

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

Tuesday, November 25, 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.

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<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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2:25-12899 Lisett Caridad Gonzalez

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **8367 Lubec Street, Downey, CA 90240**

MOVANT: Immigrant Rights Defense Council, LLC

Fr. 10-14-25

Docket 100

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

9/29/2025 -- Court granted debtor's ex parte request to continue hearing to November 25, 2025 at 10:00 a.m. OFF CALENDAR FOR OCTOBER 14, 2025.

Tentative Ruling for November 25, 2025:

Deny motion. Movant is an unsecured creditor. There is no basis upon which the Court should grant relief from stay to permit an unsecured creditor to proceed with a collection action against the debtor before the automatic stay has terminated by operation of law. The debtor does have equity in the property and that property should remain protected by the automatic stay. None of the standards set forth in section 362(d) has been satisfied.

Even if the Court were to find movant's claim to be nondischargeable, in order to provide the debtor with the "breathing spell" contemplated by the bankruptcy code, the automatic stay should remain in effect until the occurrence of one of the events listed in § 362(c)(2): (1) the dismissal of the Debtors' case; (2) the denial or granting of the Debtors' discharge; or (3) the closing of the Debtors' case. In this case, none of the events listed in § 362(c)(2) has occurred (and movant's judgment has not been excepted from any discharge). Thus, the Movant is barred by the automatic stay from

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Chapter 7

commencing any collection proceedings against the Debtors in an effort to enforce its judgment. In re Neilsen, 443 B.R. 718 (Bankr. W.Va. 2011); see also In re Haas, 2004 Bankr. LEXIS 2216, 2004 WL 3132027, at *2 (Bankr. E.D. Va. Dec. 22, 2004) (the holder of a non-dischargeable claim against the debtor must wait until "the debtor is granted or denied a discharge, the case is dismissed, or the case is closed" in order to pursue collection of his debt, lest he run afoul of the automatic stay).

Moreover, there is no reason to believe that there will be any nonexempt property available for movant's collection efforts even after the automatic stay has terminated by operation of law. The motion is not well-founded, demonstrating again that counsel for movant would be well-served to associate in experienced bankruptcy counsel.

Party Information

Debtor(s):

Lisett Caridad Gonzalez

Represented By
Jisoo Hwang
Rosendo Gonzalez

Trustee(s):

Brad D Krasnoff (TR)

Represented By
John N Tedford IV

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2:25-17279 Aztec Concrete LLC

Chapter 7

#2.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **David Ahdoot vs. Aztec Concrete, LLC, a Limited Liability Company, et al.; Docket number: 23AHCV02290; California Superior Court - Alhambra**

MOVANT: David Ahdoot

Docket 11

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant motion with waiver of Rule 4001(a)(3) to the extent necessary to permit movant to proceed against insurance proceeds. Deny request for extraordinary relief. If and when another defendant files bankruptcy, movant should bring a motion for relief from stay in that case.

Party Information

Debtor(s):

Aztec Concrete LLC

Represented By
Jaime A Cuevas Jr.

Movant(s):

David Ahdoot

Represented By
Marc Weitz

David Ahdoot

Represented By
Marc Weitz

Trustee(s):

Sam S Leslie (TR)

Pro Se

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2:25-17490 Barbara Ann Perez

Chapter 7

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **1978 Royal Manufactured home, Serial Nos. FMHCA781968B/FMHCA781968C/FMHCA781968A, Label Nos. CAL105863/CAL097027/CAL097028, Decal No. LBF3330 located at 20683 Waalew Rd Sp#B163, Apple Valley, CA 92307 .**

MOVANT: 21st Mortgage Corporation

Docket 11

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Diane Weifenbach

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Barbara Ann Perez

Represented By
Ramiro Flores Munoz

Movant(s):

21st Mortgage Corporation

Represented By
Diane Weifenbach

Trustee(s):

John P Pringle (TR)

Pro Se

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2:25-17998 Christian Alexander Santos

Chapter 7

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2022 TOYOTA TACOMA 4WD; VIN: 3TMCZ5AN9NM514069**

MOVANT: Toyota Motor Credit Corporation

Docket 9

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Kirsten Martinez

Tentative Ruling:

Grant without waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Christian Alexander Santos

Represented By
Julie J Villalobos

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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2:25-18035 Roman Bedzhanyan and Shushanik Narinyan

Chapter 7

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2025 TOYOTA CAMRY SE; VIN: 4T1DAACK7SU512539.**

MOVANT: Toyota Lease Trust as serviced by Toyota Motor Credit Corporation

Docket 12

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Kirsten Martinez

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Roman Bedzhanyan

Represented By
Sevan Gorginian

Joint Debtor(s):

Shushanik Narinyan

Represented By
Sevan Gorginian

Movant(s):

Toyota Lease Trust as serviced by

Represented By
Kirsten Martinez

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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2:25-18263 Alexandra Kasandra Garza

Chapter 7

#6.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2018 Kia Stinger, VIN: KNAE45LCXJ6020555 .**

MOVANT: TD Bank, N.A.

