

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

Tuesday, April 15, 2025

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

Password: 148508

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

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

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

Docket 0

Tentative Ruling:

- NONE LISTED -

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2:25-12150 Bulkin, Inc.

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **One 2022 Vanguard 53' Dry Van, VIN: 5V8VC5322NT207323**

MOVANT: BMO BANK N.A. f/k/a BMO HARRIS BANK N.A.

Docket 5

Tentative Ruling:

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

Party Information

Debtor(s):

Bulkin, Inc.

Represented By
Alla Tenina

Movant(s):

BMO BANK N.A. f/k/a BMO

Represented By
Raffi Khatchadourian

Trustee(s):

Sam S Leslie (TR)

Pro Se

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2:24-15230 810 Wilton Ventures LLC

Chapter 11

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **709 North Kenmore Avenue, Los Angeles, CA 90029**

MOVANT: Eugene Fogel and Olga Fogel, Trustees of The Fogel Family Trust dated 7/31/2019 as to an undivided 3,750,000.00/4,250,000.00 interest; and LBC Capital Income Fund LLC

fr: 3-25-25

Docket 63

***** VACATED *** REASON: 4/2/25 - Court approved parties' APO, resolving motion. OFF CALENDAR.**

Tentative Ruling:

Tentative Ruling from March 25, 2025:

The City may be willing to purchase the property for \$12,000,000, but there are a number of hurdles that need to be surmounted before this will be accomplished and we have no way to determine how long that will take. In the interim, the only admissible evidence in the record as to the value of the property now reflects that there is no equity cushion or equity available for the estate. Secured creditors should not have to wait indefinitely to realize value from their collateral. This case has already been pending since July 1 of 2024 and has any tangible progress been made toward closing a sale with the City? And, realistically, how much longer is it likely to take to close a sale.

The debtor has had the benefit of the "breathing spell" provided by the automatic stay for almost 9 months. If the debtor would like additional time to proceed with this transaction, it should compensate movant for the additional delay. Condition continuation of the automatic stay on the debtor's making monthly interest-only payments to the lender from this point forward, starting on April 1, 2025.

Final Ruling from March 25, 2025:

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CONT... 810 Wilton Ventures LLC

Chapter 11

Parties agreed to enter into adequate protection order requiring debtor to make monthly payments on a going forward basis. Court continued hearing to April 15, 2025 at 10:00 a.m. to give parties an opportunity to memorialize their agreement.

4/2/2025 -- Court approved parties' APO, resolving motion. OFF CALENDAR. NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

810 Wilton Ventures LLC

Represented By
Stella A Havkin

Movant(s):

Eugene Fogel and Olga Fogel,

Represented By
Alla Tenina
Ryan M Hemar

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2:24-18452 DW Trust Investments LLC

Chapter 11

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **23220 49th Ave SE, Bothell, WA 98021**

MOVANT: The Carrington Group

Docket 81

Tentative Ruling:

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

Party Information

Debtor(s):

DW Trust Investments LLC

Represented By
Michael Jay Berger

Movant(s):

The Carrington Company

Represented By
Tom Roddy Normandin

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2:24-18452 DW Trust Investments LLC

Chapter 11

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **31460 Aquaduct Road, Bonsall, CA 92003**

MOVANT: Michael J. Hall and Linda D. Hall, Trustees, et al

Docket 82

Tentative Ruling:

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

Party Information

Debtor(s):

DW Trust Investments LLC

Represented By
Michael Jay Berger

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2:24-18452 DW Trust Investments LLC

Chapter 11

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **10658 Chillingham Drive, Las Vegas, NV 89183 .**

MOVANT: Socotra REIT I, LLC, a Delaware Limited Liability Company

Docket 84

Tentative Ruling:

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

Party Information

Debtor(s):

DW Trust Investments LLC

Represented By
Michael Jay Berger

Movant(s):

Socotra REIT I, LLC, a Delaware

Represented By
Dakota Pearce

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2:24-18452 DW Trust Investments LLC

Chapter 11

#6.00 Order To Show Cause Re Dismissal

Docket 71

Tentative Ruling:

There is no evidence that debtor has made any progress since last hearing. Further, debtor's counsel has moved to withdraw and debtor, as an LLC, cannot proceed without counsel. Debtor has not opposed order to show cause or motions for relief from stay, which are likely to be granted.

