

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

Wednesday, April 17, 2024

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

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

Wednesday, April 17, 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**

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

2:24-11426 Juan Mercado

Chapter 7

#1.00 Order to Show Cause For Failure to Comply with 11 U.S.C. Section 109(h)

Docket 15

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Debtor has now filed certificate of credit counseling, but that certificate reflects that counseling occurred post-petition, and debtor has not requested or obtained an exemption from *prepetition* credit counseling requirement. As debtor did not complete credit counseling within the 180 days *before* the commencement of the bankruptcy case, debtor is not eligible to be a debtor in this bankruptcy case.

Dismiss case. (Nothing precludes this debtor from refiling, but new filing would be debtor's second bankruptcy case within a year, meaning that automatic stay will terminate within 30 days unless debtor moves for and obtains an extension.)

Party Information

Debtor(s):

Juan Mercado

Pro Se

Trustee(s):

Rosendo Gonzalez (TR)

Pro Se

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

2:24-12115 Nivo 1, LLC

Chapter 11

#2.00 Order To Show Cause Re Dismissal Based On Non-Individual Debtors Lack Of Representation By An Attorney

Docket 8

Courtroom Deputy:

ZoomGov Appearance by:

4/15/24 - David Shevitz

Tentative Ruling:

The debtor is an LLC and filed this case without counsel. Pursuant to Local Bankruptcy Rule 9011-2(a), debtor who is not an individual may not appear except through counsel. Dismiss case.

Party Information

Debtor(s):

Nivo 1, LLC

Pro Se

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

2:13-27702 Morad Javedanfar

Chapter 7

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

#3.00 Motion For Sale of Property of the Estate under Section 363(b) - No Fee Joint Motion by the Receiver and JLAMP, for an Order: (1) Approving Bidding Procedures for the Sale of Defendant MBNs Interests to Satisfy Charging Orders 423 424; (2) Approving the Sale of Property Under 11 U.S.C § 363 Subject to Higher and Better Offers; (3) Approving the Form and Manner of Notice; and (4) Setting the Auction of the Subject Interests to Satisfy the Charging Orders

fr: 12-20-23

Docket 434

***** VACATED *** REASON: Cont'd to 5/29/24 at 10:00am**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for December 20, 2023:

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

Final Ruling for December 20, 2024:

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

Tentative Ruling for April 17, 2024:

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

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

CONT... Morad Javedanfar

Chapter 7

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

Party Information

Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn
Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

Movant(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

JL AM Plus, LLC

Represented By
Andy Kong
Douglas E Hewlett
Douglas S Hewlett

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

CONT... Morad Javedanfar

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

2:20-11846 Deco Enterprises, Inc.

Chapter 7

#4.00 Motion of Creditor Automated Customs Experts Group, Inc. to Allow Additional Administrative Claim for Postconversion Services

Docket 545

Courtroom Deputy:

ZoomGov Appearance by:

4/12/24 - Carmela T. Pagay

4/15/24 - Jason Turner

4/16/24 - Melissa Davis Lowe

Tentative Ruling:

Grant in part. Allow movant a claim for an expense of administration from the entry of the sale order through the date the sale actually closed -- January 2, 2024 -- or \$12,902.12. After that, the estate did not benefit from storage services, the buyer did. (Buyer is required to pay this amount under the terms of its sale agreement with the trustee.) Movant should proceed against ABS for any storage charges attributable to the period between January 2, 2024 and the date ABS removed the inventory from movant's facility.

Party Information

Debtor(s):

Deco Enterprises, Inc.

Represented By
Raymond H. Aver
Amy Mousavi

Movant(s):

Automated Customs Experts

Represented By
Jason E Turner

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

Wednesday, April 17, 2024

Hearing Room 1539

10:00 AM

CONT... Deco Enterprises, Inc.

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

2:18-20151 Verity Health System of California, Inc.

Chapter 11

#100.00 Post-Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr: 10-18-23; 10-16-23

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

4/10/2024 - Steve Berman

4/11/24 - Melissa Harris

4/15/24 - David Shevitz

Tentative Ruling:

Court has reviewed the status report filed by the Post Effective Date Debtors and the Liquidating Trustee. Continue post-confirmation status conference to October 16, 2024 at 11:00 a.m. Post Effective Date Debtors and the Liquidating Trustee should file updated status report not later than October 4, 2024. APPEARANCES WAIVED ON APRIL 17, 2024.

