

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

Wednesday, July 16, 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](mailto: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
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Wednesday, July 16, 2025

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
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Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

10:00 AM

2:24-17949 Tulio Martinez Canas

Chapter 7

#1.00 Motion Objecting to Debtor's Homestead Exemption

fr: 4-16-25

Docket 21

***** VACATED *** REASON: CONTINUED TO 8-20-25 AT 1PM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

4/1/2025 -- Court approved stipulation continuing hearing to July 16, 2025 at 10:00 a.m. and extending debtor's deadline to oppose motion to July 2, 2025. OFF CALENDAR FOR APRIL 16, 2025.

7/2/2025 -- Court approved stipulation continuing hearing to August 20, 2025 at 10:00 a.m. and extending debtor's deadline to oppose motion to August 6, 2025. OFF CALENDAR FOR JULY 16, 2025.

Party Information

Debtor(s):

Tulio Martinez Canas

Represented By
Jasmine Firooz

Movant(s):

John P Pringle (TR)

Represented By
Michelle A Marchisotto

Trustee(s):

John P Pringle (TR)

Represented By
Michelle A Marchisotto

**United States Bankruptcy Court
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Wednesday, July 16, 2025

Hearing Room 1539

10:00 AM

2:25-14063 Gabriel David Guerrero and Olivia Luna Guerrero

Chapter 11

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

Docket 1

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Set deadline for serving notice of bar date and bar date. Debtor refers to income that the debtor receives from a development project. The Court would like more information about that project and the income that the debtor receives or will receive from that. Hearing required.

Party Information

Debtor(s):

Gabriel David Guerrero

Represented By
Thomas B Ure

Joint Debtor(s):

Olivia Luna Guerrero

Represented By
Thomas B Ure

Movant(s):

Gabriel David Guerrero

Represented By
Thomas B Ure

Olivia Luna Guerrero

Represented By
Thomas B Ure

**United States Bankruptcy Court
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Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

10:00 AM

2:25-14395 NBA Properties Inc

Chapter 11

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

Docket 1

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

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

Party Information

Debtor(s):

NBA Properties Inc

Represented By
Thomas B Ure

Movant(s):

NBA Properties Inc

Represented By
Thomas B Ure

**United States Bankruptcy Court
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Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

2:23-16872 Joan Bauer

Chapter 11

#100.00 Motion for approval of chapter 11 disclosure statement

fr: 3-13-24; 5-8-24; 5-29-24; 7-10-24; 8-28-24; 10-16-24; 11-13-24; 12-18-24;
1-29-25; 3-26-25; 5-14-25

Docket 93

Courtroom Deputy:

ZoomGov Appearance by:

5/12/25 - David Shevitz

5/12/25 - Reina Clark

5/13/25 - Leslie Cohen

5/13/25 - Jason Rios

5/13/25 - J. Jackson Waste

Tentative Ruling:

Tentative Ruling for March 13, 2024:

As this is a subchapter V case, the debtor does not need to have a separate disclosure statement and we don't need to have a hearing on the disclosure statement. (The Court usually reviews the plan and its disclosures at a case status conference. But, inasmuch as the debtor has filed a motion for approval of a disclosure statement and noticed it for hearing, the Court will utilize the procedure the debtor has selected.

Court agrees that there are a variety of problems with the plan and disclosure statement and that the plan in its current form is unconfirmable on its face. Among these issues are the following:

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

1. The plan states that the debtor filed this case on behalf of herself individually and on behalf of the Bauer Family Trust, a revocable trust of which she is the **co-trustee**. "It is established law that a self-settled, revocable trust in which the debtor is also the beneficiary is property of a debtor's estate." Marinkovic v. Sanders (In re Marinkovic), 2007 Bankr. LEXIS 4137 (Bankr. D. Arizona, December 5, 2007). Therefore, it may not be the case, as the objecting parties have asserted, that the fact that title to some or all of the assets to be treated under the plan are in the name of a trust creates a problem. However, who were the settlors of the trust and who are the trustees? The debtor identifies herself as a "co-trustee." Who is/was the other trustee? Who was the other settlor? Did the debtor and her now deceased husband set this trust up as an estate planning vehicle? Now that he is deceased, there may be provisions of the trust that are irrevocable, or she may continue to have a right to revoke the trust herself and to obtain the assets for her own benefit. If this is the case, the assets of the trust are assets of this bankruptcy estate. We need more information to know whether or not something untoward is going on here.

