

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

9:00 AM
2:00-00000

Chapter

- #0.00** Hearings in Judge Bason's courtroom (1545) are simultaneously:
- (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices),
 - (2) via ZoomGov video, and
 - (3) via ZoomGov telephone.

You are free to choose any of these options, except that evidentiary hearings/trials must be in person in the courtroom (unless otherwise ordered). You do not need to call Chambers for advance approval or notice. ZoomGov appearances are free.

ZoomGov Instructions for all matters on today's calendar:

Meeting ID: 160 246 0157

Password: 020305

Meeting URL: <https://cacb.zoomgov.com/j/1602460157>

Telephone: +1 669-254-5252 or +1 646-828-7666 or 833-568-8864 (Toll Free)

Please connect at least 5 minutes before the start of your hearing, and wait with your microphone muted until your matter is called.

Chapter 13: Persons needing to contact the Chapter 13 Trustee's attorney, either prior to the hearing or during a recess, can call Kaleen Murphy, Esq. at (213) 996-4433.

Members of the public, including the press, are always welcome in person (except in rare instances when the courtroom is sealed) and they may also listen via telephone to non-evidentiary hearings, but must not view any hearings via video (per mandate of the AO).

Any audio or video recording is strictly prohibited. Official recordings are available for a small fee through the Clerk's Office.

Zoomgov hearing etiquette: (a) wait until the judge calls on you, so everyone is not talking at once; (b) when you first speak, state your name and, if you are an attorney, whom you represent (do not make your argument until asked to do so); (c) when you make your argument, please pause from time to time so that, for

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

9:00 AM

CONT...

Chapter

example, the judge can ask a question or anyone else can make an objection; (d) if the judge does not see that you want to speak, or forgets to call on you, please say so when other parties have finished speaking (do not send a "chat" message, which the judge might not see); and (e) please let the judge know if he mispronounces your name, uses the wrong pronoun, etc.

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:22-15509 Tara Carlos Lico and Shellan Yvette Lico

Chapter 13

#1.00 Hrg re: Motion for Relief from Automatic Stay [RP]

TransAM Holdings, LLC
vs
DEBTOR

Docket 94

***** VACATED *** REASON: Cont'd to 4/21/26 per stipulation (dkt. 102)
and order thereon.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tara Carlos Lico

Represented By
H. Jasmine Papian

Joint Debtor(s):

Shellan Yvette Lico

Represented By
H. Jasmine Papian

Movant(s):

TransAm Holdings, LLC

Represented By
Jacqueline D Serrao

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-12898 Ariel Antonio Obregon

Chapter 7

#2.00 Hrg re: Motion for Relief from Automatic Stay [RP]

SELECT PORTFOLIO SERVICING, INC
vs
DEBTOR

Docket 54

Tentative Ruling:

Grant.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(4).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Ariel Antonio Obregon

Chapter 7

Relief notwithstanding future bankruptcy cases

Grant the following relief pursuant to 11 U.S.C. 362(d)(4) and the legal analysis in *In re Vazquez*, 580 B.R. 526 (Bankr. C.D. Cal. 2017), and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31), as applicable:

If this order is duly recorded in compliance with applicable State laws governing notices of interests or liens in the property at issue, then no automatic stay shall apply to such property in any bankruptcy case purporting to affect such property and filed within two years after the date of entry of this order, unless otherwise ordered by the court presiding over that bankruptcy case.

For the avoidance of doubt, any acts by the movant to obtain exclusive possession of such property shall not be stayed, including any eviction actions, through and including any lockout or other enforcement by the Sheriff or other authorized legal authority.

Note: Per the Posted Procedures of Judge Bason (available at www.cacb.uscourts.gov) this Court's order will state that the Court "does not make" a finding that Debtor was involved in the "scheme" referenced in section 362(d)(4), unless there is sufficient evidence that Debtor was involved and Debtor is given clear notice that the movant seeks an express finding that Debtor was involved. The tentative ruling in this particular case is that there is sufficient evidence and notice.