Party Information

Debtor(s):

Verity Health System of California,

Represented By

Samuel R Maizel

John A Moe II

Tania M Moyron

Claude D Montgomery

Sam J Alberts

Shirley Cho

Patrick Maxcy

Steven J Kahn

Kerry L Duffy

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Verity Health System of California, Inc.

Chapter 11

Brigette G McGrath
Gary D Underdahl
Nicholas C Brown
Anna Kordas
Mary H Haas
Robert E Richards
Lawrence B Gill
Richard Reding
Stephen J O'brien
Roger Kent Heidenreich

Trustee(s):

Howard Grobstein Liquidating

Represented By
James Cornell Behrens

Howard Grobstein

Represented By
Gary D Underdahl

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

2:22-14832 Karyn Anne Silver

Chapter 11

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

fr: 10-26-22; 2-8-23; 4-19-23; 5-3-23; 8-9-23; 11-8-23; 2-7-24

Docket 11

Courtroom Deputy:

ZoomGov Appearance by:

4/11/24 - Barrett Marum

4/15/24 - David Shevitz

4/16/24 - Vanessa Haberbush

Tentative Ruling:

Set deadline for debtor to serve notice of bar date and bar date. Continue case status conference for approximately 90 to 120 days and set deadline for debtor to file updated status report.

11/1/2022 -- Court signed scheduling order setting following dates:

Cont'd status conference -- February 8, 2023 at 11
L/D to serve notice of bar date -- November 11, 2022
Bar date -- January 23, 2023
L/D to file updated status report -- January 30, 2023

Tentative Ruling for February 8, 2023:

Is the court correct that the debtor has not filed her 2021 tax returns? Is there a way for her to file separately if she cannot obtain cooperation from her former husband?

Is the debtor currently working? Does she have any source of income other than selling her belongings and obtaining money from relatives? What steps

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Karyn Anne Silver

Chapter 11

does debtor plan to take in order to be in a position to sell the marital home?
Does debtor believe that there is equity in the house?

Hearing required.

Final Ruling for February 8, 2023:

Continue case status conference to April 19, 2023 at 11:00 a.m. Debtor should file and serve updated status report not later than April 7, 2023.

Tentative Ruling for April 19, 2023:

Court received status report from Bank of America, as well as from debtor. Bank of America would like to see property recovered and sold promptly or it has threatened to bring motion for relief from stay to permit it to proceed with foreclosure. What, if any, progress has debtor made toward recovering the property in the last month? (As the debtor's status report acknowledges, the debtor and the court discussed the need to get the bankruptcy court involved at a hearing on March 29, if not before.) Should the Court be considering conversion or appointment of a chapter 11 trustee to expedite the process? Hearing required.

Tentative Ruling for May 3, 2023:

Court continued status conference to this date as a holding date and waived the requirement of a status report. Are there any new developments that the debtor would like to relate to the Court? Hearing required.

Final Ruling for May 3, 2023:

Debtor is hiring CPA to file tax returns, but still has not obtained information from husband. Continue case status conference to August 9, 2023 at 11:00 a.m. Debtor should file updated status report not later than July 28, 2023.

Tentative Ruling for August 9, 2023:

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Karyn Anne Silver

Chapter 11

What progress, if any, has been made with regard to filing of tax returns? When does debtor anticipate that the buyers to whom she has been showing the property will be returning from their overseas travels? What steps has the debtor's collection attorney taken so far in an effort to collect amounts due from debtor's husband? Hearing required.

Final Ruling from August 9, 2023:

Continue status conference to November 8, 2023 at 11:00 a.m. Debtor should file updated status report not later than October 27, 2023.

Tentative Ruling for November 8, 2023:

Discuss prospects for sale of house with debtor. Hearing required.

Final Ruling for November 8, 2023:

Continue status conference to February 7, 2024 at 11:00 a.m. Debtor should file updated status report by January 26, 2024.

1/9/2024 -- Court entered order approving stipulation with Bank of America for relief from stay with regard to house. Pursuant to that stipulation, lender may not conduct a foreclosure sale before May 15, 2024.

Tentative Ruling for February 7, 2024:

According to the status report, a "very interested buyer" was scheduled to view the property the week after the status report was filed. Did this showing go ahead? Are there any additional updates.

Discuss with debtor the likely future of this case if the pending sale efforts fail to produce a buyer prior to May 15, 2024.

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Karyn Anne Silver

Chapter 11

Tentative Ruling for April 17, 2024:

Has the receive connected with the interested buyers? If not, why not? BofA will be permitted to move forward with its foreclosure on May 15, 2024. Hearing required.

