

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

**Tuesday, December 16, 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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**Chapter**

(when prompted, enter meeting number and password shown above)

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

- NONE LISTED -

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**2:25-18083 Gotz Alfred Lloren Suarez**

**Chapter 7**

**#1.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2023 HONDA HR-V; VIN: 3CZRZ1H55PM710659 .**

**MOVANT: American Honda Finance Corporation**

Docket 10

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

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

Gotz Alfred Lloren Suarez

Represented By  
Kevin Tang

**Movant(s):**

American Honda Finance

Represented By  
Kirsten Martinez

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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**2:25-18527 Matthew Harrison Stark**

**Chapter 7**

**#2.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2017 Acura ILX Sedan 4D, VIN: 19UDE2F37HA003727** .

**MOVANT: Capital One Auto Finance, a division of Capital One, N.A.**

Docket 15

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Marc Goldbach**

**Tentative Ruling:**

Debtor claims that he will have caught up with missed payments by December 26, 2025. Have the promised payments been made so far? If not, grant relief from stay without waiver of Rule 4001(a)(3). If they have, enter adequate protection order requiring debtor to cure remaining arrearage and remain current on payments on a going forward basis.

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

**Debtor(s):**

Matthew Harrison Stark

Represented By  
Marc A Goldbach

**Movant(s):**

Capital One Auto Finance, a division

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

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**2:25-18738 Sarah Emely Pereira**

**Chapter 7**

**#3.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2023 Ford F150 SuperCrew Cab XL Pickup 4D 1/2 ft, VIN: 1FTEW1EP4PKF85471**

**MOVANT: Ford Motor Credit Company LLC**

Docket 11

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

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

**Debtor(s):**

Sarah Emely Pereira

Represented By  
D Justin Harelik

**Movant(s):**

Ford Motor Credit Company LLC

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

Sam S Leslie (TR)

Pro Se

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**2:25-19216 Dennis Contreras**

**Chapter 7**

**#4.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2017 BMW 3 Series 330e iPerformance Sedan 4D, VIN: WBA8E1C37HA156376 .**

**MOVANT: BMW Bank of North America**

Docket 10

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

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

**Debtor(s):**

Dennis Contreras

Represented By  
Floyd Aragon

**Movant(s):**

BMW Bank of North America

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

David M Goodrich (TR)

Pro Se

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**2:25-19475    Gevork Sarkavagyan**

**Chapter 7**

**#5.00    Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2023 BMW 5 Series 540i Sedan 4D, VIN: WBA53BJ00PCN34242 .**

**MOVANT: Financial Services Vehicle Trust**

Docket        14

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

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

**Debtor(s):**

Gevork Sarkavagyan

Represented By  
David S Hagen

**Movant(s):**

Financial Services Vehicle Trust

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

Jason M Rund (TR)

Pro Se

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**2:25-19491 Jasmine Thomas**

**Chapter 7**

**#6.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2018 Mercedes-Benz C300, VIN: 55SWF4JB9JU258583 .**

**MOVANT: Exeter Finance LLC**

Docket 11

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Byron Bahr**

**Tentative Ruling:**

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

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

**Debtor(s):**

Jasmine Thomas

Pro Se

**Movant(s):**

Exeter Finance LLC

Represented By  
Sheryl K Ith

**Trustee(s):**

Sam S Leslie (TR)

Pro Se



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**2:25-19539 Bedros Peter Odabashian and Annie Anait Odabashian**

**Chapter 7**

**#7.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2020 Jeep Gladiator, VIN: 1C6JJTBG6LL118285 .**

**MOVANT: Santander Consumer USA Inc. dba Chrysler Capital as servicer for CCAP Auto Lease Ltd.**

Docket 8

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Byron Bahr**

**Tentative Ruling:**

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

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

Bedros Peter Odabashian

Represented By  
Omar Zambrano

**Joint Debtor(s):**

Annie Anait Odabashian

Represented By  
Omar Zambrano

**Movant(s):**

Santander Consumer USA Inc. dba

Represented By  
Sheryl K Ith

**Trustee(s):**

Rosendo Gonzalez (TR)

Pro Se

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**2:25-19996 155 N Anita LLC**

**Chapter 7**

**#8.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **155 North Anita Avenue, Los Angeles, CA 90049 .**

**Arixa Capital Corporation, servicer for Churchill MRA Funding I LLC**

Docket 10

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Michael Myers**

**12/15/25 - Sanaz Sarah Bereliani**

**Tentative Ruling:**

Grant motion under section 362(d)(1) only, without waiver of Rule 4001(a)(3).

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

155 N Anita LLC

Represented By  
Sanaz Sarah Bereliani

**Movant(s):**

Arixa Capital Corporation, servicer

Represented By  
Michael S Myers

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#9.00** Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **Fire Guard Corp. vs Stanford and 12th Street, LP, et al. 21STCV17649 consolidated with 23STCV15591 & 23STCV10843, Los Angeles Superior Court**

**MOVANT: Kou Family Irrevocable Grantor Trust**

Docket 44

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Victor Sahn**

**12/15/25 - Mile Prince**

**12/15/25 - David Prince**

**Tentative Ruling:**

Rulings on Evidentiary Objections:

1. Sustain (lack of foundation).
2. Sustain (lack of foundation; best evidence).
3. & 4. Sustain (best evidence).
- 5, 6, 7, 8, 9. Sustain (lack of foundation).
- 10 through 21. Overrule.
22. Sustain (best evidence).
- 23 through 29. Overrule.
- 30 and 31. Sustain. This is argument, not evidence.
32. Sustain (hearsay).
33. Sustain. This is argument, not evidence.
- 34 through 38. Overrule.
39. Sustain. This is argument, not evidence.
40. Overrule.
- 41 and 42. Sustain. This is argument, not evidence.

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**CONT... STANFORD MART LP**

**Chapter 11**

- 43. Overrule.
- 44. Sustain. This is argument, not evidence.