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a) (4) (Fed. R. Bankr. P.).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Ariel Antonio Obregon

Represented By
Allan Otis Cate Jr

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Ariel Antonio Obregon

Chapter 7

Movant(s):

U.S. Bank Trust Company, National

Represented By
Sarah Arlene Dooley-Lewis
Shana Stark

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-18278 Cheryl Lynn Veal

Chapter 13

#3.00 Hrg re: Motion for Relief from Automatic Stay [RP]

AMALGAMATED BANK
vs
DEBTOR

Docket 33

Tentative Ruling:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
 - (b) whether they will agree to the terms of an adequate protection order
 - (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant
- (see Debtor's response, dkt. 39; Trustee's response, dkt. 36).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Cheryl Lynn Veal

Represented By
D Justin Harelik

Movant(s):

Amalgamated Bank

Represented By
Fanny Zhang Wan

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Cheryl Lynn Veal

Chapter 13

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-19529 Dana Goolsby Jones

Chapter 13

#4.00 Hrg re: Motion for Relief from Automatic Stay [RP]

PARTNERS FEDERAL CREDIT UNION
vs
DEBTOR

Docket 26

Tentative Ruling:

Grant in part and deny in part as set forth below.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... **Dana Goolsby Jones**

Chapter 13

Relief notwithstanding *future* bankruptcy cases

Deny, without prejudice to any other types of relief granted herein (or previously granted).

The motion requests "*in rem*" relief (*i.e.*, relief applicable notwithstanding *future* bankruptcy cases (under 11 U.S.C. 362(d)(4) and/or *In re Vazquez*, 580 B.R. 526 (Bankr. C.D. Cal. 2017), and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31))).

The tentative ruling is to deny that request for lack of sufficient cause shown: there is no evidence of the type typically required for such relief, such as multiple bankruptcy filings or unauthorized transfers combined with a scheme to delay, hinder or defraud creditors. Rather, this bankruptcy case appears to be a standard "chapter 20" case, combining (i) a discharge of unsecured debts through a chapter 7 case with (ii) a plausible attempt to pay allowed secured claims through chapter 13.

Effective date of relief

Deny the request to waive the 14-day stay provided by Rule 4001(a)(4) (Fed. R. Bankr. P.) for lack of sufficient cause shown.

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Dana Goolsby Jones

Represented By
Michael Smith

Movant(s):

PARTNERS FEDERAL CREDIT

Represented By
Rea Stelmach

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-20092 Joseph Meza

Chapter 7

#5.00 Hrg re: Motion for Relief from Automatic Stay [PP]

HARLEY-DAVIDSON
vs
DEBTOR

Docket 10

Tentative Ruling:

Grant.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)).

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(2).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... **Joseph Meza**
(4) (Fed. R. Bankr. P.).

Chapter 7

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Joseph Meza

Represented By
Steven Ibarra

Movant(s):

Harley-Davidson

Represented By
Kirsten Martinez

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-19058 Victor Hugo Quintero

Chapter 13

#6.00 Hrg re: Motion for Relief from Automatic Stay [PP]

AMERICAN HONDA FINANCE CORPORATION
vs
DEBTOR

Docket 28

Tentative Ruling:

Grant.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)).

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Victor Hugo Quintero
(4) (Fed. R. Bankr. P.).

Chapter 13

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Victor Hugo Quintero

Represented By
Tyson Takeuchi

Movant(s):

American Honda Finance

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:22-11865 Marco Antonio Gonzales and Sonia Guadalupe Gonzales

Chapter 13

#7.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/24/26

FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR FREDDIE
MAC SLST 2022-1 PARTICIPATION INTEREST TRUST
VS
DEBTOR

Docket 75

***** VACATED *** REASON: APO**

Tentative Ruling:

Party Information

Debtor(s):

Marco Antonio Gonzales

Represented By
Jaime A Cuevas Jr.

Joint Debtor(s):

Sonia Guadalupe Gonzales

Represented By
Jaime A Cuevas Jr.

