

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

Tuesday, November 18, 2025

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](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

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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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2:13-27702 Morad Javedanfar

Chapter 7

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

#200.00 Motion For Sale of Property of the Estate under Section 363(b) by the Receiver and JLAMP, for an Order: (1) Approving Bidding Procedures for the Sale of Defendant MBNs Interests to Satisfy Charging Orders 423 424; (2) Approving the Sale of Property Under 11 U.S.C § 363 Subject to Higher and Better Offers; (3) Approving the Form and Manner of Notice; and (4) Setting the Auction of the Subject Interests to Satisfy the Charging Orders

fr: 12-20-23, 4-17-24; 5-29-24; 7-10-24; 10-29-24; 1-28-25; 5-13-25; 6-3-25; 8-5-25; 9-9-25; 10-7-25; 10-15-25

Docket 434

Courtroom Deputy:

Tentative Ruling:

Tentative Ruling for December 20, 2023:

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

Final Ruling for December 20, 2024:

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

Tentative Ruling for April 17, 2024:

What has happened since the December hearing? Did the parties enter into

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a settlement? Did an auction occur? Hearing required.

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

Tentative Ruling for July 10, 2024:

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

10/23/24 -- Court approved stipulation continuing hearing to January 28, 2025 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 29, 2024.

Tentative Ruling for January 28, 2025:

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

1/22/2025 -- Court approved a stipulation continuing hearing to May 13, 2025 at 10:00 a.m. OFF CALENDAR FOR JANUARY 28, 2025.

Tentative Ruling for May 13, 2025:

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

Final Ruling for May 13, 2025:

Counsel that attended hearing are providing inconsistent information about status. Court continued hearing to June 3, 2025 at 10:00 a.m. and ordered parties to be present at continued hearing so that everyone can "get on the same page."

Tentative Ruling for June 3, 2025:

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What is the status of this matter? Are the parties still engaged in settlement negotiations? What should the Court do to bring this matter to resolution?
Hearing required.

Final Ruling for June 3, 2025:

Parties advised that the last day to submit bids is July 27, 2025, a hearing on the receiver's auction is scheduled for August 5, 2025. A hearing to confirm the marshal's sale is scheduled for August 19, 2025 at 10:00 a.m., but there is paperwork that needs to be submitted to the Court in order for the marshal sale to proceed. Counsel for plaintiff (Hewlett) agreed to present the necessary paperwork to the court and to lodge the order necessary to cause the marshal's sale to move forward, hopefully before the August 19 hearing. (As of July 30, 2025, court has not received any such paperwork.)

Attorneys and their clients have not been communicating effectively and, as a result, offered conflicting reports concerning the status of settlement negotiations and expressed conflicting views as to the desirability of a settlement. Parties either need to keep their attorneys "in the loop" concerning the status of their negotiations or terminate the services of their attorneys. Existing situation is untenable and cannot be permitted to continue. Court will not approve any more stipulations to continue the hearings based on what appear to be inaccurate representations that the parties are close to resolving this matter consensually. Receiver's sale and marshal's sale should simply move forward.

Tentative Ruling for August 5, 2025:

What, if anything, has happened with regard to the Receiver's sale since the June 3, 2025 hearing?

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Tentative Ruling for September 9, 2025:

Parties continue to report that this matter has been settled? Has the settlement agreement been fully executed? Has it been consummated? Hearing required.

Tentative Ruling for October 7, 2025:

At hearing on September 9, 2025, parties reported that the final signatures were being obtained that day and that they needed a brief continuance to be able to file a satisfaction of judgment so that the court could take this matter off calendar. Has the agreement been fully executed and performed? Has a satisfaction of judgment been filed? Hearing required.

Tentative Ruling for November 18, 2025:

Court has signed the order the parties requested dissolving the preliminary injunction so that escrow can close. As of November 13, 2025, the docket did not reflect the filing of a satisfaction of judgment. What is the status of this matter? Has escrow closed? Has another issue arisen?

Hearing required.

Party Information

Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By

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Chapter 7

Stephen F Biegenzahn
Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari
M Hope Aguilar

Movant(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

JL AM Plus, LLC

Represented By
Andy Kong
Douglas E Hewlett
Douglas S Hewlett

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

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2:13-27702 Morad Javedanfar

Chapter 7

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

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

fr. 4-17-24; 5-29-24; 7-10-24; 10-29-24; 1-28-25; 5-13-25; 6-3-25; 8-19-25;
9-9-25; 10-7-25; 10-15-25

Docket 469

Courtroom Deputy:

Tentative Ruling:

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

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

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

Tentative Ruling for July 10, 2024:

Did the parties enter into a settlement? Has a new sale been scheduled?
Hearing required.