Party Information

Debtor(s):

Karyn Anne Silver

Represented By
Stella A Havkin

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

2:22-14165 Treetop Development, LLC

Chapter 11

Adv#: 2:22-01178 Treetop Development, LLC v. Skylark Capital Management, LLC

#102.00 Status Conference re: 14 (Recovery of money/property - other),(21 (Validity, priority or extent of lien or other interest in property)),(81 (Subordination of claim or interest)),(91 (Declaratory judgment)),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Treetop Development, LLC against Skylark Capital Management, LLC

fr: 11-29-22; 12-13-22; 2-28-23; 6-6-23; 9-12-23; 12-19-23; 1-23-24; 2-7-24

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

4/17/24 - Quincy Chuck

4/17/24 - Jon Haddan

4/16/24 - Roberto Kampfner

4/16/24 - Mathew Lewis

3/21/23 - Second Amended Complaint Filed

Tentative Ruling:

10/26/22 -- Court approved stipulation continuing deadline for defendant to respond to complaint to November 2, 2022.

11/18/22 -- Court approved stipulation continuing hearing to December 13, 2022 at 2:00 p.m. See order for additional dates. OFF CALENDAR FOR NOVEMBER 29, 2022.

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Treetop Development, LLC

Chapter 11

Tentative Ruling for December 13, 2022:

Responses to the amended complaint are not yet due. Continue status conference to February 28, 2023 at 2:00 p.m. Parties should file joint status report not later than February 14, 2023. APPEARANCES WAIVED ON DECEMBER 13, 2022.

Tentative Ruling for February 28, 2023:

Revisit status of action after conclusion of related matter on calendar.

Tentative Ruling for June 6, 2023:

Plaintiff refers to the prospect of resolving issues by way of summary adjudication. Is the plaintiff in a position to prepare a summary judgment motion in the near future or does discovery need to be completed or conducted first? Why haven't the parties participated in a Rule 7026 meet and confer yet? Hearing required.

6/13/23 -- Court signed scheduling order with following dates:

Cont'd status conference -- September 12, 2023 at 2:00 p.m.
L/D to file joint status report -- August 29, 2023
L/D to complete discovery -- January 31, 2024
L/D to respond to pending discovery from debtor -- July 12, 2023

Tentative Ruling for September 12, 2023:

Continue status conference to December 19, 2023 at 2:00 p.m. Parties should file updated status report not later than December 5, 2023. APPEARANCES WAIVED ON SEPTEMBER 12, 2023.

Tentative Ruling for December 19, 2023:

At plaintiff's request, continue status conference to January 23, 2024 at 2:00 p.m. Parties should file joint status report not later than January 9, 2024.

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Treetop Development, LLC

Chapter 11

APPEARANCES WAIVED ON DECEMBER 19, 2023.

1/09/2024 -- Court approved stipulation extending stay of adversary proceeding from January 15, 2024 to February 15, 2024.

Tentative Ruling for January 23, 2024:

Based on the debtor's unilateral status report, continue adversary status conference to February 7, 2024 at 11:00 a.m. as a holding date to be heard concurrently with debtor's motion for summary adjudication of action against City. No new status report required for that conference. OFF CALENDAR FOR JANUARY 23, 2024.

Tentative Ruling for February 7, 2024:

Revisit status of action after conclusion of hearing on matter no. 102.10 on calendar. Set further status conference date at that time.

Tentative Ruling for April 17, 2024:

Have compromise and financing motions referenced in status report been filed yet? If not, why not? Hearing required.

Party Information

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau
David J Williams

Defendant(s):

Skylark Capital Management, LLC

Pro Se

Plaintiff(s):

Treetop Development, LLC

Represented By
David J Williams

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

2:22-14165 Treetop Development, LLC

Chapter 11

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

fr: 9-14-22; 12-14-22; 12-21-22; 2-1-23; 5-3-23; 7-12-23; 8-9-23; 8-10-23;
12-6-23; 12-19-23; 1-23-24; 2-7-24

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

4/15/24 - David Shevitz

4/17/24 - Quincy Chuck

4/17/24 - Jon Haddan

4/16/24 - Roberto Kampfner

4/16/24 - Mathew Lewis

Tentative Ruling:

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

9/14/22 -- Court approved scheduling order and bar date order setting following dates:

L/D to serve notice of bar date -- 9/15/2022

Bar date -- 11/18/2022

Cont'd status conference -- 12/14/2022 at 11:00 a.m.

