

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

Tuesday, December 17, 2024

Hearing Room 1539

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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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(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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2:24-11101 Joseph Pedroza Diaz, Jr.

Chapter 7

#1.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **JANE DOE v. Joseph Diaz, Jr, Docket number 1-91; US District Court for the Central District of California**

**MOVANT: JANE DOE**

Docket 36

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

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

Joseph Pedroza Diaz Jr.

Represented By  
Kevin Tang

**Movant(s):**

JANE DOE

Represented By  
Kevin Hahn

**Trustee(s):**

Elissa Miller (TR)

Represented By  
Shantal Malmed

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2:24-16779 Meeyoung Kim Koba

Chapter 7

#2.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **Michelle Dinely et al. v. Hill Street Cafe et al; Docket No. 56-2019099528788-CU-OE-VTA; Superior Court of State of California, Ventura County**

**MOVANT: Tsutomu Kagoshima, Emerita Kagoshima, and M & Tony's Touch, Inc**

Docket 13

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Service was improper. Motion was only served on debtor's counsel and not on debtor. (Court's service copy should not have been double sided and did not include a copy of the proof of service.)

However, even if motion had been properly served, it should be denied. The deadline to file a 523 action was November 18, 2024, and movant did not file a nondischargeability action by that date. Debtor has received a discharge. Should any assets become available for distribution in this bankruptcy case, movant will be given an opportunity to file a proof of claim.

**Party Information**

**Debtor(s):**

Meeyoung Kim Koba

Represented By  
Young K Chang

**Movant(s):**

M & Tony's Touch, Inc.

Represented By  
Henry M Lee

Emerita Kagoshima

Represented By  
Henry M Lee

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**CONT... Meeyoung Kim Koba**  
Tsutomu Kagoshima

Represented By  
Henry M Lee

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Pro Se

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**2:24-16924 Ramon Castellon Gonzalez**

**Chapter 7**

**#3.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **46 Giralda Walk, Long Beach, California 90803**

**MOVANT: Select Portfolio Servicing Inc., as servicer for Athene Annuity and Life Company**

Docket 22

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - Keith Higginbotham**

**Tentative Ruling:**

There is equity in the property and no evidence that the property is declining in value. Trustee would like an opportunity to try to avoid the junior lien and to sell the property. Deny motion without prejudice.

**Party Information**

**Debtor(s):**

Ramon Castellon Gonzalez

Represented By  
Stella A Havkin

**Movant(s):**

Select Portfolio Servicing Inc., as

Represented By  
Joseph C Delmotte

**Trustee(s):**

Elissa Miller (TR)

Pro Se

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**2:24-18217 Rodolfo Rodarte Martinez**

**Chapter 7**

**#4.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2022 HONDA PILOT; VIN: 5FNYP5H30NB007178**

**MOVANT: American Honda Finance Corporation**

Docket 9

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

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

**Party Information**

**Debtor(s):**

Rodolfo Rodarte Martinez

Represented By  
Francis Guilardi

**Movant(s):**

American Honda Finance

Represented By  
Kirsten Martinez

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

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**2:24-19859 Denise Braxton Butler**

**Chapter 7**

**#5.00** Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: **4339 Melbourne Avenue, Los Angeles, CA 90027**

**MOVANT: Rosalinda Cordova**

Docket 9

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

What happened post-petition for which movant seeks annulment? Court only grants extraordinary relief to the extent that it is available under section 362(d)(4), which does not apply here as property is leased.

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

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

Denise Braxton Butler

Pro Se

**Trustee(s):**

Timothy Yoo (TR)

Pro Se



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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

**#6.00** Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **Debtor's Lease of 1617 Avenue Padilla, Irwindale, CA 91702**

**MOVANT: William L Neiman, individually and The Neiman Family Trust**

fr: 11-26-24; 11-27-24

Docket 70

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/13/24 - Marc Lieberman**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

Tentative Ruling from November 26, 2024:

Deny without prejudice. Motion was filed on the wrong form. It appears that movant wants relief from stay to evict debtor from leased premises, so movant should have used UD form. Motion was filed using personal property form.

(Chambers advised movant's counsel of the above on 11/13/24. Movant represented that an amended motion would be filed. As of 11/20/24, no amended motion has been filed.)

11/21/24 -- Court approved stipulation continuing hearing to November 27, 2024 at 10:00 a.m. OFF CALENDAR FOR NOVEMBER 26, 2024.

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**CONT... Skylock Industries Inc**

**Chapter 11**

Final Ruling for November 27, 2024:

Continue hearing to December 17, 2024 at 10:00 a.m. Movant is to file amended motion on November 27, 2024. Oppositions will be due on December 9, 2024.

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Tentative Ruling for December 17, 2024:

Movant filed amended motion as instructed. No opposition has been filed. Unless parties have agreed to alternate arrangements, grant motion without waiver of Rule 4001(a)(3).