Movant(s):

Federal Home Loan Mortgage

Represented By
Chad L Butler
Theron S Covey
David Coats

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:23-10115 Marilyn Warren Marks-Wynne

Chapter 13

#8.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 12/3/24, 1/7/25, 2/25/25, 4/8/25, 5/6/25, 6/17/25, 8/5/25,
10/7/25, 11/4/25, 12/16/25, 2/10/26

U.S. BANK TRUST COMPANY
vs
DEBTOR

Docket 51

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/10/26 this Court was persuaded to grant what was supposed to be a *final* continuance of this matter to 12/16/25. Notwithstanding that limitation, this Court was persuaded on 12/16/25 to grant a further continuance to 2/10/26 and then again to this date. The parties are cautioned that this Court is treating this hearing as the *final hearing*. The parties are directed to make their arguments whether this Court should grant or deny this motion at the end of this hearing.

There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court issue its oral ruling at the hearing.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/10/26:

Appearances required.

At the hearing on 11/4/25 this Court was persuaded to grant what was supposed to be a *final* continuance of this matter to 12/16/25. Notwithstanding that limitation, this Court was persuaded on 12/16/25 to grant

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

a further continuance to 2/10/26. The parties are cautioned that this Court is treating this hearing as the *final hearing*. The parties are directed to make their arguments whether this Court should grant or deny this motion at the end of this hearing.

There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court issue its oral ruling at the hearing.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 12/16/25:

Appearances required.

At the hearing on 11/4/25 this Court was persuaded to grant a *final* continuance of this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court issue its oral ruling at the hearing.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 11/4/25:

Appearances required.

At the hearing on 10/7/25 this Court was persuaded to grant a final continuance of this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court issue its oral ruling at the hearing.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 10/7/25:

Appearances required.

This hearing has been continued many times. The parties are directed to address whether this Court should make any further continuance a final continuance.

At the hearing on 8/5/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 8/5/25:

Appearances required.

At the hearing on 6/17/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 6/17/25:

Appearances required.

At the hearing on 5/6/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 5/6/25:

Appearances required.

At the hearing on 4/8/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 4/8/25:

Appearances required.

At the hearing on 2/25/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/25/25:

Appearances required.

At the hearing on 1/7/25 this Court was persuaded to continue this

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/7/25:

Appearances required.

At the hearing on 12/3/24 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 12/3/24:

Appearances required. There is no tentative ruling, but the parties should be prepared to address (a) whether the alleged arrears have been brought current and/or (b) whether they will agree to the terms of an adequate protection order (see Debtor's response, dkt. 54).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

Debtor(s):

Marilynn Warren Marks-Wynne

Represented By
Joshua Sternberg

Movant(s):

U.S. Bank Trust Company, National

Represented By
Sean C Ferry
Sarah Arlene Dooley-Lewis

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:23-16782 Cesar Augusto Archila and Blanca E. Archila

Chapter 13

#9.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 11/4/25, 12/2/25, 01/20/26

BANK OF AMERICA, N.A.
vs
DEBTOR

Docket 55

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 1/20/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 12/2/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Augusto Archila and Blanca E. Archila

Chapter 13

Tentative Ruling for 12/2/25:

Appearances required.

At the hearing on 11/4/25 this Court was persuaded to continue this matter to today and directed Debtor to give notice to Movant by 11/6/25. As of the preparation of this tentative ruling, Debtor has not complied. Why not?

There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 11/4/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Trustee's response (dkt. 58) and Debtor's response (dkt. 60)).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Cesar Augusto Archila

Represented By
D Justin Harelik

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Augusto Archila and Blanca E. Archila

Chapter 13

Joint Debtor(s):

Blanca E. Archila

Represented By
D Justin Harelik

Movant(s):

BANK OF AMERICA, N.A.

Represented By
Christina J Khil

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:24-13315 Leonard Andrew Morales and Onet Gina Morales

Chapter 13

#10.00 Cont'd Hrg re: Motion for Relief from Automatic Stay [RP]
fr. 01/20/26, 2/24/26

WILMINGTON SAVINGS FUND SOCIETY, FSB
VS
DEBTOR

Docket 50

***** VACATED *** REASON: APO**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Leonard Andrew Morales

Represented By
Rex Tran

Joint Debtor(s):

Onet Gina Morales

Represented By
Rex Tran

Movant(s):

Wilmington Savings Fund Society,

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:24-14404 Antonio Hernandez and Paula Angelica Hernandez

Chapter 13

#11.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 10/7/25, 11/18/25, 01/20/26

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 49

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 1/20/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 11/18/25 this Court was persuaded to continue this matter to today with a deadline of 11/20/25 for Movant to file and serve a notice of the continued hearing on the Debtor and file a proof of service. As of the preparation of this tentative ruling, Movant has not complied. Why not?

