

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

**Tuesday, December 2, 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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**Hearing conducted by ZOOMGov.**

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

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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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**2:25-18239 Sergio Gutierrez Marin and Janet Crystal Gutierrez**

**Chapter 7**

**#1.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2019 Eclipse Attitude, VIN: 5LZBE2120KR016870**

**MOVANT: Huntington National Bank**

Docket 10

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

<b>Party Information</b>
--------------------------

**Debtor(s):**

Sergio Gutierrez Marin

Represented By  
Cynthia Grande

**Joint Debtor(s):**

Janet Crystal Gutierrez

Represented By  
Cynthia Grande

**Movant(s):**

Huntington National Bank

Represented By  
Joseph C Delmotte

**Trustee(s):**

John J Menchaca (TR)

Pro Se

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**2:25-18499 Mario Contreras Ramirez**

**Chapter 7**

**#2.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2022 Honda Pilot; VIN. 5FNYF5H22NB013328**

**MOVANT: LOGIX FEDERAL CREDIT UNION, its successors and/or assignees,**

Docket 12

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

<b>Party Information</b>
--------------------------

**Debtor(s):**

Mario Contreras Ramirez

Represented By  
Gregory M Shanfeld

**Movant(s):**

LOGIX FEDERAL CREDIT

Represented By  
Reilly D Wilkinson

**Trustee(s):**

Jason M Rund (TR)

Pro Se

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**2:25-12849 Yoon Hee Yeh**

**Chapter 11**

**#3.00** Motion for Relief from Stay Under 11 USC § 362 with Supporting Declarations  
(Real Property) re: **3625 W. 6th Street, Los Angeles, CA 90020**

**MOVANT: Bank of Hope**

Docket 74

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 12-11-25 AT 10AM.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

11/21/25 -- Court approved stipulation continuing hearing to December 11,  
2025 at 10:00 a.m. OFF CALENDAR FOR DECEMBER 2, 2025.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Yoon Hee Yeh

Represented By  
Stella A Havkin

**Movant(s):**

Bank of Hope

Represented By  
J. Alexandra Rhim

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**2:25-12849 Yoon Hee Yeh**

**Chapter 11**

**#4.00** Motion for Relief from Stay Under 11 USC § 362 with Supporting Declarations  
(Real Property) re: **221 S. Larchmont, Los Angeles, CA 90004**

**MOVANT: Bank of Hope**

Docket 77

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 12-11-25 AT 10AM.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

11/21/25 -- Court approved stipulation continuing hearing to December 11,  
2025 at 10:00 a.m. OFF CALENDAR FOR DECEMBER 2, 2025.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Yoon Hee Yeh

Represented By  
Stella A Havkin

**Movant(s):**

Bank of Hope

Represented By  
J. Alexandra Rhim

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**2:25-12849 Yoon Hee Yeh**

**Chapter 11**

**#5.00 Scheduling and Case Management Conference in a Chapter 11 Case**

fr: 6-4-25; 8-27-25; 11-12-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 12-11-25 AT 10AM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**11/10/25 - Mark. T. Jessee**

**11/10/25 - Shai Oved**

**11/10/25 - Robert Lewis**

**11/10/25 - David Shevitz**

**Tentative Ruling:**

Set deadline for debtor to serve notice of bar date and bar date. Continue case status conference to date shortly after bar date.

6/10/2025 -- Court approved scheduling order setting following dates:

L/D to serve notice of bar date -- June 9, 2025

Bar date -- August 4, 2025

Cont'd status conference -- August 27, 2025 at 11:00 a.m.

L/D to file updated status report -- August 15, 2025

-----  
Tentative Ruling for August 27, 2025:

Where is status report that should have been filed by August 15, 2025?

Court approved proposed financing on August 20, 2025. Debtor's counsel reported that she anticipated loan would fund within 30 days thereafter.

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**CONT... Yoon Hee Yeh**

**Chapter 11**

Continue status conference to date that could serve as date of hearing on debtor's motion to dismiss.

-----  
Final Ruling for August 27, 2025:

Continue hearing to November 12, 2025 at 11:00 a.m. Waive requirement of a written status report if motion to dismiss is on calendar for same date and time.

-----  
Tentative Ruling for November 12, 2025:

No motion to dismiss has been filed and no status report has been filed either. (Lender filed motion for relief from stay on November 5, 2025. That motion has been set for hearing on November 26, 2025 at 10:00 a.m.) What is going on at this point? Does debtor plan to oppose motion and, if so, on what ground? Hearing required.

-----  
Tentative Ruling for December 2, 2025:

Continue case status conference to December 11, 2025 to be heard concurrently with motions for relief from stay. APPEARANCES WAIVED ON DECEMBER 2, 2025. (No status report required.)

<b>Party Information</b>
--------------------------

**Debtor(s):**

Yoon Hee Yeh

Represented By  
Stella A Havkin

**Movant(s):**

Yoon Hee Yeh

Represented By  
Stella A Havkin  
Stella A Havkin



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**2:25-14395 NBA Properties Inc**

**Chapter 11**

**#6.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **3880 Shadow Grove Road, Pasadena, CA 91107**

**MOVANT: Pacific RBLF Funding Trust**

fr: 7-29-25; 9-16-25, 9-24-25

Docket 18

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**9/18/25 - Thomas Ure**

**9/23/25 - Eric Pezold**

**Tentative Ruling:**

Tentative Ruling for July 29, 2025:

There is no contention that the property is decreasing in value and the court is not yet in a position to conclude that no reorganization is possible; however, the value of the movant's collateral position will decrease as real property taxes accrue. Condition continuation of the automatic stay on debtor's remaining current on post-petition real property taxes and set continued hearing(s) on relief from stay to trail with case status conference(s).