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

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

**Movant(s):**

William Neiman

Represented By  
Alan W Forsley

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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

**#7.00** Order to Show Cause Hearing re: Appointment of Chapter 11 Trustee  
fr. 12-10-24

Docket 146

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - David Shevitz**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

Tentative Ruling for December 10, 2024:

Debtor argues that irregularities and inconsistencies in its budgets have been remedied. Adhara disputes this contention. Even if the debtor has been able, after approximately three tries, to resolve some of the issues with its projections and accounting, problems remain, including the level of animosity and lack of trust as between the debtor and its most active secured creditor and on an internal level as between the managing agent and the debtor's president (and the history of inaccurate/inconsistent projections). In light of these issues, the Court still cannot determine whether or not there really is a viable business here.

Adhara would prefer that the case be dismissed, so that it can proceed with its UCC, but the debtor believes that, now that (the debtor contends) some customers are prepared to advance the funds necessary to purchase raw materials, it will be able to generate significantly more revenue. The best way for the Court to determine whether or not there is a realistic prospect for a reorganization here is to appoint a chapter 11 trustee as the Court will be able

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to obtain the benefit of an independent, disinterested evaluation of the debtor's business prospects. Adhara is concerned that the trustee may decide to liquidate the debtor's assets, but, unless there is equity available above and beyond the value of those assets (or the secured creditors agree to carveouts for unsecured creditors and administrative expenses), the most likely result is that the trustee will abandon the debtor's assets or stipulate to give secured creditors relief from stay. (Adhara may also be able to negotiate a purchase of the business from the trustee.) In any event, the Court has confidence that a trustee will promptly evaluate the direction in which this case should proceed and take the appropriate steps to move in that direction. (The trustee has no incentive to incur substantial administrative expenses if the estate is administratively insolvent.)

Appoint chapter 11 trustee.  
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Final Ruling for December 10, 2024:

Debtor reports that parties have agreement in principle concerning the appointment of a CRO (Jeff Nerland of Paladin Management). Court continued hearing to December 17, 2024 at 10:00 a.m. to give parties an opportunity to finalize negotiations.  
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Tentative Ruling for December 17, 2024:

What progress have the parties made since December 10, 2024? Hearing required.

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

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

**#8.00 Motion to Dismiss Debtor**

fr. 11-27-24, 12-10-24

Docket 71

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - David Shevitz**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

Tentative Ruling from November 27, 2024

Rulings on Debtor's Evidentiary Objections to Schlechter Declaration:

1. Sustain (relevance).
2. Sustain (lack of foundation/personal knowledge).
3. Overrule to the extent that this testimony refers to statements made to declarant directly. Sustain to the extent that declarant is attempting to testify as to statements or representations made to someone other than declarant.
4. Sustain (best evidence as to what was required by documents; lack of personal knowledge as to what was produced to others and whether documents produced to declarant contained information that was inconsistent with information contained in documents provided to others).
5. This objection appears to be a duplicate of objection #4.
6. Overrule to the extent that this testimony refers to statements made by Mr. Crevoiserat to declarant or to others in declarants' presence. Sustain to the extent that testimony purports to explain why no meaningful progress was made with interested parties (lack of personal knowledge).

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7. Sustain (hearsay).
8. Overrule.
9. Sustain (lack of foundation; lack of personal knowledge as to valuations shown to parties other than declarant).
10. Sustain (lack of personal knowledge -- statements made "on information and belief" do not belong in a declaration).
11. Sustain (hearsay/lack of personal knowledge -- Mr. Pease contacted "my colleagues," not declarant).
12. Overrule as to first sentence (admission/statement by party opponent). Sustain as to second sentence for lack of foundation.
13. Sustain. Was declarant present at the first day hearings? If not, there is a best evidence problem with his attempting to introduce admissions made by a party opponent at these hearings. (And this appears to be argument, rather than testimony and need not appear in a declaration.)
14. Sustain (best evidence; lack of foundation).
15. Sustain (lack of foundation/personal knowledge).

Tentative Ruling on Merits:

Deny motion. There are assets here. If movant believes that reorganization is impossible or unlikely, conversion would be a more appropriate remedy than dismissal. If movant believes that it is not adequately protected, it should move for relief from stay. If movant believe that current management cannot be relied upon to fulfill its fiduciary duties, it should move for the appointment of a trustee.

Debtor is clearly experiencing financial difficulties. (Movant does not deny that.) This case was filed approximately 2 months ago. Court is not yet ready to conclude that it would be in the best interest of any party other than movant for this case to be dismissed. The Court is not persuaded that the bankruptcy was filed in bad faith merely because the debtor wanted an opportunity to attempt to reorganize rather than permitting a secured creditor to foreclose on its collateral.