Tentative Ruling on the Merits:

Court recognizes that there are two separate debtors and that the lessor is not in privity with the subtenant (Stanford & 12th St); however, both debtors are parties to the three pieces of litigation that movant seeks to prosecute to a final judgment. (If the movant isn't actually the party to that litigation, then granting these motions will not give movant the relief that it needs. State court can assess whether the correct party moved for relief from stay to enable it to proceed with the litigation.)

Notably, as set forth in paragraph 2 of the prayer of both motions (on page 4), here is the relief sought: **"Movant may proceed under applicable nonbankruptcy law to enforce its remedies to proceed to final judgment in the nonbankruptcy forum, provided that the stay remains in effect with respect to enforcement of any judgment against the Debtor or property of the Debtor's bankruptcy estate."**

The Court agrees, and the debtors cannot seriously dispute, that the various disputes that exist as between the debtors, on the one hand, and the landlord, on the other (including, without limitation, the argument that the transfer to the family trust triggered a right of first refusal that was ignored and Separzadeh's contention that the lease terminated before it even began due to an alleged failure to remove certain contingencies and therefore that his guaranty of the lease obligations is enforceable) need to be resolved before the debtors will be able to resolve their financial problems. And the bankruptcy court agrees that the state court is a better forum for the resolution of any such disputes. The parties had been moving forward with litigation in state court for an extended period and some or all of the matters had been set to go to trial.

Perhaps the debtors' objective is to keep the automatic stay in place so that the lessor, out of desperation, will have to negotiate a substantial reduction of the rental payments and the outstanding balance due, but the Court is not inclined to assist the debtors in accomplishing this objective.

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**CONT... STANFORD MART LP**

**Chapter 11**

Debtors have not been making the rent payments due post-petition as required under section 362(d)(5) and the debtors have acknowledged that they cannot do so.

Grant motion without waiver of Rule 4001(a)(3). Permit movant to proceed to a final judgment in state court on all 3 matters, but not to enforce any judgment obtained without further order of this court.

NOTE 1: Court has not addressed request for abstention. This is a motion for relief from stay. If there were an adversary proceeding or even a contested matter pending in bankruptcy court that raised the same or overlapping issues as the state court litigation, the Court might be inclined to abstain from hearing that matter, but no such proceeding is pending, and movant is not requesting that the Court abstain from hearing the entire bankruptcy case (which would be a different type of abstention anyway). Deny motion to abstain as inapplicable. See text of 28 U.S.C. section 1334(c).

NOTE 2: To the extent that Separzadeh intends to pursue his claim that there is no lease due to the failure of conditions precedent (for the purpose of avoiding liability under this guaranty), he cannot be permitted to play any role in the management of either debtor in possession as he has a direct conflict of interest. Court should issue OSC re appointment of a chapter 11 trustee unless Separzadeh is prevented from playing any role in the management of either debtor.

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

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

Kou Family Irrevocable Grantor

Represented By  
Victor A Sahn

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

**Chapter 11**

**#10.00** Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **Fire Guard Corp. vs Stanford and 12th Street, LP, et al. 21STCV17649 consolidated with 23STCV15591 & 23STCV10843**

**MOVANT: Kou Family Irrevocable Grantor Trust**

Docket 37

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Victor Sahn**

**12/15/25 - Mile Prince**

**12/15/25 - David Prince**

**Tentative Ruling:**

See tentative ruling for matter no. 9.

Grant motion without waiver of Rule 4001(a)(3). Permit movant to proceed to a final judgment in state court on all 3 matters, but not to enforce any judgment obtained without further order of this court.

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

**Debtor(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach

**Movant(s):**

Kou Family Irrevocable Grantor

Represented By  
Victor A Sahn

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**2:25-19627 Hyundai Capital Management, Inc.**

**Chapter 11**

**#11.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **554 S. Hobart Blvd. and 550 S. Hobart Blvd. Los Angeles, CA 90020 .**

**MOVANT: Mega Asset, LLC**

Docket 6

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Arnold Graff**

**12/15/25 - Stella Havkin**

**Tentative Ruling:**

In its original motion, movant did not provide admissible evidence as to the value of the property and the debtor objected on that ground. Movant has now remedied that problem in its reply brief, but that evidence should have been in the motion. In the context of a chapter 11 case (that was filed on October 29, 2025), lack of a sufficient equity cushion or failure to make payments does not necessarily amount to cause to lift the automatic stay unless the property is declining in value. Motion does not provide assert that this is the case. Even if there is no equity in the property (although there is a small amount of equity based on the BPO movant has provided), relief from stay is not available under section 362(d)(2) if the property is necessary to an effective reorganization. This is the debtor's only meaningful asset, so the property is necessary, but is there a realistic prospect of reorganization (or another solution to the debtor's financial problems) within a reasonable period. The debtor does not even discuss this in its opposition (presumably due to the lack of admissible evidence as to the property's value).

Now that movant has provided admissible evidence in its reply instead of in the motion itself, continue the hearing to give the debtor a further opportunity to persuade the court that there is a reasonable likelihood of reorganization within a reasonable period.

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**CONT... Hyundai Capital Management, Inc.**

**Chapter 11**

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

Hyundai Capital Management, Inc.

Represented By  
Stella A Havkin

**Movant(s):**

Mega Asset, LLC

Represented By  
Arnold L Graff



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**2:25-20462 Anthony Alcazar and Jacqueline Susett Galeano**

**Chapter 7**

**#12.00** Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: **1104 Arroyo Street, San Fernando, CA 91340**

**MOVANT: 1102-1112 Arroyo Street LLC**

fr: 1-6-26

**[OST]**

Docket 15

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Grant motion, without waiver of 14-day stay, but with annulment. Court cannot grant relief under section 362(d)(4), as this section only applies to secured lenders and not to lessors. Court generally does not grant "in rem" relief other than under section 362(d)(4), but will in light of the fact that this is already the second bankruptcy case by one of the lessees and there is a third who has not yet filed bankruptcy, but only if that third lessee (Ronald Alcazar) has been served with the moving papers.

