

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

Tuesday, July 9, 2024

Hearing Room 1539

2:00 PM
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 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

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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2:20-11846 Deco Enterprises, Inc.

Chapter 7

Adv#: 2:20-01126 Pouladian v. Deco Enterprises, Inc. et al

#200.00 Motion For Summary Judgment Notice of Motion and Motion of the Trustees of the Abraham and Delara Pouladian Family Trust Amended and Restated February 24, 2015 for Summary Judgment on the Eighth Cause if Action of Deco Enterprises, Inc., for Intentional Interference with Prospective Economic Advantage

Docket 298

***** VACATED *** REASON: 6/20/24 - VOLUNTARY DISMISSAL OF MOTION FILED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Motion has been withdrawn by movant.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

Party Information

Debtor(s):

Deco Enterprises, Inc.

Represented By
Raymond H. Aver
Amy Mousavi

Defendant(s):

Deco Enterprises, Inc.

Represented By
Raymond H. Aver
Amy Mousavi

Movant(s):

Benjamin Pouladian

Pro Se

Benjamin Pouladian

Pro Se

Benjamin Pouladian

Represented By
John R Yates

Benjamin Pouladian

Represented By

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CONT... Deco Enterprises, Inc.

Chapter 7

John R Yates

Pouladian Family Trust

Represented By
John R Yates

Benjamin Pouladian

Represented By
John R Yates

Plaintiff(s):

Benjamin Pouladian

Represented By
John R Yates

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

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2:23-15376 Ruben Diaz Garcia

Chapter 7

Adv#: 2:23-01482 Eleopoulos v. Garcia et al

#201.00 Motion to Dismiss Adversary Proceeding and Complaint to Determine
Nondischargeability of Debt

Docket 16

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant motion. Dismiss action without leave to amend. The last day to file actions under sections 523 and 727 was November 27, 2023. This complaint was filed on November 28, 2023. No motion to extend the time was filed prior to the filing deadline.

Party Information

Debtor(s):

Ruben Diaz Garcia

Represented By
Leslie A Cohen

Defendant(s):

Ruben Diaz Garcia

Represented By
Leslie A Cohen

Tammy N Garcia

Represented By
Leslie A Cohen

Joint Debtor(s):

Tammy N Garcia

Represented By
Leslie A Cohen

Movant(s):

Ruben Diaz Garcia

Represented By
Leslie A Cohen

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CONT... **Ruben Diaz Garcia**
Tammy N Garcia

Represented By
Leslie A Cohen

Chapter 7

Plaintiff(s):

James Eleopoulos

Represented By
Matthew P Todd

Trustee(s):

John P Pringle (TR)

Pro Se

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2:23-15376 Ruben Diaz Garcia

Chapter 7

Adv#: 2:23-01482 Eleopoulos v. Garcia et al

#202.00 Status Conference re: (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)),(67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)),(91 (Declaratory judgment) Complaint by James Eleopoulos against Ruben Diaz Garcia, Tammy N Garcia

fr: 2-6-24; 3-5-24; 5-14-24

Docket 1

Courtroom Deputy:

Tentative Ruling:

Tentative Ruling for February 6, 2024:

Was summons ever served? If not, why not? If not, plaintiff will need to request replacement summons as original summons is now stale.

Final Ruling for February 6, 2024:

Plaintiff did not appear. Court will issue OSC re dismissal for failure to prosecute based on plaintiff's failure to file return of summons and failure to attend status conference. OSC will be set for hearing on March 5, 2024 at 2:00 p.m. Oppositions will be due February 20, 2024. Status conference continued to March 5, 2024 at 2:00 p.m.

Tentative Ruling for March 5, 2024:

Revisit status of action after conclusion of hearing on OSC.

Final Ruling for March 5, 2024:

Court will vacate OSC. Plaintiff needs to obtain replacement summons and

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Ruben Diaz Garcia

Chapter 7

have that served before it goes stale at the address used by the debtor in the main case. Continue status conference to May 14, 2024 at 2:00 p.m. Parties should file joint status report not later than April 30, 2024.

Tentative Ruling for May 14, 2024:

Docket reflects that a new summons was issued on March 10, 2024 and that that summons requires that an answer be filed by April 9, 2024. The docket does not reflect a return of summons (i.e., that the summons was ever served). Was the summons served in a timely manner? Where is evidence of service? Hearing required.

6/5/24 -- Court entered scheduling order requiring defendant to respond to complaint not later than June 4, 2024.

Tentative Ruling for July 9, 2024:

Take status conference off calendar due to grant of motion to dismiss without leave to amend.