2. At least two objecting parties have argued that the debtor is not eligible to be a debtor in a subchapter V case. The debtor could moot this dispute by revoking her subchapter V election. If she does not want to do that, court does not want to resolve a dispute of this nature in the context of a hearing on a disclosure statement. If one or more parties do not believe the debtor is eligible for subchapter V relief, they should file a motion objecting to her election or seeking to revoke her election and the court will adjudicate the issues in that procedural context. (The Court can refrain from moving forward with the plan confirmation process until this issue is resolved.)

3. Court agrees that debtor should explain what became of the \$679,000 that was in her brokerage account as of August, 2023. If that account is now worth \$78,000, why are there no disclosures about transfers or sales from this account in her statement of financial affairs?

4. Court agrees that liquidation analysis is flawed. If secured creditors only have liens on personal property, analysis should not deduct their liens from the proceeds that would be generated by a sale of the real properties. If calculated appropriately, it appears that a chapter 7 could produce

United States Bankruptcy Court
Central District of California
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Courtroom 1539 Calendar

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

substantially more for unsecured creditors than the 40 percent distribution contemplated by this plan.

5. Court agrees that the debtor should provide historical information concerning her income and projections for future income. If properties have been rented, historical information and projections should include rents.

6. Debtor needs to clear up inconsistencies as to who owns PCC and WMP. The debtor asserts in her plan that the Bauer Family Trust holds an interest in PCC and WMP. She needs to specify what percentage the trust owns and who owns the balance. In her Schedule A/B, she says that the debtor owns 100 percent of PCC. Robert Bauer, the debtor's son, testified under penalty of perjury that the Himmelfarb Trust is the 100 percent owner of PCC. Which is correct? Debtor should provide an organizational chart with accurate information as to which entity owns, or is owned by, which other entity.

7. What is the debtor's interest in the Himmelfarb Trust worth? Debtor's disclosure statement says that the value is unknown, but debtor should be able to come up with some kind of estimated value for that interest (or at least an explanation as to why she can't). The Himmelfarb Trust owns real property worth \$4 million (according to that trust's schedules from its now-dismissed bankruptcy). How much debt does that property secure? Are there other assets of value? The debtor should make a good faith effort to place a realistic value on that asset.

8. The treatment for RAF appears inadequate and impermissible. Unless the debtor is planning to surrender the collateral to the secured creditor, merely stating that the creditor will retain its lien is insufficient. She should either agree to relief from stay and permit the lender to obtain its collateral, or she should discuss the payment stream the creditor is entitled to receive on account of its claim while the debtor retains the collateral.

9. The chart on page 5 as to who is impaired and who is not is confusing and inaccurate.

10. Debtor should disclose somewhere the basic terms of the lease she is

**United States Bankruptcy Court
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Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT...

Joan Bauer

Chapter 11

planning to assume -- term, monthly rent, etc. What property is being leased.

11. Plan says that debtor will be filing additional claim objections. When does the debtor plan to file these? (Plan contemplates an April 15 effective date, which does not seem realistic.)

Continue hearing to give debtor an opportunity to fix problems with plan and disclosures.

3/8/24 -- Court approved stipulation continuing hearing to May 8, 2024 at 2:00 p.m. OFF CALENDAR FOR MARCH 13, 2024.

Tentative Ruling for May 8, 2024:

Court's tentative ruling for March 13, 2024 identified a number of issues/problems with the current form of the plan. As of May 1, 2024, the docket did not reflect the filing of an amended version of the plan. What has to happen before the debtor will be in a position to file an amended plan? Hearing required.

5/3/24 -- Court approved stipulation continuing hearing to May 29, 2024 at **11:00** a.m. OFF CALENDAR FOR MAY 8, 2024.

5/22/24 -- Court approved stipulation continuing hearing to July 10, 2024 at 2:00 p.m. OFF CALENDAR FOR MAY 29, 2024.