Docket 8

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Byron Bahr

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Alexandra Kasandra Garza

Represented By
Francis Guilardi

Movant(s):

TD Bank, N.A.

Represented By
Sheryl K Ith

Trustee(s):

Rosendo Gonzalez (TR)

Pro Se

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2:25-18310 Jessy Lee Barnett and Jackie Elizabeth Barnett

Chapter 7

#7.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2019 Tesla Model 3, VIN: 5YJ3E1EB2KF391350**

MOVANT: Santander Consumer USA Inc. dba Chrysler Capital

Docket 9

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Byron Bahr

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3) and annulment.

Party Information

Debtor(s):

Jessy Lee Barnett

Represented By
Frank X Ruggier

Joint Debtor(s):

Jackie Elizabeth Barnett

Represented By
Frank X Ruggier

Movant(s):

Santander Consumer USA Inc. dba

Represented By
Sheryl K Ith

Trustee(s):

John J Menchaca (TR)

Pro Se

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2:25-18407 Christina Annette Reyes

Chapter 7

#8.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2017 TOYOTA PRIUS PRIME; VIN: JTDKARFP3H3003676**

MOVANT: Toyota Motor Credit Corporation

Docket 8

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Kirsten Martinez

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Christina Annette Reyes

Represented By
Daniel King

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

David M Goodrich (TR)

Pro Se

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2:25-18701 Avenida Entertainment Group, Inc.

Chapter 7

#9.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2023 Mercedes-Benz EQB250W, VIN: W1N9M0CB3PN023948 .**

MOVANT: Mercedes-Benz Vehicle Trust

Docket 7

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Byron Bahr

Tentative Ruling:

Grant without waiver of Rule 4001(a)(3) (without prejudice to debtor's rights under section 365(p)).

Party Information

Debtor(s):

Avenida Entertainment Group, Inc.

Represented By
Paige T Rolfe

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Sheryl K Ith

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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2:25-18851 UBALLE RENE

Chapter 7

#10.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2016 BMW 7 Series 750i Sedan 4D VIN: WBA7F0C55GGL99300**

MOVANT: BMW Bank of North America

Docket 14

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Kristin Schuler-Hintz

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

UBALLE RENE

Represented By
Lotfy Mrich

Movant(s):

BMW Bank of North America

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Sam S Leslie (TR)

Pro Se

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2:25-19094 Kamaura Eley

Chapter 7

#11.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **960 Larrabee Street #102, West Hollywood, CA 90069 .**

MOVANT: U.S. Bank Trust Company, National Association not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R4

Docket 13

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Kristin Schuler-Hintz

Tentative Ruling:

Grant motion, including waiver of Rule 4001(a)(3). Make finding that bankruptcy case was part of a scheme to hinder, delay and defraud creditors that included transfers of an interest in property without movant's consent and multiple bankruptcy filings affecting this property.

Party Information

Debtor(s):

Kamaura Eley

Pro Se

Movant(s):

U.S. Bank Trust Company, National

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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2:25-19326 Joseph Hovsep Kouchkarian and Lauren Kouchkarian

Chapter 7

#12.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2019 Cadillac ATS Coupe, VIN: 1G6AA1RX7K0129706 .**

MOVANT: AmeriCredit Financial Services, Inc. dba GM Financial

Docket 8

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Byron Bahr

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Joseph Hovsep Kouchkarian

Represented By
Roland H Kedikian

Joint Debtor(s):

Lauren Kouchkarian

Represented By
Roland H Kedikian

Movant(s):

AmeriCredit Financial Services, Inc.

Represented By
Sheryl K Ith

Trustee(s):

John P Pringle (TR)

Pro Se

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2:25-11354 The Nuno Mansion LLC

Chapter 11

#13.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **2200 South Harvard Blvd., Los Angeles, CA 90018**

MOVANT: MOR Investment Fund, LLC

Docket 62

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Misty Perry Isaacson

Tentative Ruling:

There is a sizeable equity cushion, even using the valuation figures provided by the movant and an even larger equity cushion if the Court were to adopt the debtor's valuation. Therefore, even though the movant is correct that the debtor has failed to prosecute this chapter 11 case in a diligent manner and that it is problematic that the debtor has not taken steps to collect rent from or evict insider occupants, relief from stay does not appear to be the appropriate remedy in light of the equity available to pay claims.

Deny motion for relief, but enter order to show cause why case should not be converted to chapter 7 or a chapter 11 trustee appointed to move this case forward.