Party Information

Debtor(s):

Ruben Diaz Garcia

Represented By
Leslie A Cohen

Defendant(s):

Tammy N Garcia

Pro Se

Ruben Diaz Garcia

Pro Se

Joint Debtor(s):

Tammy N Garcia

Represented By
Leslie A Cohen

Plaintiff(s):

James Eleopoulos

Represented By
Matthew P Todd

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CONT... Ruben Diaz Garcia

Chapter 7

Trustee(s):

John P Pringle (TR)

Pro Se

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2:23-16748 Hongjun Zhang

Chapter 7

Adv#: 2:24-01017 Chalmers-Walnut, LLC v. Zhang

#203.00 Status Conference re: 68 (Dischargeability - 523(a)(6), willful and malicious injury) Complaint by Chalmers-Walnut, LLC against Hongjun Zhang

fr: 4-2-24

Docket 1

***** VACATED *** REASON: 5/1/24 - ADVERSARY DISMISSED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Defendant has defaulted. Plaintiff requests in unilateral status report that status conference be continued 30 to 60 days while parties attempt to negotiate a consensual resolution of this action. Continue status conference approximately 90 days. Plaintiff should file and serve a motion for default judgment not less than 21 days prior to the date of the continued status conference if the parties have been unable to resolve this matter consensually by then.

4/30/24 -- Court approved stipulation re dismissal. OFF CALENDAR. NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

Hongjun Zhang

Represented By
Sam X J Wu

Defendant(s):

Hongun Zhang

Pro Se

Plaintiff(s):

Chalmers-Walnut, LLC

Represented By
Lewis R Landau

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CONT... Hongjun Zhang

Chapter 7

Trustee(s):

Jason M Rund (TR)

Pro Se

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2:22-14165 Treetop Development, LLC

Chapter 11

Adv#: 2:23-01515 Treetop Development, LLC v. City of Los Angeles

#204.00 Status Conference re: 91 (Declaratory judgment) Complaint by Treetop Development, LLC against City of Los Angeles

fr: 3-5-24

Docket 1

Courtroom Deputy:

Tentative Ruling:

It's really not that hard to file a JOINT status report. Each party can write whatever it wants on its side of the form and can add additional comments at the bottom of the form. Neither side has to approve of what the other side wants to put on its side of the form.

It appears from City's report that it does not intend to stipulate to the filing of an amended complaint. That is unfortunate as there is no reason that the court would not grant such a motion at this early phase of the litigation.

The debtor would like the court to extend the term of its preliminary injunction maintaining the status quo (to prevent the passage of time from affecting the outcome of the dispute while the parties litigate the merits of this matter). The City does not disclose its position with regard to this prospect in its status report. What is the City's view with regard to this request.

Hearing required.

3/11/24 -- Court approved scheduling order setting following dates:

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

L/D to file joint status report -- June 25, 2024

L/D to lodge order appointing mediators -- March 29, 2024

L/D to complete a day of mediation -- July 9, 2024.

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CONT... Treetop Development, LLC
Tentative Ruling for July 9, 2024:

Chapter 11

Where is the joint status report that should have been filed June 25, 2024?
Did the parties complete a day of mediation? If not, why not? If so, what was
the result? Hearing required.

Party Information

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau
David J Williams
Sharon Z. Weiss
Thomas M Geher

Defendant(s):

City of Los Angeles

Pro Se

Plaintiff(s):

Treetop Development, LLC

Represented By
Sharon Z. Weiss

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2:22-14165 Treetop Development, LLC

Chapter 11

#205.00 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; 4-17-24; 5-15-24

Docket 1

Courtroom Deputy:

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 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

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CONT... Treetop Development, LLC
post-petition financing.

Chapter 11

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?

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

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CONT... Treetop Development, LLC

Chapter 11

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. 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.

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CONT... Treetop Development, LLC

Chapter 11

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.

Final Ruling for April 17, 2024:

Continue status conference to May 15, 2024 at 11:00 a.m. Requirement of written status report waived.

Tentative Ruling for May 15, 2024:

Ninth Circuit has granted request for direct appeal, but denied request for expedited briefing schedule, without prejudice to renewal in the appeal that will be opened.

Have the parties made any progress in settlement negotiations with the City?
Hearing required.

(Status conference in adversary proceeding against City is currently scheduled for July 9, 2024 at 2:00 p.m.)

Tentative Ruling for July 9, 2024:

Court waived requirement that case status report be filed in main case. Revisit status of case after conclusion of status conference in adversary proceeding.

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CONT... Treetop Development, LLC

Chapter 11

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau

Movant(s):

Treetop Development, LLC

Represented By
Lewis R Landau

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2:21-10826 Kfir Gavrieli

Chapter 11

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

#206.00 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

Docket 1

***** VACATED *** REASON: CONTINUED TO 8-6-24 AT 2PM**

Courtroom Deputy:

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.

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Kfir Gavrieli

Chapter 11

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

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Kfir Gavrieli

Chapter 11

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

Party Information

Debtor(s):

Kfir Gavrieli

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

Defendant(s):

Dean Unatin

Pro Se

Dikla Unatin

Pro Se

Plaintiff(s):

Official Committee of Unsecured

Represented By
Richard Lee Wynne

Robert A. Kors

Represented By
Richard Lee Wynne

Trustee(s):

Robert Allan Kors (TR)

Represented By
William Schumacher
Mark Shinderman

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Kfir Gavrieli

Mohammad Tehrani

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