NOTE: Parties should be aware that they do not have authority to stipulate to extend the other's response dates without court approval.

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**Chapter 11**

Final Ruling for November 27, 2024:

Continue hearing to December 10, 2024 at 11:00 a.m. to be heard concurrently with Court's order to show cause re appointment of trustee.

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Tentative Ruling for December 10, 2024:

Revisit motion after conclusion of related matters on calendar.

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Final Ruling for December 10, 2024:

Continue hearing to December 17, 2024 at 10:00 a.m.

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

Revisit motion after conclusion of related matters on calendar.

**Party Information**

**Debtor(s):**

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

**Movant(s):**

Adhara Aerospace and Defense LLC

Represented By  
Rachel P Stoian

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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

**#9.00** Final hearing re: Use of Cash Collateral on in Interim Basis

fr. 10-1-24; 11-6-24; 11-27-24; 12-10-24

Docket 3

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - David Shevitz**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

Tentative Ruling from October 1, 2024:

Provided service is adequate, authorize debtor to use cash collateral in accordance with budget (plus a 15 percent variance) to pay only amounts absolutely necessary between petition date and date of final hearing on motion. (Court agrees that additional explanation of expenses questioned by Adhara is warranted --- rent, principal's car payment, etc.) All lenders shall receive replacement lien on post-petition rents to secure the diminution in value of their prepetition collateral. Post-petition liens shall have the same validity and priority as prepetition liens. Authorize use for interim period, pending hearing on a fully-noticed basis. Set final hearing on motion.

NOTE: If value of cash collateral is not decreasing, there is no requirement that debtor make adequate protection payments.

-----  
Final Ruling for October 1, 2024 (see order entered October 2, 2024):



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Authorize debtor to use cash collateral on an interim basis to pay operating expenses in accordance with the budget attached as Exhibit 1 to the motion, with a 15 percent variance. Secured creditors are to receive replacement liens in collateral subject to their liens, other than avoiding power actions. Liens to have same validity and priority as prepetition liens. Debtor authorized to pay \$2,511 to SBA on or before November 1, 2024 as an adequate protection payment. Final hearing set for November 6, 2024 at 11:00 a.m. Debtor should serve notice of final hearing with updated budget by October 16, 2024. Oppositions will be due October 23, 2024. Replies will be due by October 30, 2024.

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

As the reply indicates, Adhara's discussion of the variances to the budget are inaccurate. Accounts receivable have increased, creating a larger cushion to provide adequate protection for secured creditors.

Overrule objection. Authorize continued use of cash collateral on same terms for a period of approximately 90 days.

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

Authorize further interim use in accordance with budget filed 10/21/2024 (docket no. 54) (plus a 15 percent variance) on same terms as last order through November 30, 2024. Set continued hearing for November 27, 2024 at 10:00 a.m. Debtor should file and serve updated budget and actuals (on a week by week basis) with supporting declaration not later than November 18, 2024. Oppositions will be due by November 25, 2024. Replies will be due at the hearing.

-----  
Tentative Ruling for November 27, 2024:

Disregard opposition of Adhara as late-filed. Parties do not have authority to give one another extensions of deadlines set by the Court. Oppositions were due on Monday, November 25, not Tuesday, November 26.

Revisit debtor's request for continued use of cash collateral after conclusion

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**Chapter 11**

of related hearings on calendar.

-----  
Final Ruling for November 27, 2024:

Authorize debtor to continue to use cash collateral in accordance with budget filed as docket no. 112 during the period from December 1, 2024 through December 13, 2024 on the same terms as prior order authorizing use of cash collateral. Court set continued hearing for December 10, 2024 at 11:00 a.m.

-----  
Tentative Ruling for December 10, 2024:

Revisit debtor's request for continued use of cash collateral after conclusion of related hearings on calendar.

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Final Ruling from December 10, 2024:

Authorize debtor to continue to use cash collateral on the same terms through December 20, 2024. Debtor will lodge order to this effect. Continue hearing to December 17, 2024 at 10:00 a.m.

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

Revisit motion after conclusion of related matters on calendar.

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

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

**#10.00** Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Chapter 11 Debtor's Motion For 1. Approval of Employment of Onyx Asset Advisors, LLC & Rabin Worldwide; & 2. Authorization To Sell Certain Machinery & Equipment Free and Clear of Liens, Claims and Encumbrances

fr. 11-27-24; 12-10-24

Docket 106

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - David Shevitz**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

Tentative Ruling for November 27, 2024:

Court sees no problem with the employment of the sales agent and the proposed sale procedures, but the court is confused about the debtor's proposed distribution of the sales proceeds. Even if the SBA consents to a carveout for the agent's expenses and the payment of rent, and assuming Adhara's consent is not required for this carveout, how/why would the remaining proceeds (after the \$272,000 to be paid to the SBA) be used by the debtor in accordance with its approved cash collateral budget rather than paid to the secured creditor(s) as proceeds of its/their collateral? (Does the debtor believe that the SBA will treat the net sales proceeds as a reduction of its debt, but let the debtor keep the money?)