10/23/24 -- Court approved stipulation continuing hearing to January 28, 2025 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 29, 2024.

Tentative Ruling for January 28, 2025:

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Chapter 7

Did the parties enter into a settlement? Has a new sale been scheduled?
Hearing required.

1/22/2025 -- Court approved a stipulation continuing hearing to May 13, 2025
at 10:00 a.m. OFF CALENDAR FOR JANUARY 28, 2025.

Tentative Ruling for May 13, 2025:

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

Final Ruling for May 13, 2025:

Counsel that attended hearing are providing inconsistent information about
status. Court continued hearing to June 3, 2025 at 10:00 a.m. and ordered
parties to be present at continued hearing so that everyone can "get on the
same page."

Tentative Ruling for June 3, 2025:

What is the status of this matter? Are the parties still engaged in settlement
negotiations? What should the Court do to bring this matter to resolution?
Hearing required.

8/5/2025 -- At hearing held this date, Court continued above hearing (and
related matter) to September 9, 2025 at 10:00 a.m. to give the parties an
opportunity to consummate settlement agreement. APPEARANCES
WAIVED ON AUGUST 19, 2025.

Tentative Ruling for September 9, 2025:

Parties continue to report that this matter has been settled? Has the
settlement agreement been fully executed? Has it been consummated?

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Hearing required.

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Tentative Ruling for October 7, 2025:

At hearing on September 9, 2025, parties reported that the final signatures were being obtained that day and that they needed a brief continuance to be able to file a satisfaction of judgment so that the court could take this matter off calendar. Has the agreement been fully executed and performed? Has a satisfaction of judgment been filed? Hearing required.

Final Ruling for October 7, 2025:

The parties explained on the record that difficulties have been encountered in connection with obtaining the necessary signatures on the required documents and that it cannot be determined at this time whether all parties are actually endeavoring in good faith to execute these documents. Court agreed to issue an order requiring all parties, including the escrow officer, to appear at a continued hearing at which all required documents could be signed (and to bring all required documents with them), if they have not closed their transaction prior to the continued hearing. The court directed counsel Hewlett and Marks to work together to prepare an order to this effect, specifically identifying all individuals who would need to be present, and set a continued hearing for October 15, 2025 at 10:00 a.m., and to make sure that all individuals identified in this order were served with the order once it is entered.

Tentative Ruling for October 15, 2025:

As of October 10, 2025, it does not appear that counsel has lodged the order the Court requested. Why not? Parties are not likely to appear in Court unless and until court issues an order to this effect and they are served with a copy of that order.

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Tentative Ruling for November 18, 2025:

Court has signed the order the parties requested dissolving the preliminary injunction so that escrow can close. As of November 13, 2025, the docket did not reflect the filing of a satisfaction of judgment. What is the status of this matter? Has escrow closed? Has another issue arisen?

Hearing required.

Party Information

Debtor(s):

Morad Javedanfar

Represented By
Andre A Khansari

Defendant(s):

Morad Neman

Represented By
Yuriko M Shikai
Timothy L Neufeld
Jennifer B MikoLevine

MBN Real Estate Investments, LLC

Represented By
Stephen F Biegenzahn
Jennifer B MikoLevine
Paul S Marks

Joint Debtor(s):

Yaffa Javedanfar

Represented By
Andre A Khansari

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CONT... Morad Javedanfar

Chapter 7

M Hope Aguilar

Plaintiff(s):

JL AM Plus, LLC

Represented By
Douglas S Hewlett

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

**United States Bankruptcy Court
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2:24-16091 Ciriaco Garcia Mamalayan

Chapter 7

Adv#: 2:24-01279 Miller, Chapter 7 Trustee v. Mamalayan

#202.00 Motion For Summary Judgment

Docket 22

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Rulings on Trustee's Evidentiary Objections [Docket No. 37]:

1. Sustain as to relevance. Overrule balance. (Fact that testimony may be false or that other evidence exists to impeach does not make the testimony inadmissible.)
2. Sustain as to relevance. (There may also be a best evidence problem if the debtor is testifying as to the content of a written agreement between himself and the buyers.)
3. Sustain as to relevance. Overrule best evidence objection. Debtor is not testifying as to the contents of the trust.
4. Sustain as to relevance.
5. Overrule.
6. Sustain to the extent that the debtor is offering a legal opinion that he has complied with all of his obligations. Overrule as to the balance.

