative Ruling:**

Tentative Ruling for April 20, 2022:

Conduct hearing as status conference. Do the parties need to conduct discovery? Is this an appropriate matter to be sent to mediation? Hearing required.

-----  
Final Ruling for April 20, 2022:

Continue hearing to April 27, 2022 at 11:00 a.m. as a holding date to give the parties an opportunity lodge (slightly modified) order approving parties' stipulation re scheduling for resolving this claim objection.

-----  
Tentative Ruling for April 27, 2022:

4/25/22 -- Court approved stipulated scheduling order with following dates:

	Date

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT...**

**Buckingham Heights Business Park (a California Lim**

**Chapter 11**

Complete Written Discovery	July 8
Complete Fact Discovery and Depos	July 15
Exchange Expert Reports	July 22
Exchange Rebuttal Expert Reports	August 12
Expert Depositions	August 22-26
	August 29
All Expert Discovery Concluded	
Summary Judgment Motions Filed	August 30
Objections to Summary Judgment Motions Filed	September 13
Replies in Support of Summary Judgment Motions Filed	September 20
Hearing on Summary Judgment Motions	September 27 at 2:00 p.m.
Joint Pre-Trial Statement Filed	October 11
Pre-Trial Hearing	October 25 at 2:00 p.m.
Trial	Debtor and Lessor to request trial dates at the ensuing status conference held on the Claim Objection

Continue status conference on claim objection to track with plan confirmation process.

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim**

**Chapter 11**

Final Ruling for April 27, 2022:

Court will treat objection as an adversary proceeding for procedural purposes. Court continued hearing to June 22, 2022 at 11:00 a.m. and waived requirement that parties file joint status report. (Court advised that it would coordinate hearings with plan confirmation process.)

-----  
Tentative Ruling for June 22, 2022:

Court understands from a review of the debtor's case status report that it wants to negotiate a modification of the above schedule with the lender. Have the parties agreed on any changes to this schedule? Hearing required.

-----  
Final Ruling for June 22, 2022:

Court will treat matter as an adversary proceeding for procedural purposes. Continue hearing to July 27, 2022 at 11:00 a.m. Parties are to file and serve joint status report not later than July 13, 2022.

-----  
Tentative Ruling for July 27, 2022:

Court has reviewed joint status report, but it doesn't say much. Have parties succeeded in negotiating revised schedule? If not, how much time do the parties believe they require. As court has deemed this matter an adversary proceeding for procedural purposes, parties should use mandatory form for adversary joint status reports in the future. Hearing required.

-----  
7/29/22 -- Court approved stipulation with revised dates:

	<b>Date</b>
Complete Written Discovery	September 2
Complete Fact Discovery and Depos	September 16
Exchange Expert Reports	September 26
Status Conference	October 25 at 2:00 p.m.
Exchange Rebuttal Expert Reports	November 11

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

Tuesday, April 9, 2024

Hearing Room 1539

2:00 PM

CONT... **Buckingham Heights Business Park (a California Lim** **Chapter 11**

Expert Depositions	November 28-December 2
All Expert Discovery Concluded	December 2
Joint Pre-Trial Statement and Trial Briefs Filed	December 5
Pre-Trial Hearing	December 13 at 2:00 p.m.
Trial	Debtor and Lessor to request trial dates at the ensuing status conference hearing held on the Claim Objection

-----  
4/4/23 -- Court approved stipulation setting these dates.

	<b>Date</b>
Complete Production of Documents and Responses to Interrogatories	April 4, 2023
Complete Fact Depositions	May 31, 2023
Status Conference and Last Day to Hear Discovery Motions	June 13, 2023, 2:00 p.m.
Ground Lessor Expert Report Exchanged	June 14, 2023
Debtor Rebuttal Report Exchanged	July 13, 2023
Ground Lessor Response to Debtor Expert Report Exchanged	July 24, 2023
Expert Depositions	August 1 – August 31, 2023
All Expert Discovery Concluded	August 31, 2023
Joint Pre-Trial Order <b>Lodged</b> ; Trial Briefs and <b>Direct Testimony</b> Declarations Filed	September 29, 2023
Evidentiary Objections to Direct Testimony Declarations and <b>Reply Declarations</b> filed	October 6, 2023

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

CONT...

**Buckingham Heights Business Park (a California Lim**

**Chapter 11**

<b>Evidentiary Objections to Reply Declarations Filed</b>	<b>October 13, 2023</b>
Pre-Trial Conference	October 17, 2023, 2:00 p.m.
Trial	October <u>24-25</u> , 2023, 10 a.m.

OFF CALENDAR. STATUS CONFERENCE CONTINUED TO JUNE 13, 2023 AT 2:00 P.M.

6/26/23 -- Court approved stipulation with following dates:

	<b>Date</b>
Ground Lessor Expert Report Exchanged	June 14, 2023
Debtor Rebuttal Report Exchanged	July 13, 2023
Ground Lessor Response to Debtor Expert Report Exchanged	July 24, 2023
Expert Depositions	August 1 – August 31, 2023
All Expert Discovery Concluded	August 31, 2023
Joint Pre-Trial Order Lodged	September 12, 2023
Pre-Trial Conference	September 26, 2023 at 2:00 p.m.
Trial Briefs and Direct Testimony Declarations Filed	September 29, 2023
Evidentiary Objections to Direct Testimony Declarations and Reply Declarations Filed	October 6, 2023
Evidentiary Objections to Reply Declarations Filed	October 13, 2023
Trial	October 25 at 10:00 a.m.

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim**

**Chapter 11**

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Tentative Ruling for September 26, 2023:

At request of the parties, continue pretrial conference to November 7, 2023 at 2:00 p.m. Parties should lodge proposed joint pretrial order not later than October 24, 2023, unless the court has approved a stipulation altering the above schedule by that date. APPEARANCES WAIVED on September 26, 2023.

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10/25/23 -- Court approved revised scheduling order with following dates:

Expert Depositions	November 27, 2023-January 5, 2024
All Expert Discovery Concluded	January 5, 2024
Joint Pre Trial Order Lodged; Trial Briefs and Direct Testimony Declarations Filed	March 15, 2024
Evidentiary Objections to Direct Testimony Declarations and Reply Declarations filed	March 22, 2024
Evidentiary Objections to Reply Declarations	March 29, 2024
Pre-Trial Conference	April 9, 2024, 2:00 p.m.
Trial	April 23, 2024, 10:00 a.m.

OFF CALENDAR FOR NOVEMBER 7, 2023.

11/16/23 -- Parties have advised that they intend to request a continuance of the trial date on the claim objection for the sixth time. Court entered order vacating above dates and setting a status conference on the claim objection for January 31, 2024 at 11:00 a.m. (Status conference was subsequently continued to April 3, 2024.) OFF CALENDAR FOR APRIL 9, 2024.

**Party Information**

**Debtor(s):**

Buckingham Heights Business Park

Represented By  
Jeannie Kim  
Michael M Lauter  
Alan M Feld

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

**Tuesday, April 9, 2024**

**Hearing Room 1539**

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2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim**

**Chapter 11**

**Movant(s):**

Buckingham Heights Business Park

Represented By  
Jeannie Kim  
Michael M Lauter  
Alan M Feld

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Hearing Room 1539**

2:00 PM

**2:21-17060 Buckingham Heights Business Park (a California Lim**

**Chapter 11**

**#204.00** Scheduling and Case Management Conference in a Chapter 11 Case

fr. 10-13-21, 10-27-21, 11-3-21, 2-9-22; 4-27-22; 6-22-22; 9-14-22; 11-30-22;  
2-22-23; 3-21-23; 4-27-23; 5-2-23; 6-13-23, 9-26-23; 11-7-23

Docket 1

**\*\*\* VACATED \*\*\* REASON: ADVANCED TO 1-31-24 AT 11AM**

**Courtroom Deputy:**

**Tentative Ruling:**

10/13/21 -- At hearing held this date, Court continued case status conference to November 3, 2021 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 27, 2021.