-----  
Final Ruling for July 29, 2025:

(There are a total of 3 properties. One is a vacant lot. Another may be completed by now as the only thing that remained to be done was to install a couple of appliances, a front door and landscaping. Owners are planning to contribute the \$60,000 necessary to complete construction.) Continue hearing to September 16, 2025 at 10:00 a.m. Debtor will file and serve a

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**CONT... NBA Properties Inc**

**Chapter 11**

status report not later than September 9, 2025. (Hearing subsequently continued to September 24, 2025.)

-----  
Tentative Ruling for September 24, 2025:

Where is the status report that should have been filed on September 9, 2025? What progress, if any, has been made since July 29, 2025?

Hearing required.

-----  
Final Ruling for September 24, 2025:

Continue hearing to December 2, 2025 at 10:00 a.m. Debtor needs to pay post-petition real property taxes, as these are reducing collateral available to secured lender. Debtor should file and serve a status report not later than November 21, 2025 as to progress made with regard to sale.

-----  
Tentative Ruling for December 2, 2025:

Are there any updates to the status report filed November 21, 2025? Has the debtor's broker received any written offers for the property? If not, when was the last time that either of the parties who seemed the most interested visited the property? When was the last time the debtor's broker heard from these parties? Hearing required.

<b>Party Information</b>
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**Debtor(s):**

NBA Properties Inc

Represented By  
Thomas B Ure

**Movant(s):**

Pacific RBLF Funding Trust

Represented By  
Andrew Still  
Eric S Pezold

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**2:19-13033 Liria M Melendez**

**Chapter 7**

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

**#200.00** Motion By Defendant To Dismiss Complaint, Or, In The Alternative, Request  
That The Court Abstain From Exercising Jurisdiction Over The Matter

Docket 6

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Grant motion. Dismiss action without prejudice for want of subject matter jurisdiction and, in the alternative, abstain from hearing this action under section 1334(c)(1).

The court has approved a compromise between Perez and the estate. Included in the settlement agreement that the Court approved are mutual releases as between (among others), the trustee and the estate, on the one hand, and Perez on the other. Moreover, in light of the compromise, the trustee has indicated her intention to abandon the underlying real property. (She has not done so only because the debtor has appealed the motion approving the compromise.)

As a result, the outcome of this action is no longer a core proceeding. Perez cannot assert a claim in any amount against the estate. He has released all such claims. There may be a dispute as to the validity of his lien, but, once the trustee abandons the underlying real property, this will not be a dispute as to the validity of liens as against *property of the estate*.

For the same reasons, unless the order approving the compromise is reversed on appeal, this action is not even within the bankruptcy court's "related to" jurisdiction in that it will not have any effect on the administration of the estate or the amount of any distributions to creditors. This dispute is entirely between Perez and the debtor and the estate no longer "has a dog in this fight" in any sense of the word.

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**CONT... Liria M Melendez**

**Chapter 7**

In light of the fact that, as a technical matter, the Court retains jurisdiction at the moment, because the property has not yet been abandoned, in the alternative, the Court should abstain from hearing this matter in the interest of comity with, and respect for State Courts. If there is an issue as to what the State Court's order means or whether the State Court meant to say that Perez's lien was void or not, it is not for this Court to put words in the State Court's mouth. The parties can and should return to state court if there is a need to clarify what the State Court ordered or meant to order.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Liria M Melendez

Represented By  
James D. Hornbuckle  
Onyinye N Anyama

**Defendant(s):**

Javier Perez

Represented By  
M. Jonathan Hayes

**Movant(s):**

Javier Perez

Represented By  
M. Jonathan Hayes

**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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**2:19-13033 Liria M Melendez**

**Chapter 7**

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

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

fr: 11-25-25

Docket 4

**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.

Tentative Ruling for December 2, 2025:

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

<b>Party Information</b>
--------------------------

**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

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**CONT...**

**Liria M Melendez**

Christian T Kim  
James A Dumas Jr

**Chapter 7**

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**2:23-16457 Diana Robin Knox**

**Chapter 7**

Adv#: 2:24-01132 Avery v. Knox et al

**#201.00** Status Conference re: 11 (Recovery of money/property - 542 turnover of property)), (91 (Declaratory judgment)) Complaint by Wesley H Avery against Diana Robin Knox, Warren Navarre.

fr: 8-6-24; 11-12-24; 2-25-25; 4-29-25; 6-24-25; 7-29-25; 8-26-25

Docket 1

**Courtroom Deputy:**

**Tentative Ruling:**

Set continued status conference date approximately 45 days after deadline to respond to complaint.

8/7/24 -- Court approved order denying motion to dismiss and setting following dates:

L/D for defendant Navarre to answer complaint/file cross-complaint -- September 9, 2024

Cont'd status conference -- November 12, 2024 at 2:00 p.m.

L/D to file joint status report -- October 29, 2024.

-----  
Tentative Ruling for November 12, 2024:

At request of parties, continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to date of continued status conference.

11/13/24 -- Court approved scheduling order with the following dates:

Cont'd status conference -- February 25, 2025 at 2:00 p.m.

L/D to file joint status report -- February 11, 2025

L/D to complete mediation -- February 25, 2025

L/D to lodge order appointing mediators -- November 27, 2024

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**CONT... Diana Robin Knox**

**Chapter 7**

12/5/2024 -- Court approved order appointing mediators.

2/11/25 -- Court approved stipulation continuing hearing to April 29, 2025 at 2:00 p.m. OFF CALENDAR FOR FEBRUARY 25, 2025.

-----  
Tentative Ruling for April 29, 2025:

Revisit status of adversary proceeding after conclusion of hearing on trustee's motion for judgment on the pleadings.