There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Antonio Hernandez and Paula Angelica Hernandez Chapter 13

public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 11/18/25:

Appearances required.

At the hearing on 10/7/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 10/7/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
 - (b) whether they will agree to the terms of an adequate protection order
 - (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant
- (see Debtors' response, dkt. 54; Trustee's response, dkt. 52).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Antonio Hernandez

Represented By
Erika Luna

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Antonio Hernandez and Paula Angelica Hernandez

Chapter 13

Joint Debtor(s):

Paula Angelica Hernandez

Represented By
Erika Luna

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
Jennifer C Wong
Vincent Alexander Aprile

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:24-17597 Oscar Gonzalez and Jenyfer Alicia Sabrina Barrera

Chapter 13

#12.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 11/18/25, 01/20/26

SELECT PORTFOLIO SERVICING, INC
VS
DEBTOR

Docket 40

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 1/20/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 11/18/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Oscar Gonzalez and Jenyfer Alicia Sabrina Barrera

Chapter 13

Tentative Ruling for 11/18/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Debtors' response, dkt. 44; Trustee's response, dkt. 43).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Oscar Gonzalez

Represented By
Giovanni Orantes

Joint Debtor(s):

Jenyfer Alicia Sabrina Barrera

Represented By
Giovanni Orantes

Movant(s):

Select Portfolio Servicing, Inc

Represented By
Theron S Covey
David Coats
Sarah Arlene Dooley-Lewis

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:24-19444 Sarah Gaye Deal

Chapter 13

#13.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/10/26

THE BANK OF NEW YORK MELLON
VS
DEBTOR

Docket 59

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)).

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): Chapter 13 Trustee's response (dkt. 61)

Background

At the hearing on 2/10/26 this Court was persuaded to continue this matter to today but, since that time, the case has been dismissed. See dkt. 69 and order thereon. In view of the foregoing, the tentative ruling is to grant the motion as set forth below.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Sarah Gaye Deal

Chapter 13

The automatic stay does not apply

This case has been dismissed, which terminates the automatic stay.
See 11 U.S.C. 349(b)(3) & 362(c).

In the alternative and in addition, the tentative ruling is to grant relief from the automatic stay as follows.

Note regarding mootness: As provided in the posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov), the tentative ruling is that a motion for relief from the automatic stay is *not mooted* even when the tentative ruling is that the stay no longer exists, for the following reasons:

a. Multiple, alternative grounds for relief should all be reached.

When a motion seeks the same relief on multiple alternative grounds, all of those grounds usually should be ruled on because a tentative or final ruling on any one ground might be reversed or altered later on. For example, movants often seek a ruling that the automatic stay does not prevent them from pursuing their remedies both (i) because the stay does not apply (e.g., after dismissal of the bankruptcy case, per 11 U.S.C. §§ 349(b)(3), 362(c)) and alternatively (ii) because relief from the stay is appropriate (under 11 U.S.C. § 362(d)). If the first ground later turns out to be reversed or altered (e.g., if a dismissal is vacated), the movant would be prejudiced if this Court had refused to reach the movant's alternative argument that the stay should be lifted. See also, e.g., *In re Krueger*, 88 B.R. 238, 241-42 (9th Cir. BAP 1988) (notwithstanding dismissal, stay held to continue due to lack of proper notice re dismissal).

b. Annulment, in rem relief, etc. Some matters always remain relevant, notwithstanding dismissal, closing of a case, or other grounds on which the stay might not currently exist. See *In re Aheong*, 276 B.R. 233 (9th Cir. BAP 2002).

For the foregoing reasons, the tentative ruling is that it is appropriate to address the following issues.

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Sarah Gaye Deal

Chapter 13

stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a) (4) (Fed. R. Bankr. P.).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Tentative Ruling for 2/10/26:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Trustee's response, dkt. 61).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Sarah Gaye Deal

Represented By
John D Sarai

Movant(s):

The Bank of New York Mellon fka

Represented By
Kirsten Martinez

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Sarah Gaye Deal

Chapter 13

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-11087 Kevin Robert Amos

Chapter 13

#14.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 1/6/26, 2/10/26

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS OWNER TRUSTEE OF CITIGROUP MORTGAGE
LOAN TRUST 2023-A
vs
DEBTOR

Docket 46

***** VACATED *** REASON: APO**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kevin Robert Amos

Represented By
Christian U Anyiam

Movant(s):

U.S. Bank Trust National

Represented By
Christopher Giacinto
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-14102 Lorne G Grant

Chapter 13

#15.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 10/7/25, 12/2/25, 01/20/26, 2/10/26

SELENE FINANCE, L.P.
vs
DEBTOR

Docket 40

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/10/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or other procedures.

Note: This Court is aware that the chapter 13 plan has been modified (see Order, dkt. 56) in ways that might moot this motion for relief from the automatic stay (dkt. 40, the "R/S Motion"). But, as of the preparation of this tentative ruling, the docket does not reflect any withdrawal of the R/S Motion, and a cure over the lifetime of a plan does not necessarily establish adequate protection or otherwise necessarily moot the R/S Motion.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/10/26:

Continue to 3/10/26 at 10:00 a.m. for disposition of the motion to modify the Plan ("MoMod"), which, if granted, may moot this motion (if so, Movant is directed to withdraw this motion after the MoMod is granted). Appearances are not required on 2/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov,

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... **Lorne G Grant**

Chapter 13

then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 12/2/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 12/2/25:

Appearances required.

At the hearing on 10/7/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 10/7/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT...

Lorne G Grant

Chapter 13

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant
(see Trustee's response, dkt. 43, and Debtor's response, dkt. 46).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Lorne G Grant

Represented By
Thomas B Ure

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
Sean C Ferry

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-14726 Margarita Ramirez

Chapter 13

#16.00 Cont'd Hrg re: Motion for Relief from Automatic Stay [RP]
fr. 01/20/26, 2/24/26

UNITED REAL ESTATE CORPORATION
vs
DEBTOR

Docket 33

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/24/26 this Court was persuaded to continue this matter to today to allow time for escrow to close and Movant's lien to be paid in full (pursuant to this Court's prior orders (a) granting relief from the automatic stay as to any future cases but not this one (dkt. 38) and (b) authorizing the sale of the subject property (dkt. 51). There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/24/26:

Continue to 3/10/26 at 10:00 a.m. to allow time for escrow to close and Movant's lien to be paid in full. See Order (dkt. 51) (granting sale motion). Appearances are not required on 2/24/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Margarita Ramirez

Chapter 13

courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**Tentative Ruling for 1/20/26:
Appearances required.**

At a confirmation hearing for this case on 1/15/26 at 9:30 a.m. this Court was persuaded to authorize creditor United Real Estate Corporation, Inc. ("Secured Creditor") to file and serve a motion for relief from the automatic stay ("R/S Motion") on shortened time with a hearing today. There is no tentative ruling. If Secured Creditor has filed an R/S Motion by the time of this hearing this Court anticipates reviewing the motion, hearing an oral opposition(s) and replies and ruling from the bench.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Party Information

Debtor(s):

Margarita Ramirez

Represented By
Matthew D. Resnik

Movant(s):

United States Real Estate

Represented By
Glenn C. Kelble
Luis Chaves

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-15019 Monica Urquidi

Chapter 13

#17.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/10/26

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR
INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR15, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2004-AR15
vs
DEBTOR

Docket 46

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/10/26 this Court was persuaded to continue this matter to today with a deadline of 2/11/26 for Movant to file and serve notice of the continued hearing. Movant's notice was filed/served until 2/16/26 (i.e., five days late). Movant is cautioned not to disregard this Court's filing deadlines in future. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/10/26:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Monica Urquidi