Party Information

Debtor(s):

The Nuno Mansion LLC

Represented By
Maureen J Shanahan

Movant(s):

MOR Investment Fund, LLC

Represented By
Misty A Perry Isaacson

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2:25-11354 The Nuno Mansion LLC

Chapter 11

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

fr: 4-16-25; 6-25-25; 9-10-25; 11-12-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Misty Perry Isaacson

Tentative Ruling:

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

6/9/2025 -- Court approved scheduling order with following dates:

L/D to serve notice of bar date -- April 21, 2025

Bar date -- May 30, 2025

L/D to file updated status report -- June 13, 2025

Cont'd status conference -- June 25, 2025 at 11:00 a.m.

Tentative Ruling for June 25, 2025:

Has debtor received documents it has requested from lender? If not, set deadline for debtor to file motion for 2004 examination to obtain the information that it needs to make a decision as to how it intends to proceed with regard to the secured loan.

6/26/25 -- Court approved scheduling order with following dates:

Cont'd status conference -- September 10, 2025 at 1:00 p.m.

L/D for debtor to file application to employ special litigation counsel -- July 31, 2025

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CONT... The Nuno Mansion LLC

Chapter 11

L/D for debtor to apply for 2004 examination (if still needs documents/info) --
July 31, 2025.

Tentative Ruling for September 10, 2025:

Debtor has moved for and obtained approval of special litigation counsel.
Revisit status of case after conclusion of hearing on claim objection.

Tentative Ruling for November 12, 2025:

Court waived the requirement of a status report for this case status
conference. What, if anything, has transpired since last status conference?
Hearing required.

Tentative Ruling for November 25, 2025:

See tentative ruling for matter no. 12. Continue case status conference to
date of hearing on order to show cause.

Party Information

Debtor(s):

The Nuno Mansion LLC

Represented By
Maureen J Shanahan

Movant(s):

The Nuno Mansion LLC

Represented By
Maureen J Shanahan

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2:25-17723 Presentation Media, Inc.

Chapter 11

#14.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **1910-1920 West 144th Street, Gardena, CA 90249 .**

MOVANT: Harvest Small Business Finance, LLC

Docket 65

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Jessica Simon

Tentative Ruling:

Motion states in paragraph 11(g) on page 8 that there is zero equity and zero equity cushion. This is not accurate. Movant is in first position. The equity cushion is the value behind movant available to provide adequate protection. According to the motion itself, the property is worth \$5,200,000. Movant's debt is listed in the chart in section 11(e) as \$3,532,425.25. Therefore, there is an equity cushion of \$1,602,808. There is also equity in the property in that, even after deduction of the junior lien (\$1,543,443.32) from this amount, there is equity remaining of \$59,365. It is not helpful to the Court for movant to report false information in its motion.

Even if there is no equity in the property (due to the accrual of real property taxes), movant has not shown that the property is not necessary to an effective reorganization. Therefore, movant has not shown that relief from stay is warranted under section 362(d)(2).

With regard to section 362(d)(1), court agrees that debtor needs to provide or pay for insurance coverage on the property in order to adequately protect movant. Movant claims that property is declining in value, but there is no evidence to support this contention, other than the eventual accrual of real property taxes. Court agrees that debtor should remain current on post-

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CONT... **Presentation Media, Inc.**
petition property taxes.

Chapter 11

Court is not ready to conclude that there is no reorganization in process or that the bankruptcy was filed in bad faith. Debtor has adequately explained its decision to merge the two entities and it is not clear how this resulted in any injury to the movant.

Condition continuation of the automatic stay on the debtor's making monthly payments to the movant to reimburse it for the monthly cost of the insurance that movant claims to have placed on the property and making all real property tax payments that fall due from and after the date the bankruptcy case was filed; provided, however, that the Court will not require the debtor to pay the lender for insurance unless the movant provides a copy of the policy that it obtained so that the court, the debtor and the U.S. Trustee will be able to know that the property is actually insured, the name of the carrier, the policy limits and coverages and the premium.

Party Information

Debtor(s):

Presentation Media, Inc.

Represented By
Steven R Fox

Movant(s):

Harvest Small Business Finance,

Represented By
Jessica M. Simon

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2:00 PM

2:19-13033 Liria M Melendez

Chapter 7

Adv#: 2:25-01358 Melendez v. Perez

#200.00 Status Conference re: 21 (Validity, priority or extent of lien or other interest in property) Complaint by Liria M Melendez against Javier Perez.

Docket 4

***** VACATED *** REASON: CONTINUED TO 12-2-25 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue status conference to December 2, 2025 at 2:00 p.m. to be heard concurrently with motion to dismiss on calendar for that date and time.
APPEARANCES WAIVED ON NOVEMBER 25, 2025.