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Final Ruling for November 27, 2024:

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If Adhara is not willing to consent to carveouts debtor has requested, is there any reason to proceed with a sale of the subject property? Continue hearing to same date and time as hearing on Court's OSC re appointment of a trustee.

-----  
Tentative Ruling for December 10, 2024:

Has there been any change in the status of this matter? Hearing required.

Adhara in its opposition claims that its predecessor PPF acquired the SBA's debt and therefore that it currently owns the SBA loan as well, but why is the supporting declaration silent on this issue? Is there any evidence in the record that this is actually the case?

The debtor's reply asks that the Court approve the sale and a carveout for the fees of the sales agent and the landlord. On what basis could the court approve this relief? Debtor has not brought a motion to surcharge collateral. Without the secured creditor's permission or a surcharge, the Court cannot authorize the requested carveout.

Hearing required.

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Final Ruling from December 10, 2024:

Continue hearing to December 17, 2024 at 10:00 a.m.

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Tentative Ruling for December 17, 2024:

Revisit motion after conclusion of related matters on calendar.

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

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

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**Movant(s):**

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

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**2:24-17820 Skylock Industries Inc**

**Chapter 11**

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

fr: 11-13-24; 11-27-24; 12-10-24

Docket 51

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/16/24 - David Shevitz**

**12/16/24 - Rachel Stoian**

**12/16/24 - Jeffrey Shinbrot**

**Tentative Ruling:**

11/6/2024 -- At hearing held this date, Court agreed to continue case status conference to same date and time as continued hearing on cash collateral and motion to dismiss -- November 27, 2024 at 10:00 a.m. APPEARANCES WAIVED ON NOVEMBER 13, 2024.

Tentative Ruling for November 27, 2024:

Set bar date and deadline for serving notice of bar date. Revisit status of case after conclusion of related matters on calendar.

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Final Ruling for November 27, 2024:

Continue case status conference to December 10, 2024 at 11:00 a.m. as a holding date. Requirement of filing a status report in connection with the continued status conference is waived.

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

-----  
Final Ruling from December 10, 2024:

Continue hearing to December 17, 2024 at 10:00 a.m.

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

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

**Party Information**

**Debtor(s):**

Skylock Industries Inc

Represented By  
Jeffrey S Shinbrot

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2:23-11291 Jae Paul Pak

Chapter 11

#150.00 First and Final Application for Approval and Payment of Chapter 11 Fees and Reimbursement of Chapter 11 Expenses for for Frost Brown Todd, Special Counsel, Period: 6/27/2023 to 11/20/2024, **Fee: \$365,404.00, Expenses: \$1,860.71.**

fr: 12-11-24

Docket 271

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

(Court continued hearing to December 17, 2024 at 10:30 a.m. to give counsel an opportunity to be heard on the Court's tentative ruling. Mr. Golden agreed to notify Dr. Rassman's counsel of the date and time of hearing.)

Court agrees with Dr. Rassman that fees incurred for defense of nondischargeability action should not be paid from assets of the estate. Provided applicant files supporting declaration from client, or declaration explaining why declaration from client could not be obtained, allow on a final basis fees of \$321,565.52 and costs of \$1,860.71, authorize payment of remaining balance due solely from the debtor's share of JPMD's net income and not from the portion of JPMD's income that is to be devoted to the payment of claims under the plan. APPEARANCES WAIVED. APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

**Party Information**

**Debtor(s):**

Jae Paul Pak

Represented By  
Jeffrey I Golden  
Beth Gaschen  
Ryan W Beall



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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10:30 AM

**CONT... Jae Paul Pak**

**Chapter 11**

**Movant(s):**

Frost Brown Todd

Pro Se

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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

**Tuesday, December 17, 2024**

**Hearing Room 1539**

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2:00 PM

**2:21-15371 Patterson Builders, Inc.**

**Chapter 7**

Adv#: 2:23-01321      Howard M. Ehrenberg, solely in his capacity as Cha v. American Express

**#200.00**      Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer) Complaint by Howard M. Ehrenberg, solely in his capacity as Chapter 7 Trustee against American Express National Bank, a Utah corporation.

fr: 9-5-23; 12-5-23; 3-5-24; 6-11-24; 8-13-24; 10-15-24

Docket      1

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

**Courtroom Deputy:**

**Tentative Ruling:**

Summons and complaint have not been served. Instruct plaintiff to obtain replacement summons and serve it in a timely manner. If plaintiff does not want defendant to have to answer complaint at this time in an effort to facilitate settlement negotiations, parties should stipulate to a sizeable extension of time for defendant to respond to complaint.