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

Anthony Alcazar

Represented By  
Giovanni Orantes

**Joint Debtor(s):**

Jacqueline Susett Galeano

Represented By  
Giovanni Orantes

**Movant(s):**

1102-1112 Arroyo Street LLC

Represented By

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**CONT... Anthony Alcazar and Jacqueline Susett Galeano  
Leonard D Lerner**

**Chapter 7**

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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**2:25-20462 Anthony Alcazar and Jacqueline Susett Galeano**

**Chapter 7**

**#13.00** Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: **1112 Arroyo Street, Unit A, San Fernando, CA 91340 .**

**MOVANT: 1102-1112 Arroyo Street LLC**

fr: 1-6-26

**[OST]**

Docket 17

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Why does movant need annulment? Was any action taken after the filing of this bankruptcy? If so, what was it?

Lease was originally between movant (or its representative) and Mr. Tortilla. The debtor signed the lease, but only as the President/CEO of Mr. Tortilla. There is an attached "Addendum to *Multi-Tenant* Lease," but that still only lists Mr. Tortilla as the tenant. (Again, debtor only signed on behalf of the corporation.) The same is true with regard to the second amendment. However, there is a third amendment that adds Messrs. Anthony and Ronald Alcazar as tenants to the lease. Is this correct?

Grant motion, without waiver of 14-day stay or annulment (as that seems unnecessary). Court cannot grant relief under section 362(d)(4), as this section only applies to secured lenders and not to lessors. Court generally does not grant "in rem" relief other than under section 362(d)(4), but will in light of the fact that this is already the second bankruptcy case by one of the lessees and there is a third who has not yet filed bankruptcy, but only if that third lessee (Ronald Alcazar) has been served with the moving papers.

<b>Party Information</b>
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**CONT... Anthony Alcazar and Jacqueline Susett Galeano**

**Chapter 7**

**Debtor(s):**

Anthony Alcazar

Represented By  
Giovanni Orantes

**Joint Debtor(s):**

Jacqueline Susett Galeano

Represented By  
Giovanni Orantes

**Movant(s):**

1102-1112 Arroyo Street LLC

Represented By  
Leonard D Lerner

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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**2:25-21116 Howard's Appliances, Inc.**

**Chapter 11**

**#14.00** Emergency motion for Order Authorizing Continued Use of Pre-Existing Cash Management Systems Pursuant to 11 U.S.C. §§ 105, 345, and 363

Docket 2

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Katie Mason**

**12/15/25 - Randy Pflum**

**12/15/25 - Amelia Valenzuela**

**12/15/25 - Noreen Madoyan**

**Tentative Ruling:**

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

Motion says that debtor anticipates that credit and debit cards will continue to process through its point-of-sale system for one to two weeks after the petition date. Did debtor sell inventory online? And, if so, has it closed down its online store? If not, credit and debit transactions will continue to process for a longer period of time than one to two weeks.

Permission to leave accounts at Citizen's Bank open should not be indefinite and the language about transfers to DIP accounts should be clearer.

The order granting the motion should read as follows:

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**CONT... Howard's Appliances, Inc.**

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1. The Motion is granted to the extent set forth herein.
2. Subject to the provisions of paragraph 5 hereof, the Debtor is authorized to maintain its prepetition accounts at Citizens Bank (the "CB Accounts") for a period of not more than X days after entry of this order, absent further order of the Court.
3. The Debtor shall use the CB Accounts as depository accounts only. The debtor shall make all expenditures from a debtor in possession account.
4. If any prepetition checks or transfers from the CB Accounts remained outstanding (i.e., had not cleared the debtor's account) as of the petition date, the Debtor shall use its best efforts to stop payment on or otherwise cancel those checks or transfers.
5. The Debtor shall cause all funds deposited into the CB Accounts to be swept/transferred to its debtor in possession accounts as soon as they are opened and shall cause subsequent deposits to be swept/transferred to its debtor in possession accounts not less frequently than \_\_\_\_\_.

(Court will discuss with the parties the information that should be placed in the blanks.)

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

Howard's Appliances, Inc.

Represented By  
David M Goodrich

**Movant(s):**

Howard's Appliances, Inc.

Represented By  
David M Goodrich

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**2:25-21116 Howard's Appliances, Inc.**

**Chapter 11**

**#15.00** Emergency motion for Order Pursuant to 11 U.S.C. §366: (A) Prohibiting Utility Providers From Altering, Refusing, or Discontinuing Service; (B) Deeming Utilities Adequately Assured of Future Performance; and (C) Establishing Procedures for Resolving Requests for Additional Adequate Assurance of Payment

Docket 3

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Katie Mason**

**12/15/25 - Randy Pflum**

**12/15/25 - Amelia Valenzuela**

**12/15/25 - Noreen Madoyan**

**Tentative Ruling:**

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

Grant, subject to the following slight modifications. Court will set a date for a continued hearing now. Debtor should serve notice of the motion and the continued hearing date on utilities by a date set by the Court. Along with that motion should be a notice setting forth the deposits that the debtor intends to make with regard to each utility. Notice should be accompanied by payment of the actual deposits themselves.

Utilities that do not object by a date certain will be deemed to have agreed to the adequate assurance that the debtor has proposed. If a utility does object, it should be required to specify in writing what it believes the debtor should be required to do in

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**CONT... Howard's Appliances, Inc.**

**Chapter 11**

order to provide it with adequate assurance. If the parties are unable to resolve the issue consensually (which may include the debtor's paying an increased deposit if necessary), the debtor should file the utility's request and its response by a date certain. Utility should have an opportunity to file a brief on this issue and the Court will resolve any remaining disputes at the continued hearing. Utility will be precluded from terminating service until the resolution of the dispute. If there are no unresolved objections, the continued hearing should be taken off calendar.

Court does not object to the procedure proposed by the debtor for the addition of omitted utilities. Time frames proposed by the debtor are fine.

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

Howard's Appliances, Inc.