Party Information

Debtor(s):

Liria M Melendez

Represented By
James D. Hornbuckle
Onyinye N Anyama

Defendant(s):

Javier Perez

Pro Se

Plaintiff(s):

Liria M Melendez

Represented By
Onyinye N Anyama

Trustee(s):

Carolyn A Dye (TR)

Represented By
Christian T Kim
James A Dumas Jr

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2:00 PM

2:25-11688 Timothy Thomas Alvarez, III

Chapter 7

Adv#: 2:25-01213 Alvarez, III v. US Department of Education et al

#201.00 Status Conference re: 63 (Dischargeability - 523(a)(8), student loan)) [1]
Adversary case 2:25-ap-01213. Complaint by Timothy Thomas Alvarez III
against US Department of Education.

fr: 8-26-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 1-27-2026 AT 2PM**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

8/11/2025 -- Court approved stipulation continuing the following deadlines:
L/D for DOE to answer complaint continued to September 29, 2025
Status conference continued to November 25, 2025 at 2:00 p.m.
OFF CALENDAR FOR AUGUST 26, 2025.

10/28/2025 -- Court approved stipulation continuing the status conference to
January 27, 2025 at 2:00 p.m. and providing that all dates calculated from the
initial status conference shall be calculated from the date of the continued
status conference. APPEARANCES WAIVED ON NOVEMBER 25, 2025.

Party Information

Debtor(s):

Timothy Thomas Alvarez III

Represented By
Stephan M Brown

Defendant(s):

US Department of Education

Pro Se

DOES 1-100 Inclusive, et al

Pro Se

Plaintiff(s):

Timothy Thomas Alvarez III

Represented By

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Timothy Thomas Alvarez, III

Stephan M Brown

Chapter 7

Trustee(s):

Sam S Leslie (TR)

Pro Se

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2:25-13809 Andrew Michael Autin

Chapter 7

Adv#: 2:25-01215 S & G US, Inc. v. Autin et al

#202.00 Motion to Dismiss Adversary Proceeding re: Defendant Andrew Michael Autin

Docket 14

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Movant Autin is correct that, other than pleading that he is the spouse of the other debtor, there are no allegations made in the complaint that he did anything whatsoever. Grant motion in its entirety without leave to amend as against defendant Autin.

Party Information

Debtor(s):

Andrew Michael Autin

Represented By
Nancy Hanna

Defendant(s):

Andrew Michael Autin

Represented By
Fritz J Firman

Yuxuan Yang

Represented By
Fritz J Firman

DOES - 1 through 10, inclusive

Pro Se

Joint Debtor(s):

Yuxuan Yang

Represented By
Nancy Hanna

Movant(s):

Andrew Michael Autin

Represented By
Fritz J Firman

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CONT... Andrew Michael Autin

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Plaintiff(s):

S & G US, Inc.

Represented By
Steve Luan

Trustee(s):

John P Pringle (TR)

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2:25-13809 Andrew Michael Autin

Chapter 7

Adv#: 2:25-01215 S & G US, Inc. v. Autin et al

#203.00 Motion to Dismiss Adversary Proceeding re: Yuxuan Yang

Docket 15

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

The amended complaint is still a mess.

The first count for relief seeks a declaration that combines various theories. Each theory of nondischargeability has different elements and should be pleaded separately. As the court has already explained, plaintiff cannot state a claim under section 523(a)(1) as it is not a governmental entity. Grant motion with regard to portion of Count I that arises under section 523(a)(1) **without leave to amend**. The same count includes a claim under section 523(a)(14). This section applies only to debts due the federal government. The taxes at issue here are state sales taxes. Grant motion with regard to portion of Count I that arises under section 523(a)(14) **without leave to amend**.

With regard to the portion of Count I that arises under section 523(a)(14A), give plaintiff **one final opportunity** to properly plead this claim. In the next version of the complaint, the plaintiff should specify the specific tax owed (the time period to which the tax relates, the dollar amounts attributable to each time period, the code sections under which the tax is imposed, etc.), why the tax would have been nondischargeable if asserted by a governmental entity, whether and how much the plaintiff actually paid on account of this tax. This portion of the complaint does not need any discussion of any misrepresentations or alleged fraud. If there are indemnification obligations under the sale agreement or the escrow instructions, any writings imposing an indemnification obligation should be included as exhibits to the complaint.

The second count of the complaint asserts claims under both section 523(a)

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CONT...

