

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

Wednesday, September 3, 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.**

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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
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Courtroom 1539 Calendar**

Wednesday, September 3, 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
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, September 3, 2025

Hearing Room 1539

10:00 AM

2:25-16520 Hyunsook Chang

Chapter 7

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

Docket 10

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Debtor has not filed a certificate evidencing that he has completed the prepetition credit counseling requirement and has not requested or obtained an exemption from 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.

Party Information

Debtor(s):

Hyunsook Chang

Pro Se

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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

Wednesday, September 3, 2025

Hearing Room 1539

10:00 AM

2:25-13838 Ashot Gevork Egiazarian

Chapter 7

#2.00 Application to Employ Haviaras & Philippou LLC as Special Litigation Counsel

Docket 29

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Overrule objection for reasons set forth in trustee's reply, but Court has a different concern. Based on its review of the proof of claim filed by the firm to be employed, Court would like clarification concerning the extent of any relationship between services that are to be provided to the trustee and the contingencies that give rise to the firm's right to receive compensation or bonuses pursuant to the firm's agreements with the debtor. In other words, are the disclosures as to the compensation to be paid to the firm for its work accurate or is it possible that the outcome of the firm's work for the trustee would bear upon the extent to which the firm is entitled to receive the amounts set forth in its amended proof of claim?

Hearing required.

Party Information

Debtor(s):

Ashot Gevork Egiazarian

Represented By
David B Golubchik

Movant(s):

John J Menchaca (TR)

Represented By
Aaron J Malo
Hamid R Rafatjoo

Trustee(s):

John J Menchaca (TR)

Represented By
Aaron J Malo
Hamid R Rafatjoo

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

Wednesday, September 3, 2025

Hearing Room 1539

10:00 AM

CONT... Ashot Gevork Egiazarian

Chapter 7

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

Wednesday, September 3, 2025

Hearing Room 1539

10:00 AM

2:25-13967 Avfund Capital Group Inc

Chapter 11

#3.00 Application to Employ Law offices of Robert S. Altagen, APC as Attorney

Docket 34

***** VACATED *** REASON: CONTINUED TO 9-4-25 AT 11AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - David Shevitz

Tentative Ruling:

Continue to September 4, 2025 at 11:00 a.m. to be heard concurrently with motion to dismiss. APPEARANCES WAIVED ON SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

Movant(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

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

Wednesday, September 3, 2025

Hearing Room 1539

10:00 AM

2:25-13967 Avfund Capital Group Inc

Chapter 11

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

Docket 1

***** VACATED *** REASON: CONTINUED TO 9-4-25 AT 11AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue to September 4, 2025 at 11:00 a.m. to be heard concurrently with motion to dismiss. APPEARANCES WAIVED ON SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

Movant(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

AVFUND CAPITAL GROUP INC.,

Pro Se

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

2:14-26237 Albany Investment Properties, LLC

Chapter 11

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

fr. 10-15-14, 10-29-14, 11-5-14, 1-14-15, 5-20-15, 7-22-15, 10-14-15, 2-10-16, 2-24-16, fr. 3-30-16, 5-11-16, 8-3-16, 9-14-16, 9-28-16, 12-14-16, 2-1-17, 5-3-17, 6-7-17, 8-2-17, 8-30-17, 2-28-18, 7-18-18, 9-5-18, 10-24-18, 11-28-18, 12-19-18, 6-19-19, 12-18-19, 3-18-20, 7-22-20, 10-21-20, 12-16-20, 4-7-21, 8-18-21, 12-15-21; 4-20-22; 10-26-22; 2-15-23; 8-16-23; 9-13-23; 1-24-24; 6-20-24; 9-25-24; 1-29-25; 3-5-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 1-7-26 AT 11AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - Joshua Scheer

9/2/25 - David Shevitz

Tentative Ruling:

Several parties appear interested in purchasing the debtor's real properties. Debtor should notice sales of these properties subject to overbid even without having first selected a stalking horse bidder. Interested parties competing with one another to purchase these properties should produce highest and best offer as among current prospective purchasers. Set deadline for debtor to bring motion for approval of sales of all properties. Court will enter order appointing trustee if motion to approve sale is not brought by deadline imposed by the Court.

8/3/15 -- Court signed scheduling order setting following dates:

Cont'd hearing on motion to appoint trustee and for relief from stay -- October 14, 2015 at 11:00 a.m.

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

L/D to file and serve motion for authority to sell Albany Properties -- August 12, 2015

L/D to file application to employ broker(s) (or include within sale motion) -- August 12, 2015

Sale hearing -- October 14, 2015 at 11:00 a.m.

Tentative Ruling for October 14, 2015:

If Albany sale closes, will debtor be in a position to file plan? Hearing required.

1/4/16 -- Court approved stipulation continuing hearing to February 24, 2016 at **11:00 a.m.** OFF CALENDAR FOR JANUARY 6, 2016.

Tentative Ruling for February 24, 2016:

If Albany sale closes, will debtor be in a position to file plan? Hearing required.

3/21/16 -- Court signed order continuing hearing to May 11, 2016 at 2:00 p.m. OFF CALENDAR FOR MARCH 30, 2016.

4/25/16 -- Court approved stipulation continuing hearing to August 3, 2016 at 2:00 p.m. OFF CALENDAR FOR MAY 11, 2016.

Tentative Ruling for August 3, 2016:

According to the docket, the parties settled this matter during a settlement conference held June 13, 2016 before Judge Jury. What has happened since then? Will there be an amended plan? What is the status of this matter?

Tentative Ruling for September 14, 2016:

Continue to September 28, 2016 at 11:00 a.m. to be heard concurrently with substantive motions set for hearing at that date and time. OFF CALENDAR FOR SEPTEMBER 14, 2016.

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Tentative Ruling for September 28, 2016:

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

Tentative Ruling for December 14, 2016:

Continue to February 1, 2017 at 2:00 p.m. to be heard concurrently with hearing on amended disclosure statement. OFF CALENDAR FOR DECEMBER 14, 2016.

Tentative Ruling for February 1, 2017:

Revisit status of case after conclusion of hearing on disclosure statement.

4/26/17 -- Court approved stipulation continuing hearing to June 7, 2017 at 2:00 p.m. OFF CALENDAR FOR MAY 3, 2017. NO APPEARANCE REQUIRED.

6/2/17 -- Court approved stipulation continuing hearing to August 2, 2017 at 2:00 p.m. OFF CALENDAR FOR JUNE 7, 2017.

Tentative Ruling for August 30, 2017:

Revisit status of case after conclusion of confirmation hearing.

Tentative Ruling for February 28, 2018:

Court has reviewed reorganized debtor's status report. Page 6 of that report states that all class 6 claimants have received payments other than Jeffrey Thomas. Has the reorganized debtor been depositing payments on account of this disputed claim into a disputed claim reserve? Hearing required.

7/16/18 -- Court approved stipulation continuing hearing to September 5, 2018 at 10:00 a.m. OFF CALENDAR FOR AUGUST 8, 2018.

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC Chapter 11

8/31/18 -- Court approved stipulation continuing hearing to October 24, 2018 at 11:00 a.m. OFF CALENDAR FOR SEPTEMBER 5, 2018.

10/18/18 -- Court approved stipulation continuing hearing to November 28, 2018 at 11:00 a.m. OFF CALENDAR FOR OCTOBER 24, 2018.

11/21/18 -- Court approved stipulation continuing hearing to December 19, 2018 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 24, 2018.

Tentative Ruling for December 19, 2018:

Court has reviewed reorganized debtor's status report. Continue case status conference to June 19, 2019 at 11:00 a.m. Reorganized debtor should file updated status report, accompanied by declaration, not later than June 5, 2019. APPEARANCES WAIVED ON DECEMBER 19, 2018.

Tentative Ruling for June 19, 2019:

The plan confirmation hearing was August 30, 2017, yet debtor's counsel still has not filed his final fee application. Why not? Is there any reason for this delay? Hearing required.

Tentative Ruling for December 18, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 18, 2020 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 4, 2020. APPEARANCES WAIVED ON DECEMBER 18, 2019.

Tentative Ruling for March 18, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to July 22, 2020 at 11:00 a.m. Reorganized debtor should file updated case status report not later than July 10, 2020. APPEARANCES WAIVED ON MARCH 18, 2020.

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Tentative Ruling for July 22, 2020:

According to the reorganized debtor's status report, debtor is delinquent on payments due McHugh for the class 2, 3 and 4 claims "for the month of April 2020." What about the months of May, June and July? Is the reorganized debtor also delinquent on the payments for those months? Has the debtor had any discussions with the holder of these claims and, if so, have the parties agreed to anything? Hearing required.

Final Ruling for July 22, 2020:

Parties are in negotiations about a forbearance. Continue hearing to October 21, 2020 at 11:00 a.m. Reorganized debtor should file updated status report by October 9, 2020.

Tentative Ruling for October 21, 2020:

Status report was filed late. The emails attached to the status report predate the last status conference. What, if anything, has been accomplished with regard to the McHugh negotiations since the July status conference? Hearing required.

Final Ruling for October 21, 2020:

Continue hearing to December 16, 2020 at 11:00 a.m. Reorganized debtor should file and serve updated status report by December 4, 2020.

Tentative Ruling for December 16, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to April 7, 2021 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 26, 2021.
APPEARANCES WAIVED ON DECEMBER 16, 2020.

Tentative Ruling for April 7, 2021:

Where is status report that should have been filed by March 26, 2021?

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Hearing required.

Final Ruling for April 7, 2021:

Continue case status conference to August 18, 2021 at 11:00 a.m.
Reorganized debtor should file updated status report by August 6, 2021.

Tentative Ruling for August 18, 2021:

Court has reviewed reorganized debtor's status report. Continue case status conference to December 15, 2021 at 11:00 a.m. Reorganized debtor should file updated status report, accompanied by declaration, not later than December 3, 2021. APPEARANCES WAIVED ON AUGUST 18, 2021.

Tentative Ruling for December 15, 2021:

Court has reviewed reorganized debtor's status report. Continue case status conference to April 20, 2022 at 11:00 a.m. Reorganized debtor should file updated status report, accompanied by declaration, not later than April 8, 2022. APPEARANCES WAIVED ON DECEMBER 15, 2021.

Tentative Ruling for April 20, 2022:

Debtor has filed the quarterly report required by the US Trustee, but where is the post-confirmation status report that the court directed the debtor to file by April 8, 2022?

Final Ruling for April 20, 2022:

Continue post-confirmation status conference to October 26, 2022 at 11:00 a.m. Reorganized debtor shall file and serve updated status report not later than October 14, 2022.

Tentative Ruling for October 26, 2022:

Where is the status report that should have been filed by October 14, 2022?

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Hearing required.

Final Ruling for October 26, 2022:

Continue case status conference to February 15, 2023 at 11:00 a.m.
Reorganized debtor should file updated status report not later than February 3, 2023.

Tentative Ruling for February 15, 2023:

Reorganized debtor failed to file status report prior to last status conference and has again failed to file status report for this status conference. (Counsel failed to file timely status report for another chapter 11 case that was set for hearing approximately two weeks ago.) What is the problem here? Why can't the Court obtain post-confirmation status reports from Mr. Aver's office? And what is the status of this case? Is reorganized debtor now current on plan payments?

Hearing required.

Final Ruling for February 15, 2023:

Continue case status conference to August 16, 2023 at 11:00 a.m.
Reorganized debtor should file updated status report not later than August 4, 2023.

Tentative Ruling for August 16, 2023:

Docket reflects filing of US Trustee's quarterly report, but debtor appears to have failed AGAIN to file updated status report. This has been a consistent pattern in this case. Impose monetary sanctions on counsel for reorganized debtor.

What is the status of this case?

Final Ruling for August 16, 2023:

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Continue status conference to September 13, 2023 at 11:00 a.m.
Reorganized debtor should file and serve updated status report by August 30, 2023.

Tentative Ruling for September 13, 2023:

Court has reviewed the reorganized debtor's status report. Continue case status conference to January 24, 2024 at 11:00 a.m. Reorganized debtor should file updated status report (accompanied by a declaration) not later than January 10, 2024. APPEARANCES WAIVED ON SEPTEMBER 13, 2023.

Tentative Ruling for January 24, 2024:

Where is the status report that should have been filed by January 10, 2024? Has the debtor made any progress in catching up with the missed payments due the Class 5 claimant? Hearing required.

Final Ruling for January 24, 2024:

Continue case status conference to June 20, 2024 at 11:00 a.m.
Reorganized debtor should file and serve updated status report not later than June 10, 2024.

Tentative Ruling for June 20, 2024:

Although the reorganized debtor filed the US Trustee's quarterly report on May 14, 2024, once again the reorganized debtor has failed to file a status report by the date directed by the court.

Issue OSC re dismissal or conversion. Set hearing on OSC for approximately 30 days and continue case status conference to same date and time as hearing on OSC.

Final Ruling for June 20, 2024:

Continue status conference to September 25, 2024 at 11:00 a.m.
Reorganized debtor should file updated status report not later than September

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC
13, 2024.

Chapter 11

Tentative Ruling for September 25, 2024:

Once again, status report was filed late. Status report was due on September 13 and was filed on September 18. What does the court need to do to cause the reorganized debtor to file status reports in a timely manner?

At request of reorganized debtor, continue case status conference to January 29, 2025 at 11:00 a.m. Reorganized debtor should file updated status report not later than January 17, 2025. Court will impose monetary sanctions of not more than \$500 if the next status report is filed late (again). APPEARANCES WAIVED ON SEPTEMBER 25, 2024.

Tentative Ruling for January 29, 2025:

What does the court have to do to obtain a timely-filed status report? Status report was due January 17, 2025, but (as of January 22, 2025 at 1:45 pm) had not been filed. Impose sanctions of \$250 on counsel for reorganized debtor.

Hearing required.

Final Ruling for January 29, 2025:

Counsel in another matter reported that she had received a return email from Mr. Aver's office explaining that he was unavailable for health reasons. Court continued case status conference to March 5, 2025 at 11:00 a.m. and directed that an updated status report be filed not later than February 21, 2025.

Tentative Ruling for March 5, 2025:

Status report was due February 21, 2025, but, as of March 3, 2025, had not been filed. Hearing required.

Final Ruling for March 5, 2025:

Continue case status conference to September 3, 2025 at 11:00 a.m.

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Albany Investment Properties, LLC

Chapter 11

Reorganized debtor should file updated status report by August 22, 2025.

Tentative Ruling for September 3, 2025:

At the reorganized debtor's request, continue case status conference to January 7, 2026 at 11:00 a.m. Reorganized debtor should file updated status report not later than December 24, 2025. APPEARANCES WAIVED ON SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Albany Investment Properties, LLC

Represented By
Raymond H. Aver
R Alexander Comley

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

2:24-14882 Erin Elizabeth Burke

Chapter 11

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

fr: 8-7-24; 10-8-24; 12-11-24; 3-5-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 3-4-26 AT 11AM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - David Shevitz

Tentative Ruling:

Tentative Ruling from August 7, 2024:

Was there a precipitating event that led the debtor to file bankruptcy? What are the lawsuits in Ohio about? Why is the Ohio Attorney General's Office of Consumer Protection involved.

Hearing required.

Final Ruling for August 7, 2024:

Continue hearing to October 8, 2024 at 10:30 a.m. Debtor should file updated status report not later than September 27, 2024.

Tentative Ruling for October 8, 2024:

Revisit status of case after conclusion of status conference on plan.

10/9/2024 -- Court approved scheduling order setting following dates:

L/D for debtor to serve amended plan and mail plan and ballots to parties

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... **Erin Elizabeth Burke** **Chapter 11**

entitled to vote on plan and notice of confirmation hearing -- October 25, 2024

Confirmation hearing -- December 11, 2024 at 11:00 a.m.

L/D to vote on plan or object -- November 27, 2024

L/D for debtor to file confirmation brief, ballot tally -- December 4, 2024.

Tentative Ruling for December 11, 2024:

Revisit status of case after conclusion of confirmation hearing.

Tentative Ruling for March 5, 2025:

Did the foreclosure proceed on February 27, 2025? Does the debtor now have a better idea of the size (if any) of Zion's deficiency claim and, therefore, the distributions to unsecured creditors? Hearing required.

Final Ruling for March 5, 2025:

Debtor anticipates that sale will be closing soon and that Zion will file a proof of claim for any deficiency. Debtor is currently projecting a distribution in the vicinity of 90 percent to the holders of unsecured claims. Continue case status conference to September 3, 2025 at 11:00 a.m. Reorganized debtor should file updated status report not later than August 22, 2025.

Tentative Ruling for September 3, 2025:

Court has reviewed reorganized debtor's status report. Continue case status conference to March 4, 2026 at 11:00 a.m. Reorganized debtor should file an updated status report not later than February 20, 2026. APPEARANCES WAIVED ON SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Erin Elizabeth Burke

Represented By
David B Golubchik

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Erin Elizabeth Burke

Chapter 11

Movant(s):

Erin Elizabeth Burke

Represented By
David B Golubchik

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

2:24-19127 Unrivald Brands, Inc.

Chapter 11

#102.00 Debtors Motion To Further Extend The Exclusivity Periods For The Debtors To
File A Plan And Obtain Acceptance Thereof

Docket 229

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - John-Patrick M. Fritz

Tentative Ruling:

Grant motion. Extend debtor's exclusive period to file a plan until December 3, 2025 and its exclusive period within which to solicit acceptances to its plan to January 30, 2026.

Party Information

Debtor(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
Robert Carrasco
Jeffrey S Kwong

Movant(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
John-Patrick M Fritz
Robert Carrasco
Robert Carrasco
Jeffrey S Kwong
Jeffrey S Kwong

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

2:24-19127 Unrivaed Brands, Inc.

Chapter 11

#103.00 Debtors Motion To Abandon Shares Of Mystic Holdings, Inc.

fr: 1-15-25; 1-29-25; 3-12-25; 4-16-25; 6-11-25; 7-9-25; 8-6-25

Docket 56

***** VACATED *** REASON: CONITNUED TO 10-1-25 AT 11AM**

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - John-Patrick M. Fritz

Tentative Ruling:

1/15/2025 --- Court approved stipulation continuing hearing to March 12, 2025 at 11:30 a.m. OFF CALENDAR FOR JANUARY 29, 2025.

2/25/2025 --- Court approved stipulation continuing hearing to April 16, 2025 at 10 a.m. OFF CALENDAR FOR MARCH 12, 2025.

4/01/2025 --- Court approved stipulation continuing hearing to June 11, 2025 at 10 a.m. OFF CALENDAR FOR APRIL 16, 2025.

Tentative Ruling for June 11, 2025:

[NOTE: ALL HEARINGS FOR THIS WEEK WILL BE BY ZOOM ONLY]

Deny motion to abandon. Court agrees that the shares to be abandoned are not burdensome or of inconsequential value to the estate. According to schedule B, they have a value of more than \$833,000. If they are abandoned, the value of these shares will not be available to creditors through the estate.

If the debtors' ownership of these shares means that they are not eligible to be a debtor in bankruptcy or that they would be unable to confirm a plan of reorganization (the Court does not currently have an opinion as to whether or

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Unrivald Brands, Inc.

Chapter 11

not these propositions accurately reflect the current state of the law), the Court should resolve such issues in the context of a motion to dismiss or an objection to confirmation. But abandonment does not appear to be the appropriate fix to address these issues in light of the value of the assets in question.

6/9/25 -- Court approved stipulation continuing hearing to July 9, 2025 at 1:00 p.m. OFF CALENDAR FOR JUNE 11, 2025.

7/3/25 -- Court approved stipulation continuing hearing to August 6, 2025 at 10:00 a.m. OFF CALENDAR FOR JULY 9, 2025.

Tentative Ruling for August 6, 2025:

At the request of the parties, continue hearing to September 3, 2025 at **11:00 a.m.** (not 1:00 p.m.). APPEARANCES WAIVED ON AUGUST 6, 2025.

8/28/2025 -- Court approved stipulation to continue hearing to October 1, 2025 at 11:00 a.m. OFF CALENDAR FOR SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
Robert Carrasco

Movant(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
John-Patrick M Fritz
Robert Carrasco
Robert Carrasco

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

2:24-19127 Unrivaed Brands, Inc.

Chapter 11

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

fr: 12-18-24; 3-12-25; 3-26-25; 4-30-25; 6-11-25; 7-9-25; 8-6-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - John-Patrick M. Fritz

9/2/25 - David Shevitz

Tentative Ruling:

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

12/23/24 -- Court signed scheduling order with following dates:
Status conference continued to March 12, 2025 at 11:30 a.m.
L/D for debtor to file updated status report -- February 28, 2025
L/D for debtor to serve notice of bar date -- December 20, 2024
General bar date -- February 18, 2025
Government claims bar date -- May 5, 2025

2/25/25 -- Court approved stipulation extending bar date for People's CA and its assigns only to April 25, 2025.

Tentative Ruling for March 12, 2025:

Continue case status conference to March 26, 2025 at 10:00 a.m. to be held concurrently with motion to extend exclusivity. (No new status report is required for this conference.) APPEARANCES WAIVED ON MARCH 12, 2025.

Tentative Ruling for March 26, 2025:

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Unrivaed Brands, Inc.

Chapter 11

What is the status of the debtor's efforts to document the parties' global settlement? Has a 9019 motion been filed? Hearing required.

Tentative Ruling for April 30, 2025:

Court waived the requirement of a status report for this status conference. Assuming court approves compromise on calendar as matter no. 103, what will the future of this chapter 11 case look like? Hearing required.

6/3/2025 -- Court approved second order appointing Judge Kwan as mediator.

Tentative Ruling for June 11, 2025:

[NOTE: ALL HEARINGS FOR THIS WEEK WILL BE BY ZOOM ONLY]

Revisit status of case after conclusion of related matters on calendar. (Motion to extend exclusivity is currently set for hearing on June 25, 2025 at 10:00 a.m.)

6/26/25 -- Court approved order extending debtor's exclusive dates to file and confirm plan to September 4, 2025 and November 1, 2025, respectively.

Tentative Ruling for July 9, 2025:

Has any progress been made in negotiations concerning the Mystic Holdings? When do debtors believe they will be in a position to file a plan? Hearing required.

Tentative Ruling for August 6, 2025:

At the request of the parties, continue hearing to September 3, 2025 at **11:00 a.m.** (not 1:00 p.m.) to be heard concurrently with abandonment motion. APPEARANCES WAIVED ON AUGUST 6, 2025.

Tentative Ruling for September 3, 2025:

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

Wednesday, September 3, 2025

Hearing Room 1539

11:00 AM

CONT... Unrivald Brands, Inc.

Chapter 11

Parties stipulated to authorize Judge Kwan to resolve disputes between People's California and Dominion Capital with regard to \$1,000,000 of escrowed funds. By order entered August 15, 2025, Judge Kwan has ruled that the funds should be divided as follows: \$440,000 to People's and \$560,000 to Dominion Parties.

Where does the debtor plan to go from here? Has any progress been made with regard to how best to handle the problem created by the Mystic shares?

Hearing required.

Party Information

Debtor(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
Robert Carrasco

Movant(s):

Unrivald Brands, Inc.

Represented By
John-Patrick M Fritz
John-Patrick M Fritz
Robert Carrasco
Robert Carrasco

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

2:23-16872 Joan Bauer

Chapter 11

#200.00 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; 7-16-25; 8-6-25

Docket 93

Courtroom Deputy:

ZoomGov Appearance by:

8/25/25 - J. Jackson Waste

9/2/25 - David Shevitz

9/2/25 - Leslie Cohen

9/2/25 - Jason Rios

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:

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

**United States Bankruptcy Court
Central District of California**

Los Angeles

Sheri Bluebond, Presiding

Courtroom 1539 Calendar

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT... Joan Bauer

Chapter 11

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

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT... Joan Bauer

Chapter 11

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 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

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT...

Joan Bauer

Chapter 11

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:

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

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT... Joan Bauer

Chapter 11

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.

Tentative Ruling for July 16, 2025:

Debtor's counsel reports that parties attended and all day mediation and that,

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT...

Joan Bauer

Chapter 11

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.

Tentative Ruling for August 6, 2025:

At request of debtor's counsel, continue status conference to September 3, 2025 at 2:00 p.m. Debtor should file updated status report not later than August 25, 2025. APPEARANCES WAIVED ON AUGUST 6, 2025.

Tentative Ruling for September 3, 2025:

According to the debtor's status report, a global settlement has been reached that will be memorialized in an amended chapter 11 plan, which the debtor hopes will have been filed prior to the status conference. Did an amended plan get filed? (As of August 29, 2025, a plan had not been filed.)

Hearing required.

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
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

2:23-16872 Joan Bauer

Chapter 11

#201.00 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; 7-16-25; 8-6-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

8/25/25 - J. Jackson Waste

9/2/25 - David Shevitz

9/2/25 - Leslie Cohen

9/2/25 - Jason Rios

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.

How does the debtor foresee these two bankruptcies interacting with the

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT...

Joan Bauer

Chapter 11

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:

At debtor's request, continue hearing to January 29, 2025 at 2:00 p.m.

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT... Joan Bauer

Chapter 11

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.

Tentative Ruling for August 6, 2025:

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT...

Joan Bauer

Chapter 11

At request of debtor's counsel, continue status conference to September 3, 2025 at 2:00 p.m. Debtor should file updated status report not later than August 25, 2025. APPEARANCES WAIVED ON AUGUST 6, 2025.
Tentative Ruling for September 3, 2025:

According to the debtor's status report, a global settlement has been reached that will be memorialized in an amended chapter 11 plan, which the debtor hopes will have been filed prior to the status conference. Did an amended plan get filed? (As of August 29, 2025, a plan had not been filed.)

Hearing required.

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
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

2:24-17820 Skylock Industries Inc

Chapter 11

#202.00 Disclosure Statement Describing Original Chapter 11 Plan

fr: 6-25-25; 7-30-25

Docket 236

***** VACATED *** REASON: 7/29/25 - AMENDED DISCLOSURE
STATEMENT FILED (DKT #255)**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

6/4/25 -- Court approved stipulation cotninuing hearing to July 30, 2025 at 2:00 p.m. OFF CALENDAR FOR JUNE 25, 2025.

7/10/25 -- Court approved stipulation cotninuing hearing on disclosure statement and case status conference to September 3, 2025 at 2:00 p.m. OFF CALENDAR FOR JULY 30, 2025.

AMENDED DISCLOSURE STATEMENT HAS BEEN FILED. OFF CALENDAR.

Party Information

Debtor(s):

Skylock Industries Inc

Represented By
Jeffrey S Shinbrot

Movant(s):

Skylock Industries Inc

Represented By
Jeffrey S Shinbrot

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

2:24-17820 Skylock Industries Inc

Chapter 11

#203.00 First Amended Disclosure Statement Describing First Amended Chapter 11 Plan

Docket 255

***** VACATED *** REASON: CONTINUED TO 10-8-25 AT 2PM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

8/21/2025 -- Court approved stipulation extending deadline to oppose disclosure statement to August 27, 2025.