11/29/23 -- Court approved stipulation giving defendant until February 2, 2024 to respond to complaint and continuing status conference to March 5, 2024 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 5, 2023.

Tentative Ruling for December 5, 2023:

Complaint has now been served. Parties are negotiating. At trustee's request, continue status conference to March 5, 2024 at 2:00 p.m.  
APPEARANCES WAIVED ON DECEMBER 5, 2023.

2/1/2024 -- Court approved stipulation continuing response date to April 2, 2024 and continuing status conference to June 11, 2024 at 2:00 p.m. OFF CALENDAR FOR MARCH 5, 2024.

4/2/2024 -- Court approved stipulation continuing response date to June 3,

**United States Bankruptcy Court  
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2:00 PM

**CONT... Patterson Builders, Inc. Chapter 7**

2024 and continuing status conference to August 13, 2024 at 2:00 p.m. OFF CALENDAR FOR JUNE 11, 2024.

6/4/24 -- Court approved stipulation extending defendant's deadline to respond to complaint to August 13, 2024.

7/29/24 -- Court approved stipulation continuing status conference to October 15, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024. NO APPEARANCE REQUIRED.

-----  
Tentative Ruling for October 15, 2024:

At request of the parties (in status report), continue case 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 OCTOBER 15, 2024.

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

The last entry on the docket is an answer to the complaint. Where is the joint status report that should have been filed by December 3, 2024? Hearing required.

12/16/24 -- At request of parties in (belatedly filed) joint status report, Court continued status conference to February 25, 2025 at 2:00 p.m. Parties should file updated status report not later than February 11, 2024. APPEARANCES WAIVED ON DECEMBER 17, 2024.

**Party Information**

**Debtor(s):**

Patterson Builders, Inc.

Represented By  
M. Jonathan Hayes  
Matthew D. Resnik

**Defendant(s):**

American Express National Bank, a

Pro Se

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

**Tuesday, December 17, 2024**

**Hearing Room 1539**

---

2:00 PM

**CONT... Patterson Builders, Inc.**

**Chapter 7**

**Plaintiff(s):**

Howard M. Ehrenberg, solely in his

Represented By  
Steve Burnell  
Asa S Hami

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Jeffrey L Sumpter  
Elissa Miller  
Steve Burnell

**United States Bankruptcy Court  
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**Tuesday, December 17, 2024**

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2:00 PM

**2:21-19252 Juan L Tapia**

**Chapter 7**

Adv#: 2:22-01183 KURTZ v. The 4550 Center Street Trust

**#201.00** Pretrial Conference re: 14 (Recovery of money/property - other), (11 (Recovery of money/property - 542 turnover of property) Complaint by HEIDE KURTZ against The 4550 Center Street Trust

fr: 10-31-23; 1-9-24; 3-5-24; 4-30-24; 6-11-24, 8-13-24; 10-15-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-11-2025 AT 2PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**Tentative Ruling:**

Tentative Ruling for October 31, 2023:

Did the parties participate in a mediation on October 18, 2023? If so, what was the result?

Parties report that discovery has been completed. If matter did not settle, set motion cutoff date and pretrial conference date.

-----  
Final Ruling for October 31, 2023:

Defendant did not appear. Continue status conference to January 9, 2024 at 2:00 p.m. Parties should file updated status report not later than December 26, 2023. Plaintiff should file and serve notice of continuance.

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

Parties report that discovery has been completed. Set deadline for filing pretrial motions and pretrial conference.

1/12/24 -- Court approved scheduling order with following dates:

**United States Bankruptcy Court  
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Tuesday, December 17, 2024

Hearing Room 1539

2:00 PM

CONT...

**Juan L Tapia**

**Chapter 7**

L/D to file pretrial motions -- January 30, 2024

L/D to lodge joint proposed pretrial order -- February 20, 2024

Pretrial conference -- March 5, 2024 at 2:00 p.m.

-----  
2/23/24 -- Court approved stipulation continuing status conference to April 30, 2024 at 2:00 p.m. OFF CALENDAR FOR MARCH 5, 2024.

4/25/24 -- Court approved stipulation continuing status conference to June 11, 2024 at 2:00 p.m. OFF CALENDAR FOR APRIL 30, 2024.

6/03/24 -- Court approved stipulation continuing pretrial conference to August 13, 2024 at 2:00 p.m. OFF CALENDAR FOR JUNE 11, 2024.

08/02/2024 -- Court approved stipulation continuing pretrial conference to October 15, 2024 at 2:00 p.m. OFF CALENDAR FOR AUGUST 13, 2024.