Represented By  
David M Goodrich

**Movant(s):**

Howard's Appliances, Inc.

Represented By  
David M Goodrich



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**2:25-21116 Howard's Appliances, Inc.**

**Chapter 11**

**#16.00** Emergency motion For Order Limiting Notice of Certain Matters Requiring Notice to Creditors Pursuant to Rules 2002 and 9007 of the Federal Rules of Bankruptcy Procedure

Docket 4

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Katie Mason**

**12/15/25 - Randy Pflum**

**12/15/25 - Amelia Valenzuela**

**12/15/25 - Noreen Madoyan**

**Tentative Ruling:**

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

Grant the motion; however, the debtor must send to ALL creditors by mail (unless they have agreed to electronic notice) a notice tells them the following information:

1. The Court has entered an order limiting notice. (The notice should specify the parties to whom the Court has limited notice.)

2. Anyone who is, or is represented by someone who is, a registered user of the Court's electronic filing system (CM/ECF) can request courtesy electronic notices in the Case and receive an electronic copy of everything that is entered on the docket in the case. More information and the form necessary

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to sign up for this service can be found on the Court's website at:  
<https://www.cacb.uscourts.gov/forms/request-be-added-or-removed-courtesy-notification-electronic-filing-nef>

3. Creditors and other parties in interest may also continue to receive copies of documents filed in the case by filing with the Court and serving on debtor's counsel a written request for such copies (which should be entitled, "Request for Special Notice") that identifies the name of the debtor, the bankruptcy case number, the party requesting notice and the physical address or email address at which such party would like to receive notices.

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

Howard's Appliances, Inc.

Represented By  
David M Goodrich

**Movant(s):**

Howard's Appliances, Inc.

Represented By  
David M Goodrich

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**2:25-21116 Howard's Appliances, Inc.**

**Chapter 11**

**#17.00** Emergency motion for Order Authorizing Rejection of Unexpired Leases and Executory Contracts Pursuant to 11 U.S.C. §365

Docket 5

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Katie Mason**

**12/15/25 - Randy Pflum**

**12/15/25 - Amelia Valenzuela**

**12/15/25 - Noreen Madoyan**

**Tentative Ruling:**

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

Motion says that debtor seeks to reject 9 leases, but there are 10 leases listed; however, the Debtor does not want its rejection of the City of Industry Lease (its warehouse) to be effective until after its assets and inventory are sold. Motion should be denied as to this lease. Debtor does not yet seek to reject it. If debtor wants to negotiate something with the lessor as to when the lease will be rejected, it should file a stipulation to that effect. Otherwise, it should file a motion to reject the lease when it is ready to reject the lease or has a date certain as of which it wants to reject the lease.

Court is prepared to authorize the debtor to reject its real property leases on an emergency basis, but will set a hearing on a fully-noticed basis for the rest of the executory contracts. (If rejection of these other contracts is authorized,

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provided the debtor has not used the relevant goods or services after the date the motion was filed, rejection can be effective as of the filing of the motion even if the order authorizing the rejection is not entered until after the final hearing.)

With regard to the leases, rejection can be effective as of the date that the debtor relinquished possession of the premises to the lessor. Debtor's motions discuss completing the transfer of its inventory to its warehouse. If the debtor still has inventory at any of these locations, rejection should not be effective until the debtor has "tendered the keys," that is, vacated the premises and notified the lessor that it is free to retake possession.

With regard to the balance of the contracts, is the debtor sure that it wants to reject all of these contracts? Isn't it possible that the debtor will need some of the leased equipment or services to which these contracts relate to accomplish its liquidation or administer this case? For example, the list includes contracts concerning printers, a call center and a postage machine. Can the debtor do without these things or does it have other agreements that it is not yet rejecting that are sufficient?

Grant motion insofar as it requests an order rejecting its leases of the 9 premises that it has vacated (or will vacate, in which case, rejection should be effective as of the date the debtor vacates the premises). Deny motion without prejudice insofar as it relates to the warehouse the debtor intends to continue to use.

Continue hearing on non-lease executory contracts for approximately three weeks. Set deadline for debtor to serve notice of continued hearing and deadline for filing oppositions and replies.

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

Howard's Appliances, Inc.

Represented By  
David M Goodrich

**Movant(s):**

Howard's Appliances, Inc.

Represented By

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David M Goodrich

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**2:25-21116 Howard's Appliances, Inc.**

**Chapter 11**

**#18.00** Emergency motion for Order Authorizing Interim Use of Cash Collateral  
Pursuant to 11 U.S.C. §§ 363(c)

Docket 8

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/15/25 - Katie Mason**

**12/15/25 - Randy Pflum**

**12/15/25 - Amelia Valenzuela**

**12/15/25 - Noreen Madoyan**

**Tentative Ruling:**

How, when and on whom was motion served? Docket No. 9 does not constitute sufficient notice to the parties that the Court instructed debtor to serve with the moving papers and notice of hearing (US Trustee, secured creditors, 20 largest unsecured creditors and landlords).

The debtor is seeking authority to use cash collateral, but this isn't a typical cash collateral motion. This is really a motion to surcharge the secured creditors' collateral for the administrative expenses that the debtor plans to incur in the case, including not only the costs directly associated with liquidating the collateral, but also the professional fees that will be incurred in the case. The debtor is offering to give the lenders replacement liens on all post-petition assets other than avoiding power recoveries, but, unless the debtor has some unencumbered inventory, equipment or receivables that it hasn't mentioned, this is an empty offer. All of the income generated by the sales the debtor contemplates will already be proceeds of the lenders' collateral and therefore subject to their liens. These wouldn't be replacement liens. They would be duplicative ones. If there isn't enough collateral left

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from the lenders' original collateral packages after payment of the amounts the debtor seeks to spend, there won't be anything else to replace this.

This request cannot be justified in the usual manner that such motions are justified -- by explaining that the business will be worth more as a going concern and, therefore, that secured creditors' collateral will be worth more if the business remains alive than if the assets had to be sold at a liquidation value. The debtor IS planning to sell the assets in a liquidation.