Dismiss case.

Party Information

Debtor(s):

DW Trust Investments LLC

Represented By
Michael Jay Berger

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2:24-18452 DW Trust Investments LLC

Chapter 11

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

fr: 12-4-24; 1-8-25; 1-15-25; 2-12-25; 3-12-25

Docket 1

Tentative Ruling:

Tentative Ruling for December 4, 2024:

Set deadline for serving notice of bar date and bar date. Continue case status conference until shortly after bar date.

Final Ruling for December 4, 2024:

Debtor should serve notice of bar date not later than December 6, 2024. Bar date will be January 31, 2025. Continue case status conference to January 8, 2025 at 11:30 (as a holding date). Requirement of updated status report is waived.

Tentative Ruling for February 12, 2025:

Revisit status of case after conclusion of hearing on motion for use of cash collateral.

Tentative Ruling for March 12, 2025:

Tenant still has not paid any rents and no longer wants to move forward with the arrangements previously negotiated. Now it wants to buy one property and lease another for three years and does not want to do anything with the third property.

This case has been going nowhere for months while the debtor tries to get its licenses. Secured creditors are not receiving any payments. Either convert the case to chapter 7 or appoint a chapter 11 trustee who can determine

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CONT... DW Trust Investments LLC Chapter 11
whether the case should remain in chapter 11 or be converted to chapter 7.

Tentative Ruling for April 15, 2025:

Take status conference off calendar due to dismissal of case.

Party Information

Debtor(s):

DW Trust Investments LLC

Represented By
Michael Jay Berger

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2:00 PM

2:23-16852 Bradley Joe McGill

Chapter 7

Adv#: 2:25-01018 PRINGLE v. McGILL

#200.00 Status Conference re 41 (Objection / revocation of discharge - 727(c),(d),(e)
Complaint by John P. Pringle against Bradley Joe McGill

Docket 1

*** VACATED *** REASON: 3/31/25 - PER ORDER ENTERED,
STATUS CONFERENCE IS VACATED.

Tentative Ruling:

3/25/25 -- At hearing held this date, Court granted motion for default judgment. Therefore, adversary proceeding has been resolved. NO APPEARANCE REQUIRED. OFF CALENDAR.

Party Information

Debtor(s):

Bradley Joe McGill

Represented By
Julie J Villalobos

Defendant(s):

BRADLEY JOE McGILL

Pro Se

Movant(s):

JOHN P. PRINGLE

Represented By
Toan B Chung

Plaintiff(s):

JOHN P. PRINGLE

Represented By
Toan B Chung

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung

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2:24-10333 Iveta Khachikyan

Chapter 7

Adv#: 2:24-01160 Leslie v. IMX Group Inc. et al

#201.00 Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer)
Complaint by Sam S. Leslie against IMX Group Inc.

Docket 1

Tentative Ruling:

Plaintiff reports that, during discovery, additional transfers were discovered. Will defendant be stipulating to permit plaintiff to amend complaint, or will a motion for leave to amend be required?

Plaintiff also reports that he anticipates filing a motion for summary judgment prior to status conference (which seems inconsistent with the idea that he wants to file an amended complaint). Has that occurred?

Hearing required.

Party Information

Debtor(s):

Iveta Khachikyan

Represented By
Henrik Mosesi

Defendant(s):

IMX Group Inc.