10/9/2024 -- Court approved stipulation continuing pretrial conference to December 17, 2024 at 2:00 p.m. Parties should lodge proposed pretrial order not later than December 3, 2024. APPEARANCES WAIVED ON OCTOBER 15, 2024.

12/6/2024 -- Court approved stipulation continuing pretrial conference to February 11, 2025 at 2:00 p.m. Parties should lodge proposed pretrial order not later than January 28, 2025. APPEARANCES WAIVED ON DECEMBER 17, 2024.

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

**Debtor(s):**

Juan L Tapia

Represented By  
Edward A Villalobos

**Defendant(s):**

The 4550 Center Street Trust

Represented By  
Edward A Villalobos

**Plaintiff(s):**

HEIDE KURTZ

Represented By

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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2:00 PM

**CONT... Juan L Tapia**

**Chapter 7**

Carmela Pagay

**Trustee(s):**

Heide Kurtz (TR)

Represented By  
Timothy J Yoo  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
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**Tuesday, December 17, 2024**

**Hearing Room 1539**

2:00 PM

**2:23-10779 Silva Chamanian**

**Chapter 7**

Adv#: 2:23-01510 Overland Partners Sepulveda, LLC v. Chamanian

**#202.00** Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud) Complaint by Overland Partners Sepulveda, LLC against Silva Chamanian

fr: 3-5-24; 6-4-24; 7-2-24; 10-1-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-25-2025 AT 2PM**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

6/26/24 - Marcus Tiggs

7/1/24 - Michael Spector

**Tentative Ruling:**

2/5/24 -- Court approved stipulation extending deadline for defendant to respond to complaint to May 2, 2024 and continuing status conference to June 4, 2024 at 2:00 p.m. OFF CALENDAR FOR MARCH 5, 2024.

6/5/24 -- Court approved stipulation extending defendant's time to respond to First Amended Complaint to June 27, 2024.

-----  
Tentative Ruling for July 2, 2024:

BAP has now denied defendant's motion for leave to appeal. Defendant has now filed her response to amended complaint. Why don't the parties want this matter sent to mediation? Hearing required.

9/12/2024 -- Court approved order appointing mediators.

9/17/2024 -- Court approved stipulation continuing hearing to December 17, 2024 at 2:00 p.m. OFF CALENDAR FOR OCTOBER 1, 2024.



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**CONT... Silva Chamanian**

**Chapter 7**

11/25/2024 -- Court approved stipulation continuing hearing to February 25, 2025 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 17, 2024.

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

**Debtor(s):**

Silva Chamanian

Represented By  
Juliet Y. Oh  
David L. Neale

**Defendant(s):**

Silva Chamanian

Pro Se

**Plaintiff(s):**

Overland Partners Sepulveda, LLC

Represented By  
Marcus G Tiggs

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Nancy H Zamora

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, December 17, 2024**

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2:00 PM

**2:23-10779 Silva Chamanian**

**Chapter 7**

Adv#: 2:24-01182 Leslie, Chapter 7 Trustee v. Singer

**#203.00** Status Conference re: 13 (Recovery of money/property - 548 fraudulent transfer),(14 (Recovery of money/property - other) Complaint by Sam S. Leslie, Chapter 7 Trustee against Caroline Singer

fr: 10-1-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-4-2025 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Continue status conference to December 17, 2024 at 2:00 p.m. to be heard concurrently with related matters. Parties should file joint status report not later than December 3, 2024. APPEARANCES WAIVED ON OCTOBER 1, 2024.

10/5/24 -- Court approved scheduling order with following dates:

1. The status conference is continued December 17, 2024 at 2:00 p.m. (the "Continued Status Conference").
2. Parties shall complete a day of mediation prior to the Continued Status Conference.
3. Parties shall file a joint status report no later than December 3, 2024.

(Court approved order appointing mediator on September 13, 2024.)

11/22/2024 -- Court approved stipulation to continue status conference to February 4, 2025 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 17, 2024.

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

**Debtor(s):**

Silva Chamanian

Represented By

**United States Bankruptcy Court  
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Los Angeles  
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2:00 PM

**CONT... Silva Chamanian**

**Chapter 7**

Juliet Y. Oh  
David L. Neale

**Defendant(s):**

Caroline Singer

Pro Se

**Plaintiff(s):**

Sam S. Leslie, Chapter 7 Trustee

Represented By  
Nancy H Zamora

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Nancy H Zamora

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

**Tuesday, December 17, 2024**

**Hearing Room 1539**

2:00 PM

**2:23-10779 Silva Chamanian**

**Chapter 7**

Adv#: 2:24-01184 Leslie, Chapter 7 Trustee v. Gonzalez et al

**#204.00** Status Conference re: Complaint for: (1) Avoidance of Fraudulent Transfer; (2) Recovery of Avoided Transfer; and (3) Automatic Preservation of Avoided Transfer (Attachments: # 1 Adversary Cover Sheet) Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)),(21 (Validity, priority or extent of lien or other interest in property)

fr: 9-24-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-4-2025 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court has reviewed the parties' joint status report. Continue status conference to December 17, 2024 at 2:00 p.m. Order parties to complete a day of mediation prior to the continued status conference on December 17, 2024. Parties should file a joint status report not later than December 3, 2024 and lodge an order appointing mediators not later than September 30, 2024. APPEARANCES WAIVED ON SEPTEMBER 24, 2024, but plaintiff should lodge a scheduling order with these dates.