7/2/24 -- Court approved stipulation continuing hearing to August 28, 2024 at 2:00 p.m. OFF CALENDAR FOR JULY 10, 2024.

8/9/24 -- Court approved stipulation continuing hearing to October 16, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 28, 2024.

10/8/24 -- Court approved stipulation continuing hearing to November 13, 2024 at 2:00 p.m. OFF CALENDAR FOR OCTOBER 16, 2024.

Tentative Ruling for November 13, 2024:

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

At debtor's request, continue hearing to December 18, 2024 at 2:00 p.m.
APPEARANCES WAIVED ON NOVEMBER 13, 2024.

Tentative Ruling for December 18, 2024:

At debtor's request, continue hearing to January 29, 2025 at 2:00 p.m.
APPEARANCES WAIVED ON DECEMBER 18, 2024.

Tentative Ruling for January 29, 2025:

Court has reviewed debtor's updated status report. Based on the information provided in that report, continue hearing to March 26, 2025 at 2:00 p.m. Debtor should file and serve updated status report not later than March 14, 2025. APPEARANCES WAIVED ON JANUARY 29, 2025.

Tentative Ruling for March 26, 2025:

Court has reviewed debtor's updated status report. Based on the information provided in that report, continue hearing to May 14, 2025 at 2:00 p.m. Debtor should file and serve updated status report not later than May 2, 2025. APPEARANCES WAIVED ON MARCH 26, 2025.

Tentative Ruling for May 14, 2025:

Debtor reports that she has reached an agreement in principle with Rabo and that discussions are ongoing with Agwest. Has the debtor made any progress since her May 5, 2025 status report? Hearing required.

Final Ruling for May 14, 2025:

Court continued hearing to July 16, 2025 at 11:00 a.m. and directed parties to complete a day of mediation before Mr. Cisneros before the continued status conference and directed the debtor to lodge a scheduling order and an order compelling mediation. Court directed parties to bring clients to mediation unless mediator excused their attendance.

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

Tentative Ruling for July 16, 2025:

Debtor's counsel reports that parties attended and all day mediation and that, although they did not settle, they made "substantial progress." At debtor's request, continue hearing to August 6, 2025 at 11:00 a.m. Debtor should file updated status report not later than July 30, 2025. APPEARANCES WAIVED ON JULY 16, 2025.

Party Information

Debtor(s):

Joan Bauer

Represented By
Leslie A Cohen

Movant(s):

Joan Bauer

Represented By
Leslie A Cohen
Leslie A Cohen
Leslie A Cohen

Trustee(s):

Arturo Cisneros (TR)

Represented By
Arturo Cisneros

**United States Bankruptcy Court
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Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

2:23-16872 Joan Bauer

Chapter 11

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

fr: 11-29-23; 1-10-24; 4-10-24; 5-8-24; 5-29-24; 7-10-24; 8-28-24; 10-16-24;
11-13-24; 12-18-24; 1-29-25; 3-26-25; 5-14-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

5/12/25 - David Shevitz

5/12/25 - Reina Clark

5/13/25 - Leslie Cohen

5/13/25 - Jason Rios

5/13/25 - J. Jackson Waste

Tentative Ruling:

Tentative Ruling for November 29, 2023:

This is a subchapter V case, so court has already set deadlines for filing claims. (General filing deadline is December 28, 2023; governmental filing deadline is April 16, 2024.) Debtor's status report proposes bar dates that had passed by the time this case was filed.

Debtor says that she will be able to propose a plan by mid-2024, but her deadline to file a plan is currently January 24, 2024. Court can/will only extend this deadline if debtor files a motion on or before that date in which she demonstrates that her need for an extension is due to circumstances for which she should not justly be held accountable.

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

How does the debtor foresee these two bankruptcies interacting with the receivership proceedings? She has not put the cattle company or the meat company into bankruptcy. Why not?

Hearing required.

Final Ruling for November 29, 2023:

Debtor's objective is to reach an overall global settlement together with related entities. Court continued status conference to January 10, 2024 at 11:00 a.m. as a holding date. Debtor need not file a written status report prior to the January 10 conference.