Represented By
Stella A Havkin

Naira Khachikyan

Represented By
Stella A Havkin

Narine Aghajanian

Represented By
Stella A Havkin

Movant(s):

Sam S. Leslie

Represented By
Alan W Forsley

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CONT... Iveta Khachikyan

Chapter 7

Marc A Lieberman

Plaintiff(s):

Sam S. Leslie

Represented By

Alan W Forsley

Marc A Lieberman

Trustee(s):

Sam S Leslie (TR)

Represented By

Marc A Lieberman

Alan W Forsley

FLP Law Group LLP

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2:24-12172 Alfred R Henderson

Chapter 7

Adv#: 2:24-01236 Ehrenberg, Chapter 7 Trustee v. AA Henderson Legacy, LLC et al

#202.00 Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)) Complaint by Edward M. Ehrenberg, Chapter 7 Trustee against AA Henderson Legacy, LLC, Kimberlina Gutierrez, Edward Henderson, Christopher Henderson.

fr: 12-3-24; 1-14-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 6-24-25 AT 2PM**

Tentative Ruling:

Tentative Ruling from January 14, 2025:

Answer filed November 4, 2024 by defendants Kimerlina Gutierrez, Christopher Henderson and Edward Henderson, was filed in pro per (without counsel). It combines in a single document an answer and a motion to dismiss. As a result, the motion did not get set for hearing, as it is not proper to include such a motion in a single document with the answer. Moreover, although the introduction at the top of page two represents that the answer was submitted on behalf of (among others) defendant AA Henderson Legacy LLC, it was not signed by counsel and an LLC cannot appear in this or any other action before this court without counsel. Therefore, to the extent that this document purports to be an answer on behalf of AA Henderson Legacy, LLC, it is stricken. (Plaintiff had that defendant's default entered on January 2, 2025.)

Continue status conference to a date that can be used as date of hearing on motion for default judgment against AA Henderson Legacy.

Final Ruling from January 14, 2025:

Continue status conference to April 15, 2025 at 2:00 p.m. Parties should file updated status report not later than April 1, 2025. If plaintiff would like to use April 15, 2025 at 2:00 p.m. as date/time of hearing on motion for default judgment, plaintiff must serve and file the motion not later than March 25,

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CONT... Alfred R Henderson
2025.

Chapter 7

Tentative Ruling for April 15, 2025:

As of April 2, 2025, docket does not reflect filing of either joint status report or motion for default judgment.

4/3/2025 -- Court approved stipulation continuing hearing to June 24, 2025 at 2:00 p.m. OFF CALENDAR FOR APRIL 15, 2025.

Party Information

Debtor(s):

Alfred R Henderson	Pro Se
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Defendant(s):

AA Henderson Legacy, LLC	Pro Se
Kimberlina Gutierrez	Pro Se
Edward Henderson	Pro Se
Christopher Henderson	Pro Se

Plaintiff(s):

Edward M. Ehrenberg, Chapter 7	Represented By Jeremy Faith
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Trustee(s):

Howard M Ehrenberg (TR)	Represented By Jeremy Faith
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2:24-16779 Meeyoung Kim Koba

Chapter 7

Adv#: 2:25-01019 PRINGLE v. Koba

#203.00 Status Conference re 13 (Recovery of money/property - 548 fraudulent transfer)),(11 (Recovery of money/property - 542 turnover of property)),(14 (Recovery of money/property - other)),(14 (Recovery of money/property - other)),(31 (Approval of sale of property of estate and of a co-owner - 363(h) Complaint for JOHN P. PRINGLE against Noriaki Koba.

Docket 4

***** VACATED *** REASON: CONTINUED TO 5-27-25 AT 2PM.**

Tentative Ruling:

3/7/25 -- Court approved stipulation continuing defendant's deadline to answer complaint to April 15, 2025 and continuing status conference to May 27, 2025 at 2:00 p.m. OFF CALENDAR FOR APRIL 15, 2025.

Party Information

Debtor(s):

Meeyoung Kim Koba

Represented By
Young K Chang

Defendant(s):

Noriaki Koba

Pro Se

Plaintiff(s):

JOHN P. PRINGLE

Represented By
Michelle A Marchisotto

Trustee(s):

John P Pringle (TR)

Represented By
Michelle A Marchisotto

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2:00 PM

2:24-18372 Krikor R. Bardakjian

Chapter 7

Adv#: 2:25-01046 Israyelyan v. Bardakjian

#204.00 Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)),(41 (Objection / revocation of discharge - 727(c),(d),(e) Complaint by Mikayel Israyelyan against Krikor R. Bardakjian

Docket 1

Tentative Ruling:

Status report (filed March 5, 2025) represents that defendant's answer is due March 17, 2025 and that parties will meet and confer as soon as practicable. Answer has now been filed. Have parties met and conferred?