9/25/2024 -- Court approved scheduling order setting following dates:

Cont'd status conference -- December 17, 2024 at 2:00 p.m.

L/D to complete mediation -- December 17, 2024

L/D to file joint status report -- December 3, 2024

L/D to lodge order appointing mediators -- September 30, 2024

9/30/2024 -- Court signed order approving mediators.

**United States Bankruptcy Court  
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2:00 PM

CONT... **Silva Chamanian** **Chapter 7**

11/26/2024 -- Court approved stipulation to continue status conference to February 4, 2025 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 17, 2024.

**Party Information**

**Debtor(s):**

Silva Chamanian

Represented By  
Juliet Y. Oh  
David L. Neale

**Defendant(s):**

Alejandro Gonzalez

Pro Se

G5 Consulting and Management,

Pro Se

**Plaintiff(s):**

Sam S. Leslie, Chapter 7 Trustee

Represented By  
Nancy H Zamora

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Nancy H Zamora

**United States Bankruptcy Court  
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**Hearing Room 1539**

2:00 PM

**2:23-10779 Silva Chamanian**

**Chapter 7**

Adv#: 2:24-01185 Leslie, Chapter 7 Trustee v. Singer et al

**#205.00** Status Conference re: Complaint for: (1) Avoidance of Fraudulent Transfers; and (2) Recovery of Avoided Transfers (Attachments: # 1 Adversary Cover Sheet) Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(14 (Recovery of money/property - other)

fr: 9-24-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-4-2025 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Court has reviewed the parties' joint status report. Continue status conference to December 17, 2024 at 2:00 p.m. Order parties to complete a day of mediation prior to the continued status conference on December 17, 2024. Parties should file a joint status report not later than December 3, 2024 and lodge an order appointing mediators not later than September 30, 2024. APPEARANCES WAIVED ON SEPTEMBER 24, 2024, but plaintiff should lodge a scheduling order with these dates.

9/12/2024 -- Court approved order appointing mediators.

9/25/2024 -- Court approved scheduling order setting following dates:

Cont'd status conference -- December 17, 2024 at 2:00 p.m.

L/D to complete mediation -- December 17, 2024

L/D to file joint status report -- December 3, 2024

11/22/2024 -- Court approved stipulation to continue status conference to February 4, 2025 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 17, 2024.

**Party Information**

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2:00 PM

**CONT... Silva Chamanian**

**Chapter 7**

**Debtor(s):**

Silva Chamanian

Represented By  
Juliet Y. Oh  
David L. Neale

**Defendant(s):**

Caroline Singer

Pro Se

Raffi Tchamanian

Pro Se

Alen Petrosyan

Pro Se

Falcon Group, LLC

Pro Se

**Plaintiff(s):**

Sam S. Leslie, Chapter 7 Trustee

Represented By  
Nancy H Zamora

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Nancy H Zamora

**United States Bankruptcy Court  
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2:00 PM

**2:23-14820 James Capital Advisors, Inc.**

**Chapter 7**

Adv#: 2:24-01239 Carolyn A. Dye, Chapter 7 Trustee v. JP MORGAN CHASE BANK, N.A., a

**#206.00** Status Conference re: 21 (Validity, priority or extent of lien or other interest in property),(14 (Recovery of money/property - other)),(91 (Declaratory judgment) Complaint by Carolyn A. Dye, Chapter 7 Trustee against JP MORGAN CHASE BANK, N.A., a National Banking Association, DE PARK AVENUE 10960, LLC, a Delaware limited liability company

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 1-14-2025 AT 2PM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

11/20/2024 and 11/21/2024 -- Court approved stipulations extending deadline for Chase and De Park Ave. to respond to complaint to December 23, 2024 and trustee's deadline to file amended complaint to December 2, 2024. Status conference continued to January 14, 2025 at 2:00 p.m. OFF CALENDAR FOR DECEMBER 17, 2024.

**Party Information**

**Debtor(s):**

James Capital Advisors, Inc.