Although it is more in the nature of a surcharge than an argument to justify use of cash collateral, it may be appropriate for the court to authorize the use of the proceeds of each lender's collateral to pay the costs necessary to liquidate that collateral (as in the auctioneer's costs and commissions and perhaps even the cost of storing the inventory (i.e., warehouse rent) pending the sale) -- and secured creditors often agree to this as they would have to pay these costs anyway if they took back their collateral -- but payment of professional fees from these proceeds (with the possible exception of the cost of preparing a sale motion, a motion to employ a broker/auctioneer and the like) is another matter. Debtor needs to establish that creditors are adequately protected before it should be authorized to divert the secured creditors' collateral to pay professional fees. If debtor intends to do this by establishing the existence of an equity cushion, it has not yet introduced sufficient evidence to accomplish this. Does each and every creditor have an equity cushion or are some secured creditors in a better collateral position than others?

The only evidence in the record as to collateral value is one sentence: paragraph 8, page 13, line 5 of the declaration of David Steinhafel, the manager of the debtor's sold shareholder who opines (without any foundation or any evidence as to his ability to value the collateral) that all of the debtor's assets are worth \$9,340,724.50. How much collateral does each secured creditor have? Are they all oversecured? By how much? The Court does not have enough evidence in the record to grant the debtor's request that it be permitted to use cash collateral to pay professional fees or administrative expenses generally.

Hearing required.

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**Chapter 11**

**Debtor(s):**

Howard's Appliances, Inc.

Represented By  
David M Goodrich

**Movant(s):**

Howard's Appliances, Inc.

Represented By  
David M Goodrich



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**2:23-14446 Shayna Engle**

**Chapter 7**

Adv#: 2:24-01009 Engle v. AMERICAN EDUCATION SERVICES et al

**#200.00** Status Conference re: 63 (Dischargeability - 523(a)(8), student loan) Complaint by Shayna Engle against AMERICAN EDUCATION SERVICES, PNC Bank, Discover Student Loans, Navient Corporation, Temple University, United States Department Of Education

fr: 4-2-24; 4-30-24; 7-2-24; 8-27-24; 11-5-24; 2-25-25; 6-10-25; 10-28-25

Docket 2

**\*\*\* VACATED \*\*\* REASON: 11/25/2025 -- Court approved stipulation for entry of judgment.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**6/9/25 - Scott Schiff**

**6/9/25 - Elizabeth Gonzalez**

**6/9/25 - Dennis Winters**

**Tentative Ruling:**

2/23/24 -- Court approved stipulation continuing DOE's deadline to respond to complaint to March 19, 2024 and continuing status conference to April 30, 2024 at 2:00 p.m. OFF CALENDAR FOR APRIL 2, 2024.

Tentative Ruling for April 30, 2024:

At request of parties, continue status conference to July 2, 2024 at 2:00 p.m. Parties should file joint status report not later than June 18, 2024. APPEARANCES WAIVED ON APRIL 30, 2024.

[4/30/24 -- Court approved stipulation adding ECMC as a defendant.]

6/14/24 -- Court approved stipulation continuing status conference to August

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**Chapter 7**

**27, 2024. OFF CALENDAR FOR JULY 2, 2024.**

8/14/24 -- Court approved stipulation continuing status conference to November 5, 2024. OFF CALENDAR FOR AUGUST 27, 2024.

Tentative Ruling for November 5, 2024:

Navient says that it is still waiting for responses to certain of its discovery requests from the plaintiff. ECMC says that plaintiff has not yet provided the medical documentation that it has requested. When will these documents be provided?

Hearing required.

-----  
Final Ruling for November 5, 2024:

Continue status conference to February 25, 2025 at 2:00 p.m. Parties should file joint status report not later than February 11, 2025.

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Tentative Ruling for February 25, 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.

3/4/2025 -- Court approved scheduling order with following dates:

Cont'd status conference -- June 10, 2025 at 2:00 p.m.  
L/D to lodge order appointing mediators -- March 14, 2025  
L/D to complete a day of mediation -- June 20, 2025  
L/D to file joint status report -- May 27, 2025

3/16/2025 -- Court approved order appointing mediators.

-----  
Tentative Ruling for June 10, 2025:

**[NOTE: ALL HEARINGS FOR THIS WEEK WILL BE BY ZOOM ONLY]**

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**CONT... Shayna Engle**

**Chapter 7**

Navient and ECMC remain as defendants. Mediation was unsuccessful.  
Set discovery cutoff for October of 2025 and continue status conference for  
approximately 90 to 120 days.

6/12/2025 -- Court approved scheduling order with following dates:

Cont'd status conference -- October 28, 2025 at 2:00 p.m.

L/D to file joint status report -- October 14, 2025

Discovery cutoff -- October 31, 2025.

-----  
7/2/2025 -- Court approved stipulation resolving action as between plaintiff  
and Navient. (Action remains pending against ECMC.)

-----  
10/9/2025 -- Court approved stipulation continuing discovery cutoff to  
December 18, 2025 for the sole purpose of taking the parties' depositions and  
continuing status conference to December 16, 2025 at 2:00 p.m.  
APPEARANCES WAIVED ON OCTOBER 28, 2025.

11/25/2025 -- Court approved stipulation for entry of judgment. OFF  
CALENDAR. ACTION RESOLVED.

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

**Debtor(s):**

Shayna Engle

Represented By  
Zev Shechtman

**Defendant(s):**

AMERICAN EDUCATION

Pro Se

PNC Bank

Pro Se

Discover Student Loans

Pro Se

Navient Corporation

Pro Se

Temple University

Pro Se

United States Department Of

Pro Se

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**CONT... Shayna Engle**

**Chapter 7**

**Plaintiff(s):**

Shayna Engle

Represented By  
Zev Shechtman

**Trustee(s):**

David M Goodrich (TR)

Pro Se

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**2:23-18615 Paul Casteneda, Sr.**

**Chapter 7**

Adv#: 2:24-01080 Patrick Casteneda, individually and as representat v. Casteneda, Sr. et al

**#201.00** Status Conference re: 67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)), (68 (Dischargeability - 523(a)(6), willful and malicious injury)), (65 (Dischargeability - other) Complaint by Patrick Casteneda against Paul Casteneda Sr., Dominique M. Casteneda.

fr: 5-28-24; 8-13-24; 11-5-24; 1-7-25; 3-11-25; 6-3-25; 8-19-25; 10-7-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 1-20-2026 AT 2PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**Tentative Ruling:**

At parties' request, continue case status conference to August 13, 2024 at 2:00 p.m. Parties should file joint status report not later than July 30, 2024. APPEARANCES WAIVED ON MAY 28, 2024.

8/6/2024 -- Court approved stipulation continuing hearing to November 5, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024.

Tentative Ruling for November 5, 2024:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

-----  
Final Ruling for November 5, 2024:

Court continued status conference to January 7, 2025 at 2:00 p.m. Plaintiff should file and serve a notice of continuance and a unilateral status report not later than December 23, 2024.

-----  
Tentative Ruling for January 7, 2025:

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**CONT... Paul Casteneda, Sr.**

**Chapter 7**

What is the status of this matter? Where is the unilateral status report that plaintiff should have filed by December 23, 2024? Hearing required.

1/02/2025 -- Court approved stipulation continuing hearing to March 11, 2025 at 2:00 p.m. OFF CALENDAR FOR JANUARY 7, 2025.

Tentative Ruling for March 11, 2025:

Based on information provided in joint status report, continue status conference to June 3, 2025 at 2:00 p.m. Parties should file updated status report not later than May 20, 2025. APPEARANCES WAIVED ON MARCH 11, 2025.

-----  
Tentative Ruling for June 3, 2025:

What is the hearing on July 15 about? Has an appeal been filed? If so, does it make sense to proceed with a motion for summary judgment before the appeal has been resolved? Hearing required.

-----  
Tentative Ruling for August 19, 2025:

At request of the parties, continue hearing to October 7, 2025 at 2:00 p.m. APPEARANCES WAIVED ON AUGUST 19, 2025.

-----  
Tentative Ruling for October 7, 2025:

Prior to last status conference, status report represented that the state court matter had been fully adjudicated and that the parties were awaiting the entry of a formal judgment. That judgment has now been entered. (The status report represents that that judgment was attached, but it was not.) Pursuant to a prior stipulation between the parties, it is plaintiff's position that debtor should stipulate to a judgment denying the discharge of plaintiff's debt and disallowing the debtor's homestead exemption. If the debtor fails to do this, plaintiff intends to bring a motion to enforce the parties' stipulation. However, plaintiff has requested that this matter be continued to December 16, 2025 at 2:00 p.m. to give plaintiff an opportunity to bring a motion for summary judgment.

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**CONT... Paul Casteneda, Sr.**

**Chapter 7**

At plaintiff's request, continue status conference to December 16, 2025 at 2:00 p.m. Plaintiff may use this date as a hearing on a motion for summary judgment. APPEARANCES WAIVED ON OCTOBER 7, 2025.

-----  
Tentative Ruling for December 16, 2025:

Court has reviewed plaintiff's unilateral status report, in which she reports that she has agreed to request a continuance of the status conference on behalf of both parties to sometime in January of 2026. At the parties' request, continue status conference to January 20, 2026 at 2:00 p.m. Parties should file updated status report not later than January 6, 2026. APPEARANCES WAIVED ON DECEMBER 16, 2025.

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

**Debtor(s):**

Paul Casteneda Sr.

Represented By  
W. Derek May

**Defendant(s):**

Paul Casteneda Sr.

Pro Se

Dominique M. Casteneda

Pro Se

**Joint Debtor(s):**

Dominique M. Casteneda

Represented By  
W. Derek May

**Plaintiff(s):**

Patrick Casteneda, individually and

Represented By  
Summer M Shaw

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

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**2:23-18615 Paul Casteneda, Sr. and Dominique M. Casteneda**

**Chapter 7**

**#202.00** Motion For An Order Disallowing The Debtors' Claim Of Homestead Exemption  
In Real Property

fr: 5-8-24; 8-13-24; 11-5-24; 1-7-25; 3-11-25; 6-3-25; 8-19-25; 10-7-25

Docket 18

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 1-20-2026 AT 2PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Tentative Ruling for May 8, 2024:

Neither of the declarations to which movant refers the court as evidence to support its contentions contains admissible evidence. Both are based entirely on information and belief.

There are genuine issues of material fact, including, for example, whether the funds obtained from the sale of the Sunflower property were already exempt funds. Deem motion to be an adversary proceeding for procedural purposes. Discuss with parties how much time they need for discovery.

Hearing required.

8/6/2024 -- Court approved stipulation continuing hearing to November 5, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024.

Tentative Ruling for November 5, 2024:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

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**Chapter 7**

Final Ruling for November 5, 2024:

Court continued hearing to January 7, 2025 at 2:00 p.m. as a holding date or status conference. Movant should serve and file notice of continuance.

-----  
Tentative Ruling for January 7, 2025:

What is the status of this matter? Has the probate court resolved any of the issues pending before it (that aren't stayed)? Hearing required.

1/02/2025 -- Court approved stipulation continuing hearing to March 11, 2025 at 2:00 p.m. OFF CALENDAR FOR JANUARY 7, 2025.

Tentative Ruling for March 11, 2025:

Based on information provided in parties' joint status report in related adversary proceeding, continue status conference to June 3, 2025 at 2:00 p.m. to give the state court a further opportunity to rule. APPEARANCES WAIVED ON MARCH 11, 2025.

-----  
Tentative Ruling for June 3, 2025:

Revisit status of motion after conclusion of status conference in adversary proceeding.

-----  
Tentative Ruling for August 19, 2025:

At request of the parties, continue hearing to October 7, 2025 at 2:00 p.m. APPEARANCES WAIVED ON AUGUST 19, 2025.

-----  
Tentative Ruling for October 7, 2025:

See tentative ruling for matter no. 203. At plaintiff's request, continue hearing to December 16, 2025 at 2:00 p.m. APPEARANCES WAIVED ON OCTOBER 7, 2025.

-----  
Tentative Ruling for December 16, 2025:

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**CONT... Paul Casteneda, Sr. and Dominique M. Casteneda**

**Chapter 7**

See tentative ruling for matter no. 201. At the parties' request, continue hearing to January 20, 2026 at 2:00 p.m. APPEARANCES WAIVED ON DECEMBER 16, 2025.

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

**Debtor(s):**

Paul Casteneda Sr.

Represented By  
W. Derek May

**Joint Debtor(s):**

Dominique M. Casteneda

Represented By  
W. Derek May

**Movant(s):**

Patrick Casteneda

Represented By  
Summer M Shaw

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

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**2:24-12172 Alfred R Henderson**

**Chapter 7**

Adv#: 2:24-01236 Ehrenberg, Chapter 7 Trustee v. AA Henderson Legacy, LLC et al

**#203.00** Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer)), (14 (Recovery of money/property - other)) Complaint by Edward M. Ehrenberg, Chapter 7 Trustee against AA Henderson Legacy, LLC, Kimberlina Gutierrez, Edward Henderson, Christopher Henderson.

fr: 12-3-24; 1-14-25; 4-15-25; 6-24-25, 9-30-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: 11/18/2025 -- Court approved stipulation for dismissal.**

**Courtroom Deputy:**

**Tentative Ruling:**

Tentative Ruling from January 14, 2025:

Answer filed November 4, 2024 by defendants Kimerlina Gutierrez, Christopher Henderson and Edward Henderson, was filed in pro per (without counsel). It combines in a single document an answer and a motion to dismiss. As a result, the motion did not get set for hearing, as it is not proper to include such a motion in a single document with the answer. Moreover, although the introduction at the top of page two represents that the answer was submitted on behalf of (among others) defendant AA Henderson Legacy LLC, it was not signed by counsel and an LLC cannot appear in this or any other action before this court without counsel. Therefore, to the extent that this document purports to be an answer on behalf of AA Henderson Legacy, LLC, it is stricken. (Plaintiff had that defendant's default entered on January 2, 2025.)

Continue status conference to a date that can be used as date of hearing on motion for default judgment against AA Henderson Legacy.

-----  
Final Ruling from January 14, 2025:

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**Alfred R Henderson**

**Chapter 7**

Continue status conference to April 15, 2025 at 2:00 p.m. Parties should file updated status report not later than April 1, 2025. If plaintiff would like to use April 15, 2025 at 2:00 p.m. as date/time of hearing on motion for default judgment, plaintiff must serve and file the motion not later than March 25, 2025.

-----  
Tentative Ruling for April 15, 2025:

As of April 2, 2025, docket does not reflect filing of either joint status report or motion for default judgment.

4/3/2025 -- Court approved stipulation continuing hearing to June 24, 2025 at 2:00 p.m. OFF CALENDAR FOR APRIL 15, 2025.

6/12/2025 -- Court approved stipulation continuing hearing to **September 30**, 2025 at 2:00 p.m. OFF CALENDAR FOR JUNE 24, 2025.

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Tentative Ruling for September 30, 2025:

At plaintiff's request, continue status conference to December 16, 2025 at 2:00 p.m. to give court an opportunity to process motion for approval of compromise. OFF CALENDAR FOR SEPTEMBER 30, 2025. NO APPEARANCE REQUIRED.

11/17/2025 -- Court entered order approving compromise (lump sum). Trustee already has funds on deposit.

11/18/2025 -- Court approved stipulation for dismissal. OFF CALENDAR. NO APPEARANCE REQUIRED.

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

Alfred R Henderson

Pro Se

**Defendant(s):**

AA Henderson Legacy, LLC

Pro Se

Kimberlina Gutierrez

Pro Se

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... Alfred R Henderson**

**Chapter 7**

Edward Henderson

Pro Se

Christopher Henderson

Pro Se

**Plaintiff(s):**

Edward M. Ehrenberg, Chapter 7

Represented By  
Jeremy Faith

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Jeremy Faith

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**2:24-17153 Alan Richard Vasquez**

**Chapter 7**

Adv#: 2:25-01002 Vasquez v. U.S. Department of Education et al

**#204.00** Status Conference re: 63 (Dischargeability - 523(a)(8), student loan) Complaint by Alan Richard Vasquez against U.S. Department of Education , Missouri Higher Education Authority (Mohela) , U.S. Attorney for the Central District of California , U.S. Attorney General

fr: 3-25-25; 8-26-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: 8/18/25 - Judgment Pursuant to Stipulation for Entry of Judgment entered.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

2/13/25 -- Court approved stipulation continuing hearing to August 26, 2025 at 2:00 p.m. OFF CALENDAR FOR MARCH 25, 2025.

7/28/25 -- Court approved stipulation giving defendant until December 9, 2025 to respond to complaint and continuing status conference to December 16, 2025 at 2:00 p.m. Parties shall file a joint status report not later than December 2, 2025. OFF CALENDAR FOR AUGUST 26, 2025.

8/18/2025 -- Court approved stipulation resolving action as between debtor and Department of Education.

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

Alan Richard Vasquez	Pro Se
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**Defendant(s):**

U.S. Department of Education	Pro Se
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Missouri Higher Education	Pro Se
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U.S. Attorney for the Central District	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... Alan Richard Vasquez**

**Chapter 7**

U.S. Attorney General

Pro Se

**Plaintiff(s):**

Alan Richard Vasquez

Pro Se

**Trustee(s):**

John J Menchaca (TR)

Represented By  
Wesley H Avery

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

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

**Chapter 7**

Adv#: 2:25-01307 Immigrant Rights Defense Council, LLC v. Gonzalez

**#205.00** Status Conference re: 67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)),(65 (Dischargeability - other) Complaint by Immigrant Rights Defense Council, LLC against Lisett Caridad Gonzalez.

fr: 9-2-25; 9-16-25, 9-30-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-3-2026 AT 2PM.**

**Courtroom Deputy:**

10/10/25 - First Amended Complaint filed

**Tentative Ruling:**

Continue status conference to September 16, 2025 at 2:00 p.m. to be heard concurrently with motion to set aside default. APPEARANCES WAIVED ON SEPTEMBER 2, 2025.

Tentative Ruling for September 30, 2025:

If court sets aside default, set new deadline for defendant to file and serve response to complaint and date for continued status conference.

10/6/2025 -- Court entered order setting aside default and denying request for sanctions. Response to complaint due October 14, 2025. Joint status report due December 2, 2025.

12/9/25 -- At hearing held this date on defendant's motion for more definite statement, court advanced status conference to December 9, 2025 at 2:00 p.m. and set a further status conference for February 3, 2026 at 2:00 p.m. (Joint status report will be due January 20, 2026.) OFF CALENDAR FOR DECEMBER 16, 2025. STATUS CONFERENCE CONTINUED TO FEBRUARY 3, 2026 AT 2:00 P.M.

<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... Lisett Caridad Gonzalez**

**Chapter 7**

**Debtor(s):**

Lisett Caridad Gonzalez

Represented By  
Jisoo Hwang  
Rosendo Gonzalez

**Defendant(s):**

Lisett Caridad Gonzalez

Pro Se

**Plaintiff(s):**

Immigrant Rights Defense Council,

Represented By  
Sebastian M Medvei

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

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

**Chapter 7**

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

**#206.00** Status Conference re: 41 (Objection / revocation of discharge - 727(c),(d),(e) Complaint by Immigrant Rights Defense Council, LLC against Lisett Caridad Gonzalez.

fr: 9-9-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-3-2026 AT 2PM.**

**Courtroom Deputy:**

**Tentative Ruling:**

In the status report, both parties report that they plan to file motions for summary judgments. Discuss with parties briefing schedule for these motions.

9/29/25 -- Court approved scheduling order with following dates:  
Status conference continued to December 16, 2025 at 2:00 p.m.  
L/D to file joint status report -- December 2, 2025  
Discovery cutoff -- January 5, 2026.

12/9/25 -- At hearing held this date on defendant's motion for summary judgment, court advanced status conference to December 9, 2025 at 2:00 p.m. and set a deadline for the filing of pretrial motions of January 13, 2026 and final status conference for February 3, 2026 at 2:00 p.m. (Joint status report will be due January 20, 2026.) OFF CALENDAR FOR DECEMBER 16, 2025. STATUS CONFERENCE CONTINUED TO FEBRUARY 3, 2026 AT 2:00 P.M.

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

Lisett Caridad Gonzalez

Represented By  
Jisoo Hwang  
Rosendo Gonzalez

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... Lisett Caridad Gonzalez**

**Chapter 7**

**Defendant(s):**

Lisett Caridad Gonzalez

Pro Se

**Plaintiff(s):**

Immigrant Rights Defense Council,

Represented By  
Sebastian M Medvei

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**2:25-13446 Rowan Lynn**

**Chapter 7**

Adv#: 2:25-01212 Lynn v. United States Department of Education

**#207.00** Status Conference re: 63 (Dischargeability - 523(a)(8), student loan) Complaint by Rowan Lynn against United States Department of Education.

fr: 8-26-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 4-14-26 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

7/9/2025 --Court approved stipulation continuing deadline to respond to respond to complaint to **November 6** and continuing status conference to **December 16**, 2025 at 2:00 p.m. OFF CALENDAR FOR AUGUST 26, 2025.

11/5/2025 --Court approved stipulation continuing deadline to respond to respond to complaint to March 5, 2026 and continuing status conference to April 14, 2026 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 16, 2025.

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

Rowan Lynn

Represented By  
Barry E Borowitz

**Defendant(s):**

United States Department of

Pro Se

**Plaintiff(s):**

Rowan Lynn

Represented By  
Jenny L Doling

**Trustee(s):**

Jason M Rund (TR)

Pro Se

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**2:24-13201 TREE LANE LLC**

**Chapter 11**

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

**#208.00** Motion to Dismiss Third-Party Complaint

Docket 52

**\*\*\* VACATED \*\*\* REASON: 12/9/25 - NOTICE OF WITHDRAWAL OF  
MOTION FILED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Motion to dismiss has been withdrawn, as third-party complaint has been dismissed. OFF CALENDAR. NO APPEARANCE REQUIRED.

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

TREE LANE LLC

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

**Defendant(s):**

Zachary Vella

Represented By  
Daniel A Lev

Ronald Richards

Pro Se

**Movant(s):**

Skylark (UK), LLC, a Delaware

Represented By  
Roberto J Kampfner

**Plaintiff(s):**

TREE LANE LLC

Represented By  
Robyn B Sokol

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**2:24-13201 TREE LANE LLC**

**Chapter 11**

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

**#209.00** 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; 11-25-25

Docket 1

**Courtroom Deputy:**

12/1/25 - Notice of Voluntary Dismissal of Third-party Complaint filed

**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:

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.

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... TREE LANE LLC**

**Chapter 11**

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.

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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

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

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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.

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

**Tuesday, December 16, 2025**

**Hearing Room 1539**

2:00 PM

**CONT... TREE LANE LLC**

**Chapter 11**

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

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Final Ruling for November 25, 2025:

Continue status conference to December 16, 2025 at 2:00 p.m. to be heard concurrently with motion to dismiss third party complaint on calendar for that date. Court waived the requirement of a written status report for that status conference.

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Tentative Ruling for December 16, 2025:

Court waived the requirement of a written status report. Third party complaint has now been dismissed. What is the status of this matter? How long will the parties need to complete discovery?

Hearing required.

<b>Party Information</b>
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**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