Is this an appropriate matter to be sent to an early mediation or do the parties need to conduct some discovery first? Hearing required.

Party Information

Debtor(s):

Krikor R. Bardakjian

Represented By
Steven R Fox

Defendant(s):

Krikor R. Bardakjian

Represented By
Steven R Fox

Movant(s):

Mikayel Israyelyan

Represented By
Talin V Yacoubian

Plaintiff(s):

Mikayel Israyelyan

Represented By
Talin V Yacoubian

Trustee(s):

Timothy Yoo (TR)

Represented By

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CONT...

Krikor R. Bardakjian

Anthony A. Friedman

Levene, Neale, Bender, Yoo & Golubchik

Chapter 7

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2:21-10826 Kfir Gavrieli

Chapter 11

Adv#: 2:22-01042 Kors et al v. Unatin et al

#205.00 Status Conference re: 81 (Subordination of claim or interest)) Complaint by Robert A. Kors, Official Committee of Unsecured Creditors of Kfir Gavrieli against Dikla Unatin, Dean Unatin

fr: 4-19-22; 4-26-22; 6-30-22, 6-28-22; 9-14-22; 11-17-22; 12-1-22; 2-9-23; 2-16-23; 3-16-23; 4-6-23; 6-6-23; 7-12-23; 10-17-23; 2-13-24; 2-27-24; 6-11-24; 7-9-24; 8-6-24; 9-10-24; 11-12-24; 2-11-25; 3-11-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 5-13-25 AT 2PM**

Tentative Ruling:

3/11/22 -- Court approved stipulation continuing status conference to April 26, 2022 at 2:00 p.m. OFF CALENDAR FOR APRIL 19, 2022.

Tentative Ruling for April 26, 2022:

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

5/31/22 -- Court approved stipulation advancing hearing date to June 28, 2022 at 10:00 a.m. OFF CALENDAR FOR JUNE 30, 2022.

Tentative Ruling for June 28, 2022:

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

7/28/22 -- Court approved stipulation continuing hearing and adversary status conference to November 17, 2022 at 11:00 a.m. See order for additional dates.

9/29/22 -- Court approved stipulation continuing hearing and adversary status conference to December 1, 2022 at **10:00 a.m.** See order for additional dates.

10/12/22 -- Court approved stipulation continuing hearing and adversary

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Kfir Gavrieli

Chapter 11

status conference to February 9, 2023 at **10:00 a.m.** See order for additional dates.

10/24/22 -- Court approved stipulation continuing hearing and adversary status conference to February 16, 2023 at **10:00 a.m.** OFF CALENDAR FOR FEBRUARY 9, 2023.

12/13/22 -- Court approved stipulation continuing hearing and adversary status conference to March 16, 2023 at **10:00 a.m.** OFF CALENDAR FOR FEBRUARY 16, 2023. (See order for additional provisions.)

1/27/23 -- Court approved stipulation continuing hearing and adversary status conference to April 6, 2023 at **10:00 a.m.** OFF CALENDAR FOR MARCH 16, 2023. (See order for additional provisions.)

Tentative Ruling for April 6, 2023:

Revisit status of action after conclusion of hearing on motion for summary judgment.

Tentative Ruling for June 6, 2023:

Court waived the requirement of a written status report for this status conference, but have the parties met and conferred regarding scheduling issues as directed in the court's order on the summary judgment motion? If so, what if any proposals do the parties have with regard to scheduling? Hearing required.

Final Ruling for June 6, 2023:

Continue status conference to July 12, 2023 at 11:00 a.m. to give parties an opportunity to meet and confer with regard to scheduling. Parties should file updated joint status report not later than June 28, 2023.