Represented By

Anthony A. Friedman

**Defendant(s):**

JP MORGAN CHASE BANK, N.A.,

Pro Se

DE PARK AVENUE 10960, LLC, a

Pro Se

**Plaintiff(s):**

Carolyn A. Dye, Chapter 7 Trustee

Represented By

Eric P Israel

**Trustee(s):**

Carolyn A Dye (TR)

Represented By



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2:00 PM

**CONT...**

**James Capital Advisors, Inc.**

Zev Shechtman  
Eric P Israel

**Chapter 7**

**United States Bankruptcy Court  
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**Tuesday, December 17, 2024**

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2:00 PM

**2:24-10986 Esperanza Valencia Ortiz**

**Chapter 7**

Adv#: 2:24-01148 AVERY et al

**#207.00** Motion to Set Aside Default Judgment

fr: 11-5-24

Docket 26

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/11/24 - Toan Chung**

**Tentative Ruling:**

Tentative Ruling for November 8, 2024:

Movants' explanation for failing to respond is incomplete. According to movant's declaration,

5. I was not aware that Ricardo Avalos had filed bankruptcy or had any plans to file bankruptcy. When we received the adversary in the mail, we confronted Debtors. They finally explained their situation and we all immediately contacted Ms. Morris, Debtors' attorney. We were all advised to essentially ignore the complaint, as Ms. Morris would handle everything. Moving forward, all mail related to the adversary was forwarded to Debtors and their counsel. All along we were all assured that they would be handling it for us. I, along with my family, relied on the representations made by Debtors and their counsel that they would handle the matter for us.

This paragraph may be more notable for what it doesn't say than what it does. When did movant contact debtor's attorney? They were advised to "essentially" ignore the complaint? What did the attorney actually say. Then, according to the declaration, "Moving forward, all mail related to the

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CONT...

**Esperanza Valencia Ortiz**

**Chapter 7**

adversary was forwarded to Debtors and their counsel." This is written in the passive voice, but presumably means that, after that, MOVANT forwarded all the mail. He didn't even read any of it? If so, he would have known that the trustee had his default entered and was moving for a default judgment. He just forwarded multiple pieces of mail without reading them? The paragraph then goes on to say, "All along we were assured . . . ." Were there multiple assurances over a period of time? That is certainly what is implied by that phrase. If so, who gave these assurances and when? What would Ms. Morris say if she were deposed on this issue?

Notably, this is only a single declaration from one of the defendants. Is Reyes purporting to testify on behalf of all of the nondebtor defendants? Exactly who is he referring to when he uses the word, "we" in paragraph 5? Does he have sufficient personal knowledge to testify as to what all of the nondebtor defendants did? Multiple copies were served on the defendants. Did Reyes personally forward all of these copies to debtors' counsel?

With regard to the prospect of a viable defense, why did the movant permit the debtors to continue to live in the property even after the refinancing and the transfer of title to Reyes and his wife, particularly if Reyes was making all the payments? Were they paying rent? No one has asserted this and there is no proof attached to the motion that Reyes paid all of the expenses.

Reyes needed the debtor's credit to obtain financing? According to the debtors' schedules, Avalos brings in \$1,600 per month doing side jobs/painting and the co-debtor Ortiz has no monthly income?

Hearing required.

NOTE 1: Not mentioned in the trustee's response is the existence of a grant deed recorded April 11, 2022 transferring the property to Reyes and his wife.

NOTE 2: Is the trustee aware that movants recorded a lis pendens against the property on July 16, 2024?

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

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2:00 PM

CONT... **Esperanza Valencia Ortiz**

**Chapter 7**

Continue hearing to December 17, 2024 at 2:00 .m. Trustee agreed not to move forward pending outcome of continued hearing. Defendant will file and serve supplemental declaration not later than November 25, 2024. Any supplemental opposition will be due by November 10, 2024.

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

Grant motion to vacate default so that matter may be resolved on the merits.

**Party Information**

**Debtor(s):**

Esperanza Valencia Ortiz

Represented By  
Melody D. Morris

**Joint Debtor(s):**

Ricardo Perez Avalos

Represented By  
Melody D. Morris

**Movant(s):**

CESAR REYES

Represented By  
Bryan Diaz

**Plaintiff(s):**

WESLEY H AVERY

Represented By  
Toan B Chung

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Toan B Chung

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2:00 PM

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

**Chapter 11**

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

**#208.00** 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

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-25-25 at 2PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**12/12/24 - Sharon Weiss**

**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.

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

**Chapter 11**

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

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.

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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.

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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.

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

Treetop Development, LLC

Represented By  
Lewis R Landau  
David J Williams

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

**Tuesday, December 17, 2024**

**Hearing Room 1539**

2:00 PM

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

**Chapter 11**

Sharon Z. Weiss  
Thomas M Geher

**Defendant(s):**

City of Los Angeles

Pro Se

**Plaintiff(s):**

Treetop Development, LLC

Represented By  
Sharon Z. Weiss