

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

Thursday, December 11, 2025

Hearing Room 1539

10:00 AM
2:00-00000

Chapter

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

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

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

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

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

Hearing conducted by ZOOMGov.

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

ZoomGov meeting number: 161 6109 0855

Password: 148508

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

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(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

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

Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-12849 Yoon Hee Yeh

Chapter 11

#1.00 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

fr: 12-2-25

Docket 74

***** VACATED *** REASON: 11/20/25 - AMENDED MOTION FOR
RELIEF FILED (DOCKET #105)**

Party Information

Debtor(s):

Yoon Hee Yeh

Represented By
Stella A Havkin

Movant(s):

Bank of Hope

Represented By
J. Alexandra Rhim

**United States Bankruptcy Court
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Thursday, December 11, 2025

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2:25-12849 Yoon Hee Yeh

Chapter 11

**#1.10 Amended 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

fr: 12-2-25

Docket 105

Party Information

Debtor(s):

Yoon Hee Yeh

Represented By
Stella A Havkin

Movant(s):

Bank of Hope

Represented By
J. Alexandra Rhim

**United States Bankruptcy Court
Central District of California
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Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-12849 Yoon Hee Yeh

Chapter 11

#2.00 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

fr: 12-2-25

Docket 77

Party Information

Debtor(s):

Yoon Hee Yeh

Represented By
Stella A Havkin

Movant(s):

Bank of Hope

Represented By
J. Alexandra Rhim

**United States Bankruptcy Court
Central District of California
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Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-13967 Avfund Capital Group Inc

Chapter 11

#3.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee

fr: 9-4-25; 12-4-25

Docket 41

Party Information

Debtor(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

Movant(s):

United States Trustee (LA)

Represented By
David Samuel Shevitz

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

Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-13967 Avfund Capital Group Inc

Chapter 11

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

fr: 9-3-25; 9-4-25; 12-4-25

Docket 1

Party Information

Debtor(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

Movant(s):

Avfund Capital Group Inc

Represented By
Robert S Altagen

AVFUND CAPITAL GROUP INC.,

Pro Se

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

Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-14063 Gabriel David Guerrero and Olivia Luna Guerrero

Chapter 11

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **1373 El Mirador, Pasadena, CA 91103 .**

MOVANT: Sunflower Equity LLC

fr: 8-19-25; 10-8-25

Docket 54

Party Information

Debtor(s):

Gabriel David Guerrero

Represented By
Thomas B Ure

Joint Debtor(s):

Olivia Luna Guerrero

Represented By
Thomas B Ure

**United States Bankruptcy Court
Central District of California
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Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-14063 Gabriel David Guerrero and Olivia Luna Guerrero

Chapter 11

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

fr: 7-16-25; 10-8-25

Docket 1

Party Information

Debtor(s):

Gabriel David Guerrero

Represented By
Thomas B Ure

Joint Debtor(s):

Olivia Luna Guerrero

Represented By
Thomas B Ure

Movant(s):

Gabriel David Guerrero

Represented By
Thomas B Ure

Olivia Luna Guerrero

Represented By
Thomas B Ure

**United States Bankruptcy Court
Central District of California
Los Angeles
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Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-14395 NBA Properties Inc

Chapter 11

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

fr: 7-16-25; 10-8-25

Docket 1

Party Information

Debtor(s):

NBA Properties Inc

Represented By
Thomas B Ure

Movant(s):

NBA Properties Inc

Represented By
Thomas B Ure

**United States Bankruptcy Court
Central District of California
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Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-17723 Presentation Media, Inc.

Chapter 11

#8.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee

Docket 84

Party Information

Debtor(s):

Presentation Media, Inc.

Represented By
Steven R Fox

Movant(s):

United States Trustee (LA)

Represented By
David Samuel Shevitz

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

Thursday, December 11, 2025

Hearing Room 1539

10:00 AM

2:25-18089 Stanford and 12th Street, LP

Chapter 11

#9.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee

Docket 36

Party Information

Debtor(s):

Stanford and 12th Street, LP

Represented By
Jason Wallach

Movant(s):

United States Trustee (LA)

Represented By
David Samuel Shevitz