Tentative Ruling for July 12, 2023:

It is unclear whether further efforts to meet and confer with regard to

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Kfir Gavrieli

Chapter 11

scheduling or to exchange information informally will be productive. Court agrees that the scope of discovery could be limited if the parties are able to agree on stipulated facts. Perhaps they should start the process of attempting to prepare a proposed joint pretrial order now to see which facts end up on which lists (agreed or disputed). In the interim, it may make more sense for the parties to serve formal discovery requests on one another.

Set discovery cutoff for late 2023 and continued status conference for approximately 90 to 120 days.

7/11/23 -- Court approved stipulation continuing status conference to October 17, 2023 at 2:00 p.m. OFF CALENDAR FOR JULY 12, 2023.

Tentative Ruling for October 17, 2023:

Set discovery cutoff for February 20, 2024 and continue status conference to February 13, 2024 at 2:00 p.m. Parties should file updated status report not later than January 30, 2024. APPEARANCES WAIVED ON OCTOBER 17, 2024. PLAINTIFF SHOULD LODGE SCHEDULING ORDER WITH NEW DATES.

10/18/23 -- At parties' request, court continued status conference to February 27, 2024 at 2:00 p.m. instead of February 13, 2024. Parties should file updated status report not later than February 13, 2024. APPEARANCES WAIVED ON FEBRUARY 13, 2024.

10/23/23 -- Court revised scheduling order lodged by parties at court's request to accommodate their request for a different date. (Hearing is now February 27, 2024 at 2:00 p.m.) Discovery cutoff set for February 20, 2024.

1/17/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- May 24, 2024
L/D to file joint status report -- May 14, 2024
Cont'd status conference -- June 11, 2024 at 2:00 p.m.

OFF CALENDAR FOR FEBRUARY 27, 2024.

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CONT... Kfir Gavrieli

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2/14/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- June 21, 2024
L/D to file joint status report -- June 25, 2024
Cont'd status conference -- July 9, 2024 at 2:00 p.m.

OFF CALENDAR FOR JUNE 11, 2024.

2/27/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- July 5, 2024
Cont'd status conference -- August 6, 2024 at 2:00 p.m.

OFF CALENDAR FOR JULY 9, 2024.

4/4/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- August 5, 2024
Cont'd status conference -- September 10, 2024 at 2:00 p.m.

OFF CALENDAR FOR AUGUST 6, 2024.

4/29/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- October 4, 2024
Cont'd status conference -- November 12, 2024 at 2:00 p.m.

OFF CALENDAR FOR SEPTEMBER 10, 2024.

7/1/24 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- February 1, 2025

10/24/2024 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- March 3, 2025
Cont'd status conference -- February 11, 2025 at 2:00 p.m.

OFF CALENDAR FOR NOVEMBER 12, 2024.

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CONT... Kfir Gavrieli

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12/12/2024 -- Court approved stipulation setting following dates:
Continued fact discovery cutoff -- April 2, 2025
Cont'd status conference -- March 11, 2025 at 2:00 p.m.

OFF CALENDAR FOR FEBRUARY 11, 2025.

1/06/25 -- Court approved stipulation continuing hearing to April 15, 2025 at
2:00 p.m. Deadline to conduct fact discovery extended to May 2, 2025. OFF
CALENDAR FOR MARCH 11, 2025.

2/07/25 -- Court approved stipulation continuing hearing to May 13, 2025 at
2:00 p.m. Deadline to conduct fact discovery extended to June 2, 2025. OFF
CALENDAR FOR APRIL 15, 2025.

Party Information

Debtor(s):

Kfir Gavrieli

Represented By
Jeffrey M. Reisner
Kerri A Lyman
William N Lobel

Defendant(s):

Dikla Unatin

Pro Se

Dean Unatin

Pro Se

Plaintiff(s):

Robert A. Kors

Represented By
Richard Lee Wynne

Official Committee of Unsecured

Represented By
Richard Lee Wynne

Trustee(s):

Robert Allan Kors (TR)

Represented By
William Schumacher
Mark Shinderman
Mohammad Tehrani