5/22/2025 -- Court approved compromise of controversy with Warren Navarre.

-----  
Tentative Ruling for June 24, 2025:

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

6/23/2025 -- Court approved stipulation continuing hearing to July 29, 2025 at 2:00 p.m. OFF CALENDAR FOR JUNE 24, 2025.

-----  
Tentative Ruling for July 29, 2025:

On July 24, 2025, Court approved stipulation pursuant to which this action and the various cross-claims in this action were dismissed, **with the exception of Navarre's cross-complaint (Docket No. 21) against defendant Knox only as to the third claim for relief (intentional misrepresentation), fourth claim for relief (negligent misrepresentation), seventh claim for relief (nondischargeability under section 523(a)(2)(A) and eighth claim for relief (nondischargeability under section 523(a)(6)).**

Court approved stipulation, but shouldn't Navarre's claim for negligent misrepresentation be dismissed as well? This is not nondischargeable and, pursuant to the compromise, Navarre will have no claim against the estate under any circumstances. What could possibly be accomplished by the prosecution of a dischargeable claim?



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**CONT... Diana Robin Knox**

**Chapter 7**

Hearing required.

-----  
8/4/2025 -- Court approved scheduling order with following dates and (previously) entered separate order dismissing cross-claim for negligent misrepresentation:

Cont'd status conference -- August 26, 2025 at 2

L/D to file joint status report -- August 12, 2025

By virtue of settlement with Navarre, this action is now only a 523 action by Navarre against Knox pursuant to 523(a)(2)(A) and 523(a)(6).

-----  
Tentative Ruling for August 26, 2025:

Knox has filed an answer to cross-complaint. She did not participate in preparation of a joint status report, but unilateral status report from Navarre is not accompanied by a declaration. If Knox fails to attend status conference, issue OSC why her answer should not be stricken and Navarre permitted to proceed by way of default.

-----  
Tentative Ruling for December 2, 2025:

Defendant asks that this matter be sent to mediation (again), but plaintiff reports that defendant refused to sign a settlement agreement to memorialize agreement reached at prior mediation. Why does defendant believe it would be productive to have this matter mediated again?

Set discovery cutoff for late March and continue status conference until shortly before discovery cutoff.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Diana Robin Knox

Represented By

Ramiro Flores Munoz

**Defendant(s):**

Diana Robin Knox

Pro Se

Warren Navarre

Pro Se

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**CONT... Diana Robin Knox**

**Chapter 7**

**Plaintiff(s):**

Wesley H Avery

Represented By  
Joseph E Caceres

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Joseph E Caceres

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**2:24-15279 Ricardo D. Martinez**

**Chapter 7**

Adv#: 2:25-01219 Avery v. Martinez et al

**#202.00** Status Conference re: 31 (Approval of sale of property of estate and of a co-owner - 363(h)),(91 (Declaratory judgment)),(11 (Recovery of money/property - 542 turnover of property [1] Complaint by Wesley H. Avery against Daniela Oralia Martinez.

fr: 8-26-25

Docket 1

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**8/25/25 - Yaovi Kabissan Fangbemi**

**Tentative Ruling:**

Set discovery cutoff for late March and continue status conference until shortly before discovery cutoff.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Ricardo D. Martinez

Represented By  
Christopher J Lauria

**Defendant(s):**

Daniela Oralia Martinez

Pro Se

DOES 1-10

Pro Se

**Joint Debtor(s):**

Oralia Martinez

Represented By  
Christopher J Lauria

**Plaintiff(s):**

Wesley H. Avery

Represented By

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**CONT... Ricardo D. Martinez**

**Chapter 7**

Joseph E Caceres

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Charles Shamash  
Joseph E Caceres

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**2:24-16517 Moto Holding, LLC**

**Chapter 7**

Adv#: 2:25-01207 MBL Administrative Agent II LLC et al v. Salter et al

**#203.00** Motion Of Defendants Maurice Salter, Individually, And As Trustee Of The Salter Family Trust, Emre Ucer, Individually, Aladdin Two, LLC, And UCER, LLC To Dismiss Claims For Relief II, III, IV, V, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, And XVIII In The Amended Complaint Pursuant To Fed. R. Civ. P. 12(B)(6)

Docket 16

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Movants seek dismissal of claims 2 through 5 and 8 through 18.

The court is not troubled by the timing of the first amended complaint or the addition of the trustee as a plaintiff without leave of court. Defendants had not yet filed an answer to the complaint at the time the amended complaint was filed. Leave of court was not necessary.

Court does not agree that plaintiffs are "putting the cart" before the horse by pleading that the entities were operated as a single group and not separating out what transfer came from which entity before substantive consolidation has occurred. Plaintiffs allege that substantive consolidation is appropriate based on the Bonham factors. True, this will need to be proven before plaintiffs would be able to prevail on claims based on these allegations, but there is no requirement that this has occurred before the plaintiffs may plead in this manner.

The Court also agrees with plaintiffs that there is not (yet) a problem with notice to creditors of the request for substantive consolidation. Creditors should be given notice of the opportunity to object to the trustee's request for substantive consolidation before the Court enters an order substantively consolidating entities, but that does not need to occur at the pleading phase.

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**CONT... Moto Holding, LLC**

**Chapter 7**

With regard to the procedural argument that the trustee cannot seek to substantively consolidate the seven debtors with one another when the only defendants are nondebtors, movants overlook the fact that the trustee has also filed a motion for substantive consolidation of the debtors. That motion is set for hearing on December 10, 2025. The complaint is not the vehicle by which the trustee seeks to accomplish this consolidation.

Moreover, the Court disagrees with movants' contention that the first amended complaint fails to plead facts sufficient to state a claim for substantive consolidation of the nondebtors into the debtors. Therefore, the motion should be denied insofar as it relates to the Eighth Claim for relief.