L/D to file updated status report -- 12/2/2022.

Tentative Ruling for December 14, 2022:

Continue hearing to December 21, 2022 at 10:00 a.m. to be heard

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Treetop Development, LLC

Chapter 11

concurrently with final hearing to consider approval of DIP financing. No new status report required. APPEARANCES WAIVED ON DECEMBER 14, 2022.

Tentative Ruling for December 21, 2022:

Is there is something missing at the bottom of page 3 of the status report filed December 2, 2022 or should the sentence fragment simply be deleted? Did the Independent Manager retain anyone other than Roman James Design Build and LC Engineering?

Revisit status of case after conclusion of hearing on motion for approval of post-petition financing.

Tentative Ruling for February 1, 2023:

Court waived the requirement that an updated status report be filed. What progress, if any, has been made since the last status conference? Hearing required.

Tentative Ruling for May 3, 2023:

Continue case status conference approximately 60 days and set deadline for filing updated status report.

Tentative Ruling for July 12, 2023:

The debtor's status report states that the court set a status conference in the adversary proceeding with Skylark for the same date and time as the case status conference. This is incorrect. The status conference in the adversary proceeding is set for September 12, 2023 at 2:00 p.m.

Completely absent from the debtor's case status report is any information about what is going on with regard to the debtor's only asset -- its real property. What, if any, progress has been made with regard to either the condition of the property and/or the debtor's analysis of the best course of action with regard to this property?

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Treetop Development, LLC

Chapter 11

Hearing required.

8/2/23 -- At request of parties, court agreed to continue case status conference to August 10, 2023 at 10:30 a.m. to be held concurrently with continued hearing on debtor's motion to modify financing. Requirement of status report for this conference is waived. NO APPEARANCE REQUIRED ON AUGUST 9, 2023.

Tentative Ruling for August 10, 2023:

Now that servicer and counsel for lender have changed, have the parties made any progress toward a global resolution? Hearing required.

Final Ruling for August 10, 2023:

Continue case status conference to December 6, 2023 at 11:00 a.m. Debtor should file updated status report by November 29, 2023.

Tentative Ruling for December 6, 2023:

The court has seen the stipulation filed November 30, 2023, extending the maturity date of the DIP Facility, but where is the status report that should have been filed by November 29, 2023? Hearing required.

Final Ruling for December 6, 2023:

The only party that appeared on December 6, 2023 was debtor's special litigation counsel. Court issued notice continuing hearing to December 19, 2023 at 2:00 p.m. and directing debtor to file updated status report not later than December 8, 2023.

Tentative Ruling for December 19, 2023:

Discuss with debtor what it anticipates with regard to litigation with the City. Hearing required.

STATUS CONFERENCE CONTINUED TO JANUARY 23, 2024 AT 2:00 P.M.

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

Wednesday, April 17, 2024

Hearing Room 1539

11:00 AM

CONT... Treetop Development, LLC

Chapter 11

TO COINCIDE WITH CONTINUED STATUS CONFERENCE IN ADVERSARY PROCEEDING. NO NEW STATUS REPORT REQUIRED FOR JANUARY 23 CONFERENCE. OFF CALENDAR FOR DECEMBER 19, 2023.

Tentative Ruling for January 23, 2024:

Continue case status conference to February 7, 2024 at 11:00 a.m. as a holding date to be heard concurrently with debtor's motion for summary adjudication of action against City. No new status report required for that conference. OFF CALENDAR FOR JANUARY 23, 2024.

Tentative Ruling for February 7, 2024:

Revisit status of case after conclusion of hearing on matter no. 102.10 on calendar. Set further status conference date at that time.

Tentative Ruling for April 17, 2024:

Have compromise and financing motions referenced in status report been filed yet? If not, why not? Did the initial call with Meredith Jury with regard to the adversary proceeding go forward on April 9, 2024?

Continue case management conference to July 9, 2024 at 2:00 p.m. to coincide with status conference in adversary proceeding against the City.

Party Information

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau

Movant(s):

Treetop Development, LLC

Represented By
Lewis R Landau

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

Wednesday, April 17, 2024

Hearing Room 1539

2:00 PM

2:13-27702 Morad Javedanfar

Chapter 7

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

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

Docket 469

***** VACATED *** REASON: Cont'd to 5/29/24 at 10:00am**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

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

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

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

Party Information

Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By

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

Wednesday, April 17, 2024

Hearing Room 1539

2:00 PM

CONT... Morad Javedanfar

Chapter 7

Stephen F Biegenzahn
Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman