

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

Wednesday, September 4, 2024

Hearing Room 1539

10:00 AM
2:00-00000

Chapter

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. that are in effect at the time of the hearing.

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below. **MEMBERS OF THE PUBLIC MAY ONLY CONNECT TO THE AUDIO FEED USING THE TELEPHONE NUMBERS PROVIDED BELOW AND ARE NOT PERMITTED TO CONNECT TO THE VIDEO FEED.**

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at Chambers_SBluebond@cacb.uscourts.gov of your appearance.** The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:
<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Phone/Video Appearances."

Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>

ZoomGov meeting number: 161 6109 0855

Password: 148508

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

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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

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Wednesday, September 4, 2024

Hearing Room 1539

10:00 AM

2:24-14805 Two Bit Circus, Inc.

Chapter 7

#1.00 Alleged Debtor's Notice of Motion and Motion to Dismiss Involuntary Petition or in the Alternative to Abstain

Docket 16

***** VACATED *** REASON: CONTINUED TO 9-25-24 AT 10AM.**

Tentative Ruling:

5/20/24 -- Court approved stipulation continuing hearing to September 25, 2024 at 10:00 a.m. OFF CALENDAR FOR SEPTEMBER 4, 2024. .

Party Information

Debtor(s):

Two Bit Circus, Inc.

Represented By
Eric P Israel

Movant(s):

Two Bit Circus, Inc.

Represented By
Eric P Israel

**United States Bankruptcy Court
Central District of California
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Wednesday, September 4, 2024

Hearing Room 1539

10:00 AM

2:21-17060 Buckingham Heights Business Park (a California Lim

Chapter 11

#2.00 Motion to Dismiss Chapter 11 Case and for Related Relief

Docket 514

Tentative Ruling:

Grant motion. Enter order in form proposed by debtor, dismissing case but retaining jurisdiction over final fee applications.

Party Information

Debtor(s):

Buckingham Heights Business Park

Represented By
Jeannie Kim
Michael M Lauter
Alan M Feld
Alexandria Lattner

Movant(s):

Buckingham Heights Business Park

Represented By
Jeannie Kim
Michael M Lauter
Alan M Feld
Alexandria Lattner

**United States Bankruptcy Court
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Wednesday, September 4, 2024

Hearing Room 1539

10:00 AM

2:24-15230 810 Wilton Ventures LLC

Chapter 11

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

Docket 1

Tentative Ruling:

Set bar date and deadline for serving notice of bar date. Has debtor filed financing motion yet? Hearing required.

Party Information

Debtor(s):

810 Wilton Ventures LLC

Represented By
Stella A Havkin

Movant(s):

810 Wilton Ventures LLC

Represented By
Stella A Havkin

**United States Bankruptcy Court
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Wednesday, September 4, 2024

Hearing Room 1539

2:00 PM

2:21-14449 Alex A. Khadavi

Chapter 7

#200.00 Trustee's Final Report and Applications for Compensation

Docket 566

***** VACATED *** REASON: APPROVED. APPEARANCES WAIVED.**

Tentative Ruling:

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

Party Information

Debtor(s):

Alex A. Khadavi

Represented By
Jeffrey S Benice

Trustee(s):

Jason M Rund (TR)

Represented By
Keith Patrick Banner

**United States Bankruptcy Court
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Wednesday, September 4, 2024

Hearing Room 1539

2:00 PM

2:22-16130 Frunutta, LLC

Chapter 7

#201.00 Application for Fees & Expenses for Hahn Fife & Company LLP, Accountant,
Period: 11/17/2022 to 8/8/2024, Fee: \$20,595.00, Expenses: \$515.80.

Docket 50

*** VACATED *** REASON: GRANTED. APPEARANCES WAIVED.

Tentative Ruling:

Grant application. Allow on interim basis fees of \$20,595 and costs of \$515.80.
Ratify payments made to date and authorize payment of remaining balance due on pro
rata basis from available funds. APPEARANCES WAIVED. APPLICANT IS
AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON
TERMS CONSISTENT WITH TENTATIVE RULING.