Deny motion insofar as it relates to the Second and Third Claims for relief for fraud and conversion. The amended complaint contains a sufficient level of particularity to satisfy relevant pleading standards.

Court agrees that claims for aiding and abetting and conspiracy cannot stand alone and that the plaintiffs must adequately plead a claim for fraudulent transfers or underlying fraud in order for these claims to survive a motion to dismiss. For the reasons set forth in the tentative ruling for matter no. 203, grant the motion without leave to amend insofar as the first amended complaint attempts to plead a claim for constructively fraudulent transfers with regard to the Focus Transfers (and therefore for aiding and abetting or conspiring to engage in these transfers). Insofar as the complaint seeks to plead a claim for an actual fraud fraudulent transfer based upon the Focus Transfers, grant motion with leave to amend (and therefore grant motion with regard to claims for aiding and abetting these transfers and conspiracy to engage in these transfers, Claims Four and Five, with leave to amend). With regard to the balance of the transfers described in section K of the complaint, which form the basis of the fraudulent transfer claims alleged in claims Nine, Ten, and Twelve, deny the motion.

With regard to the Eleventh Claim for relief, the plaintiffs' opposition misses the point. Section 547(b) now provides that, "the trustee may, based on reasonable due diligence in the circumstances of the case and taking into account a party's known or reasonably knowable affirmative defenses under subsection (c), avoid . . . ." The trustee may have engaged in due diligence

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**Moto Holding, LLC**

**Chapter 7**

and may have considered any allegedly available defenses, but the complaint appears to be silent on this point. Grant motion with leave to amend with regard to this claim so that the plaintiffs can describe in the complaint the due diligence and analysis conducted.

Deny motion with regard to the Thirteenth Claim for relief. Court believes that this claim was adequately pleaded.

Grant motion without leave to amend with regard to the Fourteenth Claim for relief. If plaintiffs are unable to prevail on the other claims that they have alleged (alter ego, fraudulent transfer, fraud), they will not prevail on a claim that the transactions in question are "sham transactions" that should be disregarded. If this is really a claim for recharacterization of a particular transfer (e.g., from a loan to a capital investment), the individual transfer or transaction should be pleaded with particularity.

With regard to the Fifteenth Claim for relief, there is no allegation that the defendants held themselves out to the public as general partners of the debtor or of one another. The entities were formed as separate entities. The kind of a fact pattern that results in a determination that parties were partners is when there is no other structure that has been established. This is not that kind of fact pattern. The trustee is merely making the same argument for substantive consolidation or alter ego liability under this guise. Grant motion without leave to amend with regard to Fifteenth Claim for relief.

With regard to the Sixteenth and Seventeenth Claims for relief, there is nothing wrong with including an objection to claim in an adversary proceeding, particularly where, as here, the plaintiffs are claiming that the defendants received avoidable transfers and therefore that their claims should be disallowed under section 502(d). Deny motion with regard to Sixteenth and Seventeenth Claims for relief.

With regard to the Eighteenth Claim for relief, it does not appear that this claim needs to be pleaded in a complaint. The plaintiffs could request specific factual findings at the time of trial; however, the court does not perceive a problem with including such a request in a complaint. It serves to give defendants early notice of the specific findings of fact that the plaintiffs

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**CONT... Moto Holding, LLC**

**Chapter 7**

intend to seek. Deny motion insofar as it relates to the Eighteenth Claim for relief.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Moto Holding, LLC

Represented By  
Marc Weitz

**Defendant(s):**

Maurice Salter

Pro Se

Emre Ucer

Represented By  
Dylan J Yamamoto

Ucer LLC

Pro Se

ALADDIN TWO, LLC

Pro Se

FOCUS BUILDERS, INC.

Pro Se

John Does 1-100

Pro Se

Maurice Salter, individually and as

Pro Se

**Movant(s):**

Emre Ucer

Represented By  
Dylan J Yamamoto

**Plaintiff(s):**

MBL Administrative Agent II LLC

Represented By  
Robert J Labate  
Andrew Michael Cummings  
Olivia J. Scott  
Andrew M. Cummings

Peter J Mastan

Represented By  
Hugh M Ray



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**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Ronald Cheng  
Hugh M Ray

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**2:24-16517 Moto Holding, LLC**

**Chapter 7**

Adv#: 2:25-01207 MBL Administrative Agent II LLC et al v. Salter et al

**#204.00** Defendant Focus Builders, Inc's Motion to Dismiss First Amended Complaint

Docket 18

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Focus has been named as a defendant in the following claims for relief:

- IV -- Aiding and Abetting Fraudulent Transfer
- V -- Civil Conspiracy
- IX -- Actual Fraud Fraudulent Transfer (section 544)
- X -- Constructive Fraud fraudulent Transfer (section 544)
- XII -- Fraudulent Transfer (section 548) (both actual and constructive)
- XIII -- Post Petition Transfers (section 549)
- XIV -- Avoidance of Sham Transactions
- XV -- Declaratory Relief that Defendants were a General Partnership

With regard to the Fourth claim for relief, California law does recognize a cause of action for aiding and abetting a fraudulent transfer. See Optronic Technologies, Inc. v. Celestron Acquisition, LLC, 108 Cal. App. 5th 770 (2025); Aghaian v. Minassian, 59 Cal. App. 5th 447 (2020). But court agrees that the complaint says little or nothing with regard to Focus' involvement in the activities that form the basis of this claim for relief. Grant motion with regard to Claim IV with leave to amend.