Andrew Michael Autin

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(2)(A) and 523(a)(2)(B). These should NOT be combined into a single claim. Based on the last two versions of the complaint, it does not appear that the debtor gave the plaintiff any writing concerning the debtor's financial condition or that of the business that the plaintiff acquired. In order to give rise to nondischargeable liability, a representation that the debtor owes, or does not owe, sales taxes (or a failure to disclose that the debtor owes sales taxes) is a statement concerning the debtor's financial condition. Therefore, that statement must be in writing to give rise to nondischargeable liability. Lamar, Archer & Cofrin, LLP v. Appling, 584 U.S. 709, 718-19 (2018) (because a debtor's statement describing an individual asset or liability has a direct impact on the sum of his assets and liabilities, it qualifies as a statement respecting the debtor's financial condition and therefore cannot give rise to nondischargeable liability under section 523(a)(2)(A)). As no such writing exists and the debtor will not have nondischargeable liability without it, grant motion to dismiss **with prejudice** as to any claims against the debtor under either section 523(a)(2)(A) or 523(a)(2)(B) based on the failure to disclose the sales tax liability.

Plaintiff also pleads that debtor falsely represented that the business had a liquor license even though it did not. Later, however, the plaintiff talks about the need to pay the sales taxes in order to avoid losing his liquor license. Did he acquire a liquor license later? How much did that cost? Wouldn't that be the measure of his damage for a fraud claim based on that misrepresentation? Or is plaintiff saying that he wouldn't have purchased the business if he knew it didn't have a liquor license? Plaintiff needs to plead all of the elements of section 523(a)(2)(A) based on this alleged misrepresentation. Grant motion **with leave to amend** to state a claim under section 523(a)(2)(A) for damages attributable to a false representation that the business had a liquor license.

Plaintiff also pleads that the debtor failed to disclose that, under California law, unpaid sales taxes arising out of the use of real property for a restaurant would give rise to successor liability for the buyer. A failure to disclose can only give rise to liability for fraud if there is a duty to disclose. This wouldn't have been a representation of fact; it would have been a representation of law. Is the plaintiff really arguing that the debtor had a duty to advise the plaintiff of the risks that a buyer of real property used for a restaurant

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assumes under California law? The debtor was not the plaintiff's attorney. Court is not aware of any theory under which such a duty would exist and the complaint does not articulate any. Grant motion **without leave to amend** to the extent that plaintiff is attempting to state a claim under section 523(a)(2) based on debtor's failure to advise him of the risk of successor liability under California law.

Give plaintiff one last opportunity to attempt to plead a claim for a declaration that the debtor's obligation to reimburse plaintiff for/indemnify it against sales tax liability is nondischargeable under section 523(a)(14A) and a claim under 523(a)(2)(A) based on a false representation that the business held a liquor license for whatever damage plaintiff sustained by virtue of its reliance on this allegedly false representation.

Party Information

Debtor(s):

Andrew Michael Autin

Represented By
Nancy Hanna

Defendant(s):

Andrew Michael Autin

Represented By
Fritz J Firman

Yuxuan Yang

Represented By
Fritz J Firman

DOES - 1 through 10, inclusive

Pro Se

Joint Debtor(s):

Yuxuan Yang

Represented By
Nancy Hanna

Movant(s):

Yuxuan Yang

Represented By
Fritz J Firman

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Plaintiff(s):

S & G US, Inc.

Represented By
Steve Luan

Trustee(s):

John P Pringle (TR)

Pro Se

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2:25-13809 Andrew Michael Autin

Chapter 7

Adv#: 2:25-01215 S & G US, Inc. v. Autin et al

#204.00 Status Conference re: 41 (Objection / revocation of discharge - 727(c),(d),(e)) , (66 (Dischargeability - 523(a)(1),(14),(14A) priority tax claims)) , (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) , (67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)) , (13 (Recovery of money/property - 548 fraudulent transfer) Complaint by S & G US, Inc. against Andrew Michael Autin , Yuxuan Yang , and DOES 1 through 10, inclusive

fr: 8-26-25; 9-9-25

Docket 1

Courtroom Deputy:

10/10/25 - First Amended Complaint filed

Tentative Ruling:

Revisit status of action after conclusion of hearing on motion to dismiss.

9/19/2025 -- Court approved order on motion to dismiss:

1. The claim for relief under 523(a)(4) is hereby dismissed without leave to amend;
2. The claim for relief under section 727 of the Bankruptcy Code is hereby dismissed without leave to amend;
3. The claim under section 523 (a)(1) is dismissed with leave to amend to allege relief under section 532(a)(14) to be filed and served by October 14, 2025.

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4. The claim under section 532 (a)(2)(A) is dismissed with leave to amend by filing and serving an amended complaint under 523(a)(2)(A) and or 523(a)(2)(B) on or before October 14, 2025;
5. Defendants have until November 4, 2025 to file a responsive pleading to any amended complaint filed by plaintiff;
6. Status conference continued to November 25, 2025 at 2:00 p.m.;
7. Requirement of a status report is waived.

Tentative Ruling for November 25, 2025:

Revisit status of action after conclusion of hearing on motion to dismiss.

Party Information

Debtor(s):

Andrew Michael Autin

Represented By
Nancy Hanna

Defendant(s):

Andrew Michael Autin

Pro Se

Yuxuan Yang

Pro Se

DOES - 1 through 10, inclusive

Pro Se

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Joint Debtor(s):

Yuxuan Yang

Represented By
Nancy Hanna

Plaintiff(s):

S & G US, Inc.