Tentative Ruling for May 8, 2024:

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

5/22/24 -- Court approved stipulation continuing hearing to July 10, 2024 at 2:00 p.m. OFF CALENDAR FOR MAY 29, 2024.

7/2/24 -- Court approved stipulation continuing hearing to August 28, 2024 at 2:00 p.m. OFF CALENDAR FOR JULY 10, 2024.

8/9/24 -- Court approved stipulation continuing hearing to October 16, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 28, 2024.

10/8/24 -- Court approved stipulation continuing hearing to November 13, 2024 at 2:00 p.m. OFF CALENDAR FOR OCTOBER 16, 2024.

Tentative Ruling for November 13, 2024:

At debtor's request, continue hearing to December 18, 2024 at 2:00 p.m.
APPEARANCES WAIVED ON NOVEMBER 13, 2024.

Tentative Ruling for December 18, 2024:

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

At debtor's request, continue hearing to January 29, 2025 at 2:00 p.m.
APPEARANCES WAIVED ON DECEMBER 18, 2024.

Tentative Ruling for January 29, 2025:

Court has reviewed debtor's updated status report. Based on the information provided in that report, continue hearing to March 26, 2025 at 2:00 p.m. Debtor should file and serve updated status report not later than March 14, 2025. APPEARANCES WAIVED ON JANUARY 29, 2025.

Tentative Ruling for March 26, 2025:

Court has reviewed debtor's updated status report. Based on the information provided in that report, continue hearing to May 14, 2025 at 2:00 p.m. Debtor should file and serve updated status report not later than May 2, 2025. APPEARANCES WAIVED ON MARCH 26, 2025.

Tentative Ruling for May 14, 2025:

Debtor reports that she has reached an agreement in principle with Rabo and that discussions are ongoing with Agwest. Has the debtor made any progress since her May 5, 2025 status report? Hearing required.

5/27/2025 -- Court approved order continuing hearing on disclosure statement and case status conference to July 16, 2025 at 11:00 a.m. and ordered parties to complete another day of mediation prior to date of continued hearings.

Tentative Ruling for July 16, 2025:

Debtor's counsel reports that parties attended and all day mediation and that, although they did not settle, they made "substantial progress." At debtor's request, continue hearing to August 6, 2025 at 11:00 a.m. Debtor should file updated status report not later than July 30, 2025. APPEARANCES WAIVED ON JULY 16, 2025.

Party Information

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Joan Bauer

Chapter 11

Debtor(s):

Joan Bauer

Represented By
Leslie A Cohen

Movant(s):

Joan Bauer

Represented By
Leslie A Cohen
Leslie A Cohen
Leslie A Cohen

Trustee(s):

Arturo Cisneros (TR)

Represented By
Arturo Cisneros

**United States Bankruptcy Court
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Courtroom 1539 Calendar**

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

2:24-19587 Pon Ching Liu

Chapter 11

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

fr. 1-15-25; 4-2-25

Docket 10

Courtroom Deputy:

ZoomGov Appearance by:

4/1/25 - David Shevitz

4/1/25 - Shana Stark

Tentative Ruling:

Are the leases listed in the status report "true leases" or disguised security agreements?

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

1/16/25 -- Court approved scheduling order setting bar date as March 10, 2025 and deadline to serve notice of bar date as January 24, 2025.

Final Ruling for January 15, 2025:

Continue case status conference to April 2, 2025 at 11:00 a.m. Debtor should file and serve updated status report not later than March 21, 2025.

Tentative Ruling for April 2, 2025:

How are negotiations going with the SBA? When does the debtor envision he will be in a position to propose a plan?

Hearing required.

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

Wednesday, July 16, 2025

Hearing Room 1539

11:00 AM

CONT... Pon Ching Liu

Chapter 11

Tentative Ruling for July 16, 2025:

According to the debtor's status report, although the debtor has been made settlement overtures to counsel for Evertrust, to date, it has not received a response. Is this correct? Would it make sense for the Court to order the parties to participate in a mediation? Hearing required.

Party Information

Debtor(s):

Pon Ching Liu

Represented By
Anthony Obehi Egbase