With regard to Fifth Claim for relief, civil conspiracy is not an independent cause of action under California law. Mehrtash v. Mehrdash, 93 Cal. App. 4th 75 (2001). The complaint alleges a conspiracy to commit some kind of fraud, but the allegations, particularly with regard to any involvement by Focus, are extremely vague. If the alleged conspiracy was to commit a fraudulent transfer or to convert assets, it appears that this claim is redundant and

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**CONT... Moto Holding, LLC**

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should be used merely to bring conspiring parties within the scope of other claims. Grant motion with regard to Fifth Claim for relief with leave to amend.

With regard to Ninth Claim for relief, lack of reasonably equivalent value is not a required element of an actual fraud fraudulent transfer. It is possible for a transfer to hinder, delay or defraud creditors even if reasonably equivalent value was given. However, the complaint does not adequately plead badges of fraud with regard to the only transfer in which Focus was involved. Grant with leave to amend as to Ninth Claim.

With regard to the Tenth Claim for relief, grant the motion without leave to amend. The complaint itself alleges that the \$450,000 transfer was in exchange for a transfer to the debtor of a like amount. This cannot be a constructive fraud fraudulent transfer.

With regard to the Twelfth Claim for relief, for the reasons set forth above, grant motion without leave to amend to the extent that plaintiffs seek to assert a claim against Focus under section 548 for constructively fraudulent transfers. Grant motion with leave to amend to the extent that plaintiffs are attempting to plead a claim for an actual fraud fraudulent transfer against Focus.

The trustee concedes that Focus was not involved in any post-petition transfers. Therefore, grant the motion without leave to amend with regard to the Thirteenth Claim for relief.

With regard to the Fourteenth Claim for Relief, is this claim merely duplicative of other claims asserted by the plaintiffs? If alleged transfers aren't avoidable under other theories are they avoidable here? In any event, the complaint says nothing about Focus' involvement. If plaintiffs would like to include Focus in this claim for relief, grant motion with leave to amend.

With regard to Fifteenth Claim for Relief, Court agrees that complaint does not contain sufficient facts to state a claim as against Focus. If plaintiffs really contend that Focus has behaved in such a manner as to be considered a general partner of the other insider defendants, grant motion with leave to amend.

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**CONT... Moto Holding, LLC**

**Chapter 7**

**Party Information**

**Debtor(s):**

Moto Holding, LLC

Represented By  
Marc Weitz

**Defendant(s):**

Maurice Salter

Pro Se

Emre Ucer

Represented By  
Dylan J Yamamoto

Ucer LLC

Pro Se

ALADDIN TWO, LLC

Pro Se

FOCUS BUILDERS, INC.

Represented By  
Lisa Patel

John Does 1-100

Pro Se

Maurice Salter, individually and as

Pro Se

**Movant(s):**

FOCUS BUILDERS, INC.

Represented By  
Lisa Patel

**Plaintiff(s):**

MBL Administrative Agent II LLC

Represented By  
Robert J Labate  
Andrew Michael Cummings  
Olivia J. Scott  
Andrew M. Cummings

Peter J Mastan

Represented By  
Hugh M Ray

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Ronald Cheng

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**Moto Holding, LLC**

Hugh M Ray

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**2:24-16517 Moto Holding, LLC**

**Chapter 7**

Adv#: 2:25-01207 MBL Administrative Agent II LLC v. Salter et al

**#205.00** Status Conference re: 02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by MBL Administrative Agent II LLC against Maurice Salter, Emre Ucer.

fr: 8-26-25, 9-30-25

Docket 1

**Courtroom Deputy:**

9/16/25 - Amended Complaint filed

**Tentative Ruling:**

Has the summons been served? Responses were due July 28, 2025, and no answer was filed. Hearing required.

8/27/25 -- Court issued order to show cause why action should not be dismissed based on plaintiff's failure to file return of summons (which is now stale) and failure to attend status conference. Hearing on OSC set for September 30, 2025 at 2:00 p.m.

Tentative Ruling for September 30, 2025:

Amended complaint has now been filed and summons has been issued and served, but response to complaint is not due until October 17, 2025. Continue case status conference to December 2, 2025 at 2:00 p.m. Parties should file a joint status report not later than November 18, 2025. Plaintiff should serve a notice of continuance of the status conference that sets forth these dates. APPEARANCES WAIVED ON SEPTEMBER 30, 2025.

-----  
Tentative Ruling for December 2, 2025:

Revisit status of action after conclusion of hearings on motions to dismiss. Set deadline for parties to complete a day of mediation and date for continued status conference.

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**CONT... Moto Holding, LLC**

**Chapter 7**

**Party Information**

**Debtor(s):**

Moto Holding, LLC

Represented By  
Marc Weitz

**Defendant(s):**

Maurice Salter

Pro Se

Emre Ucer

Pro Se

**Plaintiff(s):**

MBL Administrative Agent II LLC

Represented By  
Robert J Labate  
Andrew Michael Cummings  
Olivia J. Scott  
Andrew M. Cummings

**Trustee(s):**

Peter J Mastan (TR)

Represented By  
Ronald Cheng  
Hugh M Ray

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**2:24-18523 Li Wan**

**Chapter 7**

Adv#: 2:25-01365 For Love & Thread Apparel Corp et al v. Wan et al

**#206.00** Status Conference re: 41 (Objection / revocation of discharge 727(c),(d),(e)  
Complaint by For Love & Thread Apparel Corp, Rong "Jonson" Lu against Li  
Wan, Zanpei Xu

Docket 1

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Both parties have asked that the matter be sent to mediation. Continue  
status conference approximately 90 to 120 days and order parties to  
complete a day of mediation prior to date of continued status conference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Li Wan