Represented By
Steve Luan

Trustee(s):

John P Pringle (TR)

Pro Se

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2:25-13838 Ashot Gevork Egiazarian

Chapter 7

Adv#: 2:25-01197 Menchaca v. Compagnie Monegasque De Banque et al

#205.00 Status Conference re: 12 (Recovery of money/property - 547 preference)), (13 (Recovery of money/property - 548 fraudulent transfer)), (14 (Recovery of money/property - other)), (72 (Injunctive relief - other)), (91 (Declaratory judgment))
Complaint by John J. Menchaca against Compagnie Monegasque De Banque, Mitra Holdings SA, Lex Thielen, Lex Thielen & Associates, PB Montaigne Attorneys-At-Law Ltd., Suren Yegiarzaryan, Artem Yegiarzaryan

fr: 7-29-25

Docket 1

Courtroom Deputy:

8/7/25 - Another summons issued on Artem Yegiarzaryan

ZoomGov Appearance by:

11/24/25 - Cynthia Cohen

Tentative Ruling:

6/11/2025 -- Court approved stipulation continuing defendant's deadline to respond to complaint to July 21, 2025.

7/23/2025 -- Court approved stipulation continuing deadline for defendant Suren Egiazaryan only to respond to complaint to August 20, 2025.

Tentative Ruling for July 29, 2025:

Suren has been given an extension to respond to August 20. Defendants outside the US have not yet been served. Artem has been served but has not answered. His response to the complaint was due June 20, 2025. Does plaintiff intend to take his default?

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Hearing required.

8/21/2025 -- Court approved stipulation extending Suren's deadline to respond to complaint to September 10, 2025.

Tentative Ruling for November 25, 2025:

A default has been entered against Artem. Suren has answered the complaint. Set deadline for CMB to file answer to complaint. Does court need to set deadline for PBM to file answer to complaint?

Set deadline for CMB to file motion to compel arbitration and continue status conference to date of hearing on that motion.

Party Information

Debtor(s):

Ashot Gevork Egiazarian

Represented By
David B Golubchik

Defendant(s):

Compagnie Monegasque De Banque Pro Se

Mitra Holdings SA Pro Se

Lex Thielen Pro Se

Lex Thielen & Associes Pro Se

PB Montaigne Attorneys-At-Law Pro Se

Suren Yegiarzaryan Pro Se

Artem Yegiarzaryan Pro Se

Plaintiff(s):

John J. Menchaca

Represented By
Aaron J Malo

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Trustee(s):

John J Menchaca (TR)

Pro Se

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2:25-13838 Ashot Gevork Egiazarian

Chapter 7

Adv#: 2:25-01334 Menchaca v. Tsagolova et al

#206.00 Order to Show Cause Why Joinder Defendant Suren Egiazaryian's Should Not Be Held in Contempt for His Failure to Comply with State Court Judge Kazadi's Discovery Order

fr: 10-14-25

Docket 29

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

10/6/2025 -- Court approved stipulation continuing hearing to November 25, 2025 at 2:00 p.m. (See order for additional dates.) OFF CALENDAR FOR OCTOBER 14, 2025.

Tentative Ruling for November 25, 2025:

Although causes of action that once belonged to the debtor and certain causes of action that once belonged to creditors now belong to the chapter 7 trustee, that does not necessarily mean that other parties in interest are precluded from conducting discovery, provided that they are still appropriate parties in interest in this action. (And, if they are not, discovery could be conducted by way of a 2004 examination.)

Ms. Tsagolova contends that she and the debtor jointly own assets that are held in the names of others. Suren is one of those others. Although the debtor's rights have passed to the trustee, Ms. Tsagolova's rights, if any, presumably did not. Therefore, it does appear that she retains standing to obtain discovery that Suren was ordered to provide prepetition.

Court cannot hold Suren in contempt for failing to pay the balance of the monetary sanctions without finding that he has the financial ability to pay these amounts. There is no declaration that the Court was able to locate

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Chapter 7

evidencing that Suren lacks the financial ability to pay. All discussions of the partial payment that Suren made refer to an explanation that was being provided with the partial payment that is presumably based on Suren's contention that he is entitled to a setoff. Court is not aware of any authority for the proposition that a party ordered to pay monetary sanctions is entitled to offset against the amounts he was ordered to pay amounts that he claims are due from the payee. If Suren does not want to be held in contempt for failing to pay the balance of the sanctions due, he will need to provide evidence of his inability to make the payment.