Party Information

Debtor(s):

Frunutta, LLC

Represented By
Sevan Gorginian

Movant(s):

Hahn Fife & Company LLP

Pro Se

Trustee(s):

Edward M Wolkowitz (TR)

Represented By
Krikor J Meshefejian

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Wednesday, September 4, 2024

Hearing Room 1539

2:00 PM

2:22-16130 Frunutta, LLC

Chapter 7

#202.00 First Interim Application Of Levene, Neale, Bender, Yoo & Golubchik L.L.P. For Approval Of Fees And Reimbursement Of Expenses; Trustee's Attorney, Period: 11/10/2022 to 7/31/2024, Fee: \$23,492.00, Expenses: \$2,522.54.

Docket 52

*** VACATED *** REASON: GRANTED. APPEARANCES WAIVED.

Tentative Ruling:

Grant application. Allow on interim basis fees of \$23,492 and costs of \$2,522.54. Ratify payments made to date and authorize payment of remaining balance due on pro rata basis from available funds. APPEARANCES WAIVED. APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

Party Information

Debtor(s):

Frunutta, LLC

Represented By
Sevan Gorginian

Movant(s):

Levene, Neale, Bender, Yoo &

Represented By
Krikor J Meshefejian

Trustee(s):

Edward M Wolkowitz (TR)

Represented By
Krikor J Meshefejian

**United States Bankruptcy Court
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2:24-13201 TREE LANE LLC

Chapter 11

#203.00 First Interim Application of Leech Tishman for Compensation of Fees and Reimbursement of Expenses Incurred on Behalf of the Debtor and Debtor in Possession; Debtor's Attorney, Period: 4/25/2024 to 7/31/2024, Fee: \$444,720.50, Expenses: \$6,906.32.

Docket 178

*** VACATED *** REASON: GRANTED. APPEARANCES WAIVED.

Tentative Ruling:

Grant application. Allow on interim basis fees of \$444,720.50 and costs of \$6,906.32. Ratify payments made to date and authorize payment of remaining balance due on pro rata basis from available funds. APPEARANCES WAIVED. APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

Party Information

Debtor(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards
Robyn B Sokol

Movant(s):

Leech Tishman Fuscaldo & Lampl,

Represented By
Robyn B Sokol

**United States Bankruptcy Court
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Wednesday, September 4, 2024

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2:00 PM

2:24-13201 TREE LANE LLC

Chapter 11

#204.00 Application for Compensation of Interim Fees and/or Expenses (11 U.S.C. Section 331) for Traverse, LLC, Other Professional, Period: 4/26/2024 to 7/31/2024, Fee: \$12000.00, Expenses: \$0.00.

Docket 179

*** VACATED *** REASON: GRANTED. APPEARANCES WAIVED.

Tentative Ruling:

Grant application. Allow on interim basis fees of \$12,000 and no costs. Ratify payments made to date and authorize payment of remaining balance due on pro rata basis from available funds. APPEARANCES WAIVED. APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

Party Information

Debtor(s):

TREE LANE LLC

Represented By
Sandford L. Frey
Ronald N Richards
Robyn B Sokol

Movant(s):

Traverse, LLC

Represented By
Robyn B Sokol

**United States Bankruptcy Court
Central District of California
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Wednesday, September 4, 2024

Hearing Room 1539

2:00 PM

2:23-16954 John Leroy Arnold and Holly Fay Arnold

Chapter 7

#205.00 Trustee's Final Report and Applications for Compensation

Docket 30

***** VACATED *** REASON: APPROVED. APPEARANCES WAIVED.**

Tentative Ruling:

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

Party Information

Debtor(s):

John Leroy Arnold

Represented By
Onyinye N Anyama

Joint Debtor(s):

Holly Fay Arnold

Represented By
Onyinye N Anyama

Trustee(s):

Heide Kurtz (TR)

Pro Se