Represented By  
Jeffrey J Hagen  
Raymond H. Aver

**Defendant(s):**

Li Wan

Pro Se

Zanpei Xu

Pro Se

**Joint Debtor(s):**

Zanpei Xu

Represented By  
Jeffrey J Hagen  
Raymond H. Aver

**Plaintiff(s):**

For Love & Thread Apparel Corp

Represented By  
Ryan Coy



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**CONT...**

**Li Wan**

**Chapter 7**

Rong "Jonson" Lu

Represented By  
Ryan Coy

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Christopher J. Langley

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**2:25-12899 Lisett Caridad Gonzalez**

**Chapter 7**

Adv#: 2:25-01309 Immigrant Rights Defense Council, LLC v. Gonzalez

**#207.00** Defendant's Motion For Summary Judgment, Or In The Alternative, For Summary Adjudication

Docket 13

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 12-9-25 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

10/14/2025 -- Court approved stipulation continuing hearing to December 9, 2025 at 2:00 p.m. (All deadlines continued accordingly.) OFF CALENDAR FOR DECEMBER 2, 2025.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Lisett Caridad Gonzalez

Represented By  
Jisoo Hwang  
Rosendo Gonzalez

**Defendant(s):**

Lisett Caridad Gonzalez

Represented By  
Rosendo Gonzalez

**Movant(s):**

Lisett Caridad Gonzalez

Represented By  
Rosendo Gonzalez

**Plaintiff(s):**

Immigrant Rights Defense Council,

Represented By  
Sebastian M Medvei

**Trustee(s):**

Brad D Krasnoff (TR)

Represented By

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**CONT...**

**Lisett Caridad Gonzalez**

John N Tedford IV

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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

**#208.00** Motion to Dismiss Adversary Proceeding

Docket 5

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Deny motion to dismiss as moot. Plaintiff has filed a notice of dismissal.  
Court will prepare order denying motion.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Romex Textiles, Inc.

Represented By  
Steven T Gubner  
Marlene Escover

**Defendant(s):**

Romex Textiles, Inc.

Represented By  
Jessica Wellington

DOES 1-20, Inclusive

Pro Se

**Movant(s):**

Romex Textiles, Inc.

Represented By  
Jessica Wellington

**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.**

**Chapter 7**

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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

**#208.10** 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

fr: 11-25-25

Docket 1

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Take status conference off calendar due to dismissal of adversary proceeding.

<b>Party Information</b>
--------------------------

**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.**

**Chapter 7**

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**2:25-17536 Darrell Scott Stevenson**

**Chapter 7**

Adv#: 2:25-01347 Stevenson v. UNITED STATES DEPARTMENT OF EDUCATION

**#209.00** Order (i) To Show Cause Why Adversary Proceeding Should Not Be Dismissed For Failure To Serve The Summons And Complaint And To Appear At Status Conference And (ii) Continuing Status Conference

Docket 5

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Plaintiff has not responded to Order to Show Cause. Dismiss action for failure to prosecute based on plaintiff's failure to serve summons and complaint and failure to attend November 4, 2025 status conference. Court will prepare order.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Darrell Scott Stevenson	Pro Se
-------------------------	--------

**Defendant(s):**

UNITED STATES DEPARTMENT	Pro Se
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**Plaintiff(s):**

Darrell Scott Stevenson	Pro Se
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**Trustee(s):**

John P Pringle (TR)	Pro Se
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**2:25-17536 Darrell Scott Stevenson**

**Chapter 7**

Adv#: 2:25-01347 Stevenson v. UNITED STATES DEPARTMENT OF EDUCATION

**#210.00** Status Conference re: 63 (Dischargeability - 523(a)(8), student loan)  
Complaint by Darrell Scott Stevenson against United States Department of  
Education

fr: 11-4-25

Docket 1

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Take status conference off calendar due to dismissal of adversary  
proceeding.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Darrell Scott Stevenson	Pro Se
-------------------------	--------

**Defendant(s):**

UNITED STATES DEPARTMENT	Pro Se
--------------------------	--------

**Plaintiff(s):**

Darrell Scott Stevenson	Pro Se
-------------------------	--------

**Trustee(s):**

John P Pringle (TR)	Pro Se
---------------------	--------

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**2:22-14165 Treetop Development, LLC**

**Chapter 11**

Adv#: 2:23-01515 Treetop Development, LLC v. City of Los Angeles

**#211.00** Status Conference re: 91 (Declaratory judgment) Complaint by Treetop Development, LLC against City of Los Angeles

fr: 3-5-24; 7-9-24; 11-6-24; 12-17-24; 2-25-25; 7-1-25; 7-8-25; 9-9-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-3-26 AT 2PM.**

**Courtroom Deputy:**

**Tentative Ruling:**

Tentative Ruling for March 5, 2024:

It's really not that hard to file a JOINT status report. Each party can write whatever it wants on its side of the form and can add additional comments at the bottom of the form. Neither side has to approve of what the other side wants to put on its side of the form.

It appears from City's report that it does not intend to stipulate to the filing of an amended complaint. That is unfortunate as there is no reason that the court would not grant such a motion at this early phase of the litigation.

The debtor would like the court to extend the term of its preliminary injunction maintaining the status quo (to prevent the passage of time from affecting the outcome of the dispute while the parties litigate the merits of this matter). The City does not disclose its position with regard to this prospect in its status report. What is the City's view with regard to this request.

Hearing required.

3/11/24 -- Court approved scheduling order setting following dates:

Cont'd status conference -- July 9, 2024 at 2:00 p.m.

L/D to file joint status report -- June 25, 2024

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**CONT... Treetop Development, LLC**

**Chapter 11**

L/D to lodge order appointing mediators -- March 29, 2024  
L/D to complete a day of mediation -- July 9, 2024.

-----  
Tentative Ruling for July 9, 2024:

Where is the joint status report that should have been filed June 25, 2024?  
Did the parties complete a day of mediation? If not, why not? If so, what was  
the result? Hearing required.