With regard to the production of documents, the Court is sympathetic to Suren's physical and psychological issues, but he will need to devise a way to produce the requested documents notwithstanding his issues. (The Court is more interested in causing the documents to be produced at this point than it is in punishing Suren for failing to have produced them previously.) Suren should be able to provide someone else (his attorney, perhaps, or another family member) with access to his records wherever they may be maintained so that, even in his absence, that person can go through his records and produce any responsive documents. Or perhaps it would make more sense for Ms. Tsagalova and the trustee's counsel to be given access to the records in the manner in which they are maintained, but one way or the other, any responsive documents need to be produced.

Hearing required.

Party Information

Debtor(s):

Ashot Gevork Egiazarian

Represented By
David B Golubchik

Defendant(s):

Natalia Tsagalova

Represented By
Allan L. Schare
Christopher J Harney
Jeffrey Erdman

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CONT... Ashot Gevork Egiazarian

Chapter 7

Ashot Egiazaryian

Pro Se

Suren Egiazaryian

Represented By
Jeffrey Erdman
Allan L. Schare
John M Genga

Artem Egiazarian

Pro Se

Evgeniy Nikolaevich Ratnikov

Pro Se

FZWZ Judgment Trust

Pro Se

Vitaly Ivanovich Smagin

Pro Se

Plaintiff(s):

John J. Menchaca

Represented By
Aaron J Malo

Trustee(s):

John J Menchaca (TR)

Represented By
Aaron J Malo
Hamid R Rafatjoo
John M Genga

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2:25-13838 Ashot Gevork Egiazarian

Chapter 7

Adv#: 2:25-01334 Menchaca v. Tsagolova et al

#207.00 Status Conference re: 01 (Determination of removed claim or cause) Notice of Removal by Aaron J Malo on behalf of John J Menchaca against Ashot Egiazaryan

fr: 9-16-25, 9-30-25

Docket 4

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for September 30, 2025:

Do any of the parties believe that the Court should have copies of any documents filed with or entered by the state court other than the ones identified as docket nos. 13-22 (which are described in docket no. 30)?

Continue status conference to October 14, 2025 at 2:00 p.m. (as a holding date) to be heard concurrently with hearing on order to show cause why Suren should not be held in contempt for failure to comply with state court order.

Final Ruling for September 30, 2025:

Continue status conference to November 25, 2025 at 2 p.m.

Tentative Ruling for November 25, 2025:

Revisit status of action after conclusion of related matter on calendar.

Party Information

Debtor(s):

Ashot Gevork Egiazarian

Represented By

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David B Golubchik

Chapter 7

Defendant(s):

Natalia Tsagolova	Pro Se
Ashot Egiazaryian	Pro Se
Suren Egiazaryian	Pro Se
Artem Egiazarian	Pro Se
Evgeniy Nikolaevich Ratnikov	Pro Se
FZWZ Judgment Trust	Pro Se
Vitaly Ivanovich Smagin	Pro Se

Movant(s):

John J Menchaca (TR)	Represented By Aaron J Malo
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Plaintiff(s):

John J. Menchaca	Represented By Aaron J Malo
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Trustee(s):

John J Menchaca (TR)	Represented By Aaron J Malo Hamid R Rafatjoo
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2:25-13838 Ashot Gevork Egiazarian

Chapter 7

#208.00 Status Conference re: Chapter 7 Voluntary Petition for Individuals

fr: 7-29-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

11/24/25 - Cynthia Cohen

Tentative Ruling:

Tentative Ruling for July 29, 2025:

What transpired at the July 28 hearing on PBM's motion to vacate the freezing order in the Swiss Litigation?

Unless this court abstains from exercising its jurisdiction (if that's appropriate) and grants relief from the preliminary injunction that it has issued (or dismisses this chapter 7 case entirely), this court has exclusive jurisdiction to determine what is, and is not, property of this chapter 7 estate. Discuss with parties how best to proceed with regard to disputes concerning ownership of the Endrino Property.

Hearing required.

Final Ruling for July 29, 2025:

Continue status conference to November 25, 2025 at 2:00 p.m. Trustee should file updated status report not later than November 17, 2025.

Tentative Ruling for November 25, 2025:

Was a global settlement meeting held November 21, 2025? If so, following

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CONT... Ashot Gevork Egiazarian

Chapter 7

that meeting, does the trustee remain optimistic or at least hopeful that a global settlement can be achieved?

Continue case status conference to January 14, 2025 at 1:00 p.m. to be heard concurrently with other matters scheduled for that date and time. (Trustee need not file a new status report for that conference.)