Tentative Ruling for November 3, 2021:

To date, has anyone expressed any interest in acquiring the debtor's interest under the groundlease? Does it make sense for the parties to participate in mediation in an effort to negotiate a mutually agreeable business resolution to their disputes? Hearing required.

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Tentative Ruling for February 9, 2022:

Continue case status conference to date that could serve as date of hearing on disclosure statement if debtor files plan by April 6, 2022.

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Tentative Ruling for April 27, 2022:

Continue case status conference to date of next status conference or other hearing on claim objection.

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Tentative Ruling for June 22, 2022:

Set deadline for the debtor to accept a bid from a stalking horse and file a



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**Tuesday, April 9, 2024**

**Hearing Room 1539**

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2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim Chapter 11**

motion for authority to sell or a proposed plan that incorporates the sale.  
Continue case status conference for approximately 60 to 90 days.

6/27/22 -- Court signed scheduling order with following dates:

Cont'd case status conference -- September 14, 2022 at 11:00 a.m.  
L/D for debtor to file sale motion or plan -- August 24, 2022  
L/D to file status report (only required if debtor fails to comply with prior filing  
deadline) -- September 2, 2022.

-----  
Tentative Ruling for September 14, 2022:

At debtor's request, extend deadline for debtor to file either a plan or a sale  
motion to September 23, 2022. Continue case status conference to date that  
can serve as hearing on sale motion.

-----  
Final Ruling for September 14, 2022:

Continue case status conference to November 30, 2022 at 11:00 a.m. Set  
October 14, 2022 as last day for filing plan and disclosure statement.  
Disclosure statement may be set for hearing (if filed timely) on November 30,  
2022 at 11:00 a.m. Waive requirement of updated status report.

-----  
Tentative Ruling for November 30, 2022:

If court sets continued hearing on disclosure statement, continue case status  
conference to date of continued hearing on disclosure statement. If court  
approves disclosure statement, continue case status conference to date of  
confirmation hearing.

**CONTINUE TO MARCH 21, 2023 AT 10:00 A.M. TO BE HEARD  
CONCURRENTLY WITH CONFIRMATION HEARING.**

3/7/23 -- At hearing held this date, Court continued confirmation hearing and  
case status conference to April 27, 2023 at 10:00 a.m. OFF CALENDAR  
FOR MARCH 21, 2023.

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2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim**

**Chapter 11**

Tentative Ruling for April 27, 2023:

Continue case status conference to May 2, 2023 at 2:00 p.m. to be heard concurrently with other matters scheduled for that date. OFF CALENDAR FOR APRIL 27, 2023.

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Tentative Ruling for May 2, 2023:

Are there any new developments in this case that should be brought to the court's attention at this time? Hearing required.

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Tentative Ruling for June 13, 2023:

Revisit status of case after conclusion of hearing on claim objection.

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Final Ruling for June 13, 2023:

Continue case status conference to September 26, 2023 at 2:00 p.m. to be heard concurrently with pretrial conference on claim objection.

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Tentative Ruling for September 26, 2023:

Continue case status conference to November 7, 2023 at 2:00 p.m. to be heard concurrently with continued pretrial conference on claim objection. Requirement of case status conference for November 7 conference is waived. APPEARANCES WAIVED ON SEPTEMBER 26, 2023.

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Tentative Ruling for November 7, 2023:

Continue case status conference to April 9, 2024 at 2:00 p.m. to be heard concurrently with pretrial conference on claim objection. Requirement of case status report for April 9, 2024 status conference is waived. APPEARANCES WAIVED ON NOVEMBER 7, 2023.

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11/16/2023 -- In light of stipulation between the parties requesting an extended continuance of confirmation hearing, court vacated confirmation hearing and advanced case status conference to January 31, 2024 at 11:00

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2:00 PM

**CONT... Buckingham Heights Business Park (a California Lim Chapter 11**  
a.m. (Status conference was subsequently continued to April 3, 2024.) OFF  
CALENDAR FOR APRIL 9, 2024.

**Party Information**

**Debtor(s):**

Buckingham Heights Business Park

Represented By  
Jeannie Kim  
Michael M Lauter  
Alan M Feld