-----  
Final Ruling for July 9, 2024:

Parties did attend multiple mediation sessions. Oral argument on City's  
appeal is scheduled for September 9, 2024. Continue status conference to  
November 6, 2024 at 11:00 a.m. Parties should file updated status report not  
later than October 25, 2024.

-----  
Tentative Ruling for November 6, 2024:

At request of the parties, continue status conference to December 17, 2024 at  
2:00 p.m. Parties should file updated status report not later than December  
3, 2024. APPEARANCES WAIVED ON NOVEMBER 6, 2024.

-----  
Tentative Ruling for December 17, 2024:

At the request of the parties, continue status conference to February 25, 2025  
at 2:00 p.m. Parties should file updated status report not later than February  
11, 2025. APPEARANCES WAIVED ON DECEMBER 17, 2024.

-----  
Tentative Ruling for February 25, 2025:

At parties' request in joint status report, continue status conference to July 1,  
2025 at 2:00 p.m. Parties should file updated status report not later than  
June 17, 2025. APPEARANCES WAIVED ON FEBRUARY 15, 2025.

-----  
Tentative Ruling for July 8, 2025:

According to the parties' status report, at this juncture, the Liquidating Trustee

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**CONT... Treetop Development, LLC**

**Chapter 11**

anticipates proceeding with this litigation and filing an amended complaint that accounts for the Ninth Circuit's ruling and may include additional causes of action. Discuss with parties timing of amended complaint. Hearing required.

7/7/2025 -- Court approved stipulation continuing hearing to September 9, 2025 at 2:00 p.m. OFF CALENDAR FOR JULY 8, 2025. NO APPEARANCE REQUIRED.

-----  
Tentative Ruling for September 9, 2025:

The Court continued the July status conference to give the parties a further opportunity to assess their next steps and provide the court with a more complete status report concerning the future of this matter. What, if anything, have the parties decided as to where this matter should go from here? Does the debtor want to move forward with an amended complaint?

Hearing required.

-----  
11/20/2025 -- Court approved stipulation continuing status conference to February 3, 2026 at 2:00 p.m. Parties are to file updated status report not later than January 20, 2026. APPEARANCES WAIVED ON DECEMBER 2, 2025.

Party Information
-------------------

**Debtor(s):**

Treetop Development, LLC

Represented By  
Lewis R Landau  
David J Williams  
Sharon Z. Weiss  
Thomas M Geher

**Defendant(s):**

City of Los Angeles

Pro Se

**Plaintiff(s):**

Treetop Development, LLC

Represented By  
Sharon Z. Weiss

**United States Bankruptcy Court  
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**2:22-14165 Treetop Development, LLC**

**Chapter 11**

**#212.00** Post-Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr: 9-14-22; 12-14-22; 12-21-22; 2-1-23; 5-3-23; 7-12-23; 8-9-23; 8-10-23;  
12-6-23; 12-19-23; 1-23-24; 2-7-24; 4-17-24; 5-15-24; 7-9-24; 11-6-24; 1-15-25;  
2-25-25; 3-11-25; 4-30-25; 6-25-25,10-1-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-3-26 AT 2PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**9/30/25 - David S. Shevitz**

**Tentative Ruling:**

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

9/14/22 -- Court approved scheduling order and bar date order setting following dates:

L/D to serve notice of bar date -- 9/15/2022

Bar date -- 11/18/2022

Cont'd status conference -- 12/14/2022 at 11:00 a.m.

L/D to file updated status report -- 12/2/2022.

Tentative Ruling for December 14, 2022:

Continue hearing to December 21, 2022 at 10:00 a.m. to be heard concurrently with final hearing to consider approval of DIP financing. No new status report required. APPEARANCES WAIVED ON DECEMBER 14, 2022.

**United States Bankruptcy Court  
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**CONT... Treetop Development, LLC**

**Chapter 11**

Tentative Ruling for December 21, 2022:

Is there is something missing at the bottom of page 3 of the status report filed December 2, 2022 or should the sentence fragment simply be deleted? Did the Independent Manager retain anyone other than Roman James Design Build and LC Engineering?

Revisit status of case after conclusion of hearing on motion for approval of post-petition financing.

-----  
Tentative Ruling for February 1, 2023:

Court waived the requirement that an updated status report be filed. What progress, if any, has been made since the last status conference? Hearing required.

-----  
Tentative Ruling for May 3, 2023:

Continue case status conference approximately 60 days and set deadline for filing updated status report.

-----  
Tentative Ruling for July 12, 2023:

The debtor's status report states that the court set a status conference in the adversary proceeding with Skylark for the same date and time as the case status conference. This is incorrect. The status conference in the adversary proceeding is set for September 12, 2023 at 2:00 p.m.

Completely absent from the debtor's case status report is any information about what is going on with regard to the debtor's only asset -- its real property. What, if any, progress has been made with regard to either the condition of the property and/or the debtor's analysis of the best course of action with regard to this property?

Hearing required.

-----  
8/2/23 -- At request of parties, court agreed to continue case status

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**Hearing Room 1539**

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**CONT... Treetop Development, LLC**

**Chapter 11**

conference to August 10, 2023 at 10:30 a.m. to be held concurrently with continued hearing on debtor's motion to modify financing. Requirement of status report for this conference is waived. NO APPEARANCE REQUIRED ON AUGUST 9, 2023.

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Tentative Ruling for August 10, 2023:

Now that servicer and counsel for lender have changed, have the parties made any progress toward a global resolution? Hearing required.

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Final Ruling for August 10, 2023:

Continue case status conference to December 6, 2023 at 11:00 a.m. Debtor should file updated status report by November 29, 2023.