Party Information

Debtor(s):

Ashot Gevork Egiazarian

Represented By
David B Golubchik

Movant(s):

Ashot Gevork Egiazarian

Represented By
David B Golubchik

Trustee(s):

John J Menchaca (TR)

Pro Se

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2:25-14994 Cruz Zavala

Chapter 7

Adv#: 2:25-01360 Mendoza et al v. Zavala et al

#209.00 Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)),(67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)),(41 (Objection / revocation of discharge - 727(c),(d),(e) Complaint by Sergio Mendoza against Cruz Zavala

Docket 1

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Where is the joint status report that should have been filed 2 weeks before the status conference? How long do the parties anticipate that it will take them to complete discovery? Does either party currently contemplate any pretrial motions? Is this an appropriate matter to send to an early mediation? Hearing required.

Party Information

Debtor(s):

Cruz Zavala

Represented By
A Mina Tran

Defendant(s):

Cruz Zavala

Pro Se

DOES 1 through 10, inclusive

Pro Se

Plaintiff(s):

Sergio Mendoza

Represented By
John D Monte

Marina Frias

Represented By
John D Monte

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CONT... Cruz Zavala

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Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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2:25-15903 Romex Textiles, Inc.

Chapter 7

Adv#: 2:25-01357 Posh Textiles Inc. v. Romex Textiles, Inc. et al

#210.00 Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Posh Textiles Inc. against Romex Textiles, Inc

Docket 1

***** VACATED *** REASON: CONTINUED TO 12-2-25 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Continue status conference to December 2, 2025 at 2:00 p.m. to be heard concurrently with motion to dismiss on calendar for that date and time.
APPEARANCES WAIVED ON NOVEMBER 25, 2025.

Party Information

Debtor(s):

Romex Textiles, Inc.

Represented By
Steven T Gubner
Marlene Escover

Defendant(s):

Romex Textiles, Inc.

Pro Se

DOES 1-20, Inclusive

Pro Se

Plaintiff(s):

Posh Textiles Inc.

Represented By
Kousha Berokim

Trustee(s):

Sam S Leslie (TR)

Represented By
Eric P Israel

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CONT... Romex Textiles, Inc.

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2:24-13201 TREE LANE LLC

Chapter 11

Adv#: 2:24-01259 TREE LANE LLC v. Vella

#211.00 Status Conference re:14 (Recovery of money/property - other)),02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Tree Lane LLC against Zachary Vella

fr: 1-14-25; 5-13-25; 8-19-25

Docket 1

Courtroom Deputy:

9/22/25 - Jury demand by defendant

10/6/25 - Third Party Complaint filed

ZoomGov Appearance by:

11/24/25 - Robyn Sokol

11/24/25 - Roberto Kampfner

Tentative Ruling:

1/2/2025 -- Court approved stipulation giving defendant until January 15, 2025 to respond to complaint.

Tentative Ruling for January 14, 2025:

Continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to date of continued status conference. (This should give the parties time to participate in mediation after an answer has been filed and after the parties have conducted whatever discovery they believe must be accomplished before a mediation can be productive.)

1/23/25 -- Court signed scheduling order setting following dates:

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CONT... TREE LANE LLC

Chapter 11

Cont'd status conference -- May 13, 2025 at 2:00 p.m.

L/D to file joint status report -- April 29, 2025

L/D to complete mediation -- May 13, 2025

L/D to lodge order appointing mediators -- February 14, 2025

1/30/25 -- Court approved stipulation giving Vella to and including May 31, 2025 to file and serve any third-party complaint.

2/21/25 -- Court approved order appointing mediators.

Tentative Ruling for May 13, 2025:

Defendant reports that he intends to bring a third party complaint for indemnification and declaratory relief against Skylark. Pursuant to FRBP 7014, a third party complaint must be filed within 14 days after the defendant filed his answer to complaint, but the Court approved a stipulation between the parties giving the defendant until May 31, 2025 to file his third-party complaint. When does defendant anticipate that he will be filing his third-party complaint?

Continue status conference for approximately 60 to 90 days to date that can serve as status conference on underlying complaint as well as third-party complaint.

5/29/2025 -- Court approved stipulation extending Vella's deadline to file third party complaint to later of July 31, 2025 and 14 days after Vella answers amended complaint.

Tentative Ruling for August 19, 2025:

Revisit status of action after conclusion of related matter on calendar.

8/21/2025 -- Court approved order granting motion for leave to amend and setting following dates:

L/D for plaintiff to file amended complaint -- August 22, 2025

L/D for defendant to file/serve response -- September 22, 2025

Cont'd status conference -- November 25, 2025 at 2:00

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CONT... TREE LANE LLC

Chapter 11

L/D to file updated status report -- November 11, 2025

Tentative Ruling for November 25, 2025:

Parties report that Skylark (UK) intends to file a motion to dismiss. Set date for hearing and briefing schedule on that motion and continue status conference to same date and time as hearing on that motion.

What is the status of service on London & Regional Properties Limited, LLC?

Party Information

Debtor(s):

TREE LANE LLC

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

Defendant(s):

Zachary Vella

Pro Se

Plaintiff(s):

TREE LANE LLC

Represented By
Robyn B Sokol