8/28/2025 -- Court approved order continuing hearing to October 8, 2025 at 2:00 p.m. Debtor should serve notice of continued hearing. OFF CALENDAR FOR SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Skylock Industries Inc

Represented By
Jeffrey S Shinbrot

Movant(s):

Skylock Industries Inc

Represented By
Jeffrey S Shinbrot

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

2:24-17820 Skylock Industries Inc

Chapter 11

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

fr: 11-13-24; 11-27-24; 12-10-24; 12-17-24; 1-15-25; 3-5-25; 3-12-25; 5-14-25'
6-25-25; 7-30-25

Docket 51

***** VACATED *** REASON: CONTINUED TO 10-8-25 AT 2PM**

Courtroom Deputy:

ZoomGov Appearance by:

9/2/25 - David Shevitz

Tentative Ruling:

11/6/2024 -- At hearing held this date, Court agreed to continue case status conference to same date and time as continued hearing on cash collateral and motion to dismiss -- November 27, 2024 at 10:00 a.m. APPEARANCES WAIVED ON NOVEMBER 13, 2024.

Tentative Ruling for November 27, 2024:

Set bar date and deadline for serving notice of bar date. Revisit status of case after conclusion of related matters on calendar.

Final Ruling for November 27, 2024:

Continue case status conference to December 10, 2024 at 11:00 a.m. as a holding date. Requirement of filing a status report in connection with the continued status conference is waived.

Tentative Ruling for December 10, 2024:

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

Final Ruling from December 10, 2024:

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT... Skylock Industries Inc

Chapter 11

Continue hearing to December 17, 2024 at 10:00 a.m.

Tentative Ruling for December 17, 2024:

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

12/17/24 -- Court approved order setting following dates:

L/D to serve notice of bar date -- December 20, 2024

Bar date -- January 31, 2025

Cont'd status conference -- January 15, 2025 at 11:00 a.m. (status report waived)

Tentative Ruling for January 15, 2025:

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

Tentative Ruling for March 5, 2025:

Court has reviewed debtor's updated status report. Continue case status conference to same date and time as proposed sale of personal property -- March 12, 2025 at 1:00 p.m. (No new status report is required for the March 12 conference.) APPEARANCES WAIVED ON MARCH 5, 2025.

Tentative Ruling for March 12, 2025:

If sale is approved and consummated, what does the debtor intend to do with this case? Should it be converted to chapter 7 or is there any reason that the case should remain in chapter 11?

Hearing required.

Final Ruling for March 12, 2025:

Debtor anticipates proposing a liquidating plan if sale is approved and consummated. Continue hearing to May 14, 2025 at 1:00 p.m. Debtor should

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

Wednesday, September 3, 2025

Hearing Room 1539

2:00 PM

CONT...

Skylock Industries Inc

Chapter 11

file updated status report not later than May 2, 2025 and may set hearing on disclosure statement for same date and time as continued status conference.

Tentative Ruling for May 14, 2025:

At debtor's request, continue case status conference to June 25, 2025 at 2:00 p.m. to coincide with hearing on debtor's disclosure statement.
APPEARANCES WAIVED ON MAY 14, 2025.

6/4/25 -- Court approved stipulation cotninueing hearing on disclosure statement and case status conference to July 30, 2025 at 2:00 p.m. OFF CALENDAR FOR JUNE 25, 2025.

7/10/25 -- Court approved stipulation cotninueing hearing on disclosure statement and case status conference to September 3, 2025 at 2:00 p.m. OFF CALENDAR FOR JULY 30, 2025.

8/28/2025 -- Court approved order continuing hearing to October 8, 2025 at 2:00 p.m. Debtor should serve notice of continued hearing. OFF CALENDAR FOR SEPTEMBER 3, 2025.

Party Information

Debtor(s):

Skylock Industries Inc

Represented By
Jeffrey S Shinbrot