The trustee sued to bar the debtor's discharge under sections 727(a)(3) and (a)(5) only. These sections relate to the debtor's failure to maintain/preserve records and failure to adequately explain the loss of assets. Any discussion in the motion of sections 523(a)(2), 727(a)(2) and 548(a)(1) is misplaced and irrelevant.

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With regard to the preservation of records, the standard in the Ninth Circuit is whether the debtor has maintained and produced records sufficient to permit the trustee and the creditors to reasonably ascertain the debtor's present financial condition and follow his business transactions for a reasonable period in the past. The debtor hasn't provided records sufficient to prove that he spent the amounts he claims to have spent on household expenses, gambling losses or travel expenses.

The trustee has identified a withdrawal of \$149,85 from the IRA and \$188,765 in home-sale proceeds. The debtor has produced a check showing that he paid \$100,000 to his daughter. He has also produced Exhibit 3, which shows approximately \$199,000 in ATM withdrawals at an address that corresponds to the Gardens Casino in Hawaiian Gardens. He has not produced any records to show what became of the funds that were withdrawn. We have only his declaration, Exhibit 5 to the motion, in which he says that, of the funds withdrawn from the IRA, \$50,000 went for mortgage payments; \$50,000 was allocated to his daughter, Joanne; \$20,000 went for expenses related to his trip to the Phillipines; and \$19,582 went to gambling losses. He has not provided any records to support any of these expenditures. With regard to the home sale proceeds, his declaration states, "I regret to inform that a significant portion of these funds were spent on my gambling activites at the casino, which resulted in losses. . . . From the proceeds of the real estate, I provided my daughter with \$100,000 on February 6, 2023"

Whether the debtor's explanations as to what became of the missing funds are credible and sufficient to explain the loss of assets of this magnitude and whether his failure to maintain any records of these transactions other than a single check and his bank statements are "justified under the circumstances" are genuine issues of material fact.

Deny motion in its entirety.

Party Information

Debtor(s):

Ciriaco Garcia Mamalayan

Represented By
Crispin C Lozano

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Chapter 7

Defendant(s):

Ciriaco Garcia Mamalayan

Represented By
Crispin C Lozano

Movant(s):

Ciriaco Garcia Mamalayan

Represented By
Crispin C Lozano

Plaintiff(s):

Elissa D. Miller, Chapter 7 Trustee

Pro Se

Trustee(s):

Elissa Miller (TR)

Pro Se

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Chapter 7

Adv#: 2:24-01279 Miller, Chapter 7 Trustee v. Mamalayan

#203.00 Status Conference re: 41 (Objection / revocation of discharge 727(c),(d),(e)
Complaint by Elissa D. Miller, Chapter 7 Trustee against Ciriaco Garcia
Mamalayan

fr: 3-11-25; 8-12-25; 8-19-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

8/18/25 - Shantal Malméd

8/18/25 - Crispin Lozano

Tentative Ruling:

Trustee would like an opportunity to conduct discovery. Set discovery cutoff for late September, 2025 and set continued status conference for approximately 90 to 120 days.

3/11/2025 -- Court approved scheduling order setting following dates:
Cont'd status conference -- August 12, 2024 at 2:00 p.m.
L/D to file updated status report -- July 29, 2025
L/D to conduct discovery -- September 30, 2025

Tentative Ruling for August 19, 2025:

The parties report that they have completed discovery. They have not requested a pretrial conference, but the Court would like the parties to submit a joint proposed pretrial order and generally needs to use the pretrial conference as an opportunity to discuss with the parties the terms of that order.

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Chapter 7

Set date for pretrial conference and deadline for lodging proposed pretrial order.

8/19/2025 -- Court approved scheduling order setting following dates:

Cont'd status conference -- November 18, 2025 at 2:00 p.m.
(Requirement that a status report be filed in connection with this status conference is waived.)

L/D to file pretrial motions -- October 7, 2025

L/D to have pretrial motions heard -- November 18, 2025 at 2:00 p.m.

Tentative Ruling for November 18, 2025:

Set pretrial conference date and deadline for lodging joint pretrial order.

Party Information

Debtor(s):

Ciriaco Garcia Mamalayan

Represented By
Crispin C Lozano

Defendant(s):

Ciriaco Garcia Mamalayan

Pro Se

Plaintiff(s):

Elissa D. Miller, Chapter 7 Trustee

Pro Se

Trustee(s):

Elissa Miller (TR)

Pro Se