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Tentative Ruling for December 6, 2023:

The court has seen the stipulation filed November 30, 2023, extending the maturity date of the DIP Facility, but where is the status report that should have been filed by November 29, 2023? Hearing required.

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Final Ruling for December 6, 2023:

The only party that appeared on December 6, 2023 was debtor's special litigation counsel. Court issued notice continuing hearing to December 19, 2023 at 2:00 p.m. and directing debtor to file updated status report not later than December 8, 2023.

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Tentative Ruling for December 19, 2023:

Discuss with debtor what it anticipates with regard to litigation with the City. Hearing required.

STATUS CONFERENCE CONTINUED TO JANUARY 23, 2024 AT 2:00 P.M. TO COINCIDE WITH CONTINUED STATUS CONFERENCE IN ADVERSARY PROCEEDING. NO NEW STATUS REPORT REQUIRED FOR JANUARY 23 CONFERENCE. OFF CALENDAR FOR DECEMBER 19,



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2023.

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Tentative Ruling for January 23, 2024:

Continue case status conference to February 7, 2024 at 11:00 a.m. as a holding date to be heard concurrently with debtor's motion for summary adjudication of action against City. No new status report required for that conference. OFF CALENDAR FOR JANUARY 23, 2024.

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Tentative Ruling for February 7, 2024:

Revisit status of case after conclusion of hearing on matter no. 102.10 on calendar. Set further status conference date at that time.

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Tentative Ruling for April 17, 2024:

Have compromise and financing motions referenced in status report been filed yet? If not, why not? Did the initial call with Meredith Jury with regard to the adversary proceeding go forward on April 9, 2024?

Continue case management conference to July 9, 2024 at 2:00 p.m. to coincide with status conference in adversary proceeding against the City.

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Final Ruling for April 17, 2024:

Continue status conference to May 15, 2024 at 11:00 a.m. Requirement of written status report waived.

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Tentative Ruling for May 15, 2024:

Ninth Circuit has granted request for direct appeal, but denied request for expedited briefing schedule, without prejudice to renewal in the appeal that will be opened.

Have the parties made any progress in settlement negotiations with the City?  
Hearing required.

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(Status conference in adversary proceeding against City is currently scheduled for July 9, 2024 at 2:00 p.m.)

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Tentative Ruling for July 9, 2024:

Court waived requirement that case status report be filed in main case. Revisit status of case after conclusion of status conference in adversary proceeding.

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Tentative Ruling for November 6, 2024:

Skylark filed notice of default in which it alleges that (1) DIP loans matured September 30, 2024 and have not been repaid; (2) reversal of this Court's order granting partial summary judgment allows Skylark to terminate the parties' settlement agreement pursuant to section 3(a)(1) thereof; and (3) the fact that no sale of the property occurred on or before September 30, 2024 allows Skylark to terminate the settlement agreement under section 3(a)(5) thereof. Nevertheless, although it has reserved its rights, Skylark has not (yet) exercised the right to terminate the settlement agreement and exercise its rights and remedies with regard to its collateral.

Court is aware of the above developments. What else, if anything, has transpired since the last case status conference? Hearing required. (The court again waived the requirement of a written status report from the debtor.)

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Final Ruling for November 6, 2024:

Continue status conference to January 15, 2025 at 11:00 a.m. Debtor should file and serve updated status report not later than January 6, 2025.

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Tentative Ruling for January 15, 2025:

Continue status conference to same date and time as status conference in adversary proceeding (February 25, 2025 at 2:00 p.m.) Debtor need not file updated case status report for that conference. APPEARANCES WAIVED ON JANUARY 15, 2025.

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Tentative Ruling for February 25, 2025:

Set hearing on disclosure statement and deadline for filing plan and disclosure statement.

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Tentative Ruling for April 30, 2025:

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

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Tentative Ruling for June 25, 2025:

According to debtor's status report, it did not receive any other bids for its property and therefore closed a sale to its stalking horse bidder, Skylark, on May 19, 2025. The plan became effective on that date. Continue case status conference approximately 90 days to date that could serve as date of hearing on objections to claims if liquidating trustee elects to file any.

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Final Ruling for June 25, 2025:

Continue case status conference to October 1, 2025 at 11:00 a.m. (Liquidating trustee may notice hearings on claim objections for same date and time.) Liquidating trustee should file updated status report not later than September 19, 2025.

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Tentative Ruling for October 1, 2025:

Where is the status report that should have been filed by September 19, 2025? Hearing required.

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Tentative Ruling for December 2, 2025:

In light of continuance of adversary status conference, continue status conference in main case to February 3, 2026 at 2:00 p.m. APPEARANCES WAIVED ON DECEMBER 2, 2025.

<b>Party Information</b>
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**Chapter 11**

**Debtor(s):**

Treetop Development, LLC

Represented By  
Lewis R Landau

**Movant(s):**

Treetop Development, LLC

Represented By  
Lewis R Landau

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**2:25-15583 Anthony Osa Odiase**

**Chapter 11**

Adv#: 2:25-01363 NEW LIVE, INC., a California corporation v. Odiase

**#213.00** Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud) Complaint by Plaintiff NEW LIVE, INC., a California corporation against Anthony Osa Odiase

Docket 1

**Courtroom Deputy:**

10/30/25- Counterclaim filed by Defendant

**Tentative Ruling:**

Continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to date of continued status conference.

<b>Party Information</b>
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**Debtor(s):**

Anthony Osa Odiase

Represented By  
Derrick Talerico

**Defendant(s):**

Anthony Osa Odiase

Pro Se

**Plaintiff(s):**

NEW LIVE, INC., a California

Represented By  
Kevin Ronk

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**Chapter 11**

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se