Chapter 13

Trustee the disbursing agent for payments to Movant
(see Trustee's response (dkt. 49–52)).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Monica Urquidi

Represented By
R Grace Rodriguez - SUSPENDED BK -
Michael D Kwasigroch

Movant(s):

Deutsche Bank National Trust

Represented By
Joseph C Delmotte

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-15661 Nicholas DeSean Hayden

Chapter 13

#18.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 12/2/25, 01/20/26

FREEDOM MORTGAGE CORPORATION
VS
DEBTOR

Docket 28

***** VACATED *** REASON: Voluntary dismissal of motion filed (dkt. 46)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Nicholas DeSean Hayden

Represented By
Raymond Perez

Movant(s):

FREEDOM MORTGAGE

Represented By
Dane W Exnowski

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-16469 Andres Conejo, Jr.

Chapter 13

#19.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 11/18/25, 01/20/26

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 50

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 1/20/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 11/18/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... **Andres Conejo, Jr.**

Chapter 13

Tentative Ruling for 11/18/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Debtor's response, dkt. 59; Trustee's response, dkt. 55).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Andres Conejo Jr.

Represented By
Bryn C Deb

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
David Coats

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-17708 Jose Hector Coria

Chapter 13

#20.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/10/26

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023- NQM1
TRUST
vs
DEBTOR

Docket 37

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/10/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/10/26:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order

(see Debtor's response, dkt. 39).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Jose Hector Coria Chapter 13
public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Jose Hector Coria

Represented By
Kevin T Simon

Movant(s):

U.S. Bank Trust Company, National

Represented By
Shannon A Doyle

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-11470 Steven L Laine and Margarita Laine

Chapter 13

#21.00 Cont'd Hrg re: Motion for Relief from Automatic Stay [PP]
fr. 01/20/26, 2/24/26

MECHANICS BANK
vs
DEBTOR

Docket 43

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

At the hearing on 2/24/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/24/26:

Appearances required.

At the hearing on 1/20/26 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Steven L Laine and Margarita Laine

Chapter 13

Tentative Ruling for 1/20/26:

Appearances required. There is no tentative ruling, but the parties should be prepared to address:

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order

(see Debtors' response, dkt. 45).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Party Information

Debtor(s):

Steven L Laine

Represented By
Robert T Chen

Joint Debtor(s):

Margarita Laine

Represented By
Robert T Chen

Movant(s):

Mechanics Bank

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-12776 Anthony Lynn Kelley

Chapter 13

#22.00 Cont'd hrg re: Motion for Relief from Automatic Stay [PP]
fr. 2/10/26

FORD MOTOR CREDIT COMPANY LLC
VS
DEBTOR

Docket 40

***** VACATED *** REASON: APO**

Tentative Ruling:

Party Information

Debtor(s):

Anthony Lynn Kelley

Represented By
D Justin Harelik

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:25-16501 Anthony Wright

Chapter 13

#23.00 Cont'd hrg re: Motion for Relief from Automatic Stay [UD]
fr. 2/24/26

NEIGHBOR TO NEIGHBOR HOMES, LLC
vs
DEBTOR

Docket 47

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the request for future *in rem* relief for the reasons stated below, subject to any opposition from the original borrower (Perry1142, Inc.) at the hearing, and in addition to the interim relief already granted (dkt. 59). Appearances required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling. See LBR 9021-1(b)(1)(B).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Reason: This matter was continued from 2/24/26 on shortened notice on the condition that Movant serve the motion and notice of this continued hearing on the original borrower (Perry1142, Inc.) by 2/25/26. On 2/25/26 Movant filed a notice of the continued hearing with a proof of service reflecting service on the original borrower. Dkt. 57.

Relief notwithstanding future bankruptcy cases. Grant the following relief

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Anthony Wright

Chapter 13

pursuant to the legal analysis in *In re Vazquez* (case no. 2:16-bk-10699-NB, dkt. 75) and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31), as applicable:

If this order is duly recorded in compliance with applicable State laws governing notices of interests or liens in the property at issue, then no automatic stay shall apply to such property in any bankruptcy case purporting to affect such property and filed within two years after the date of entry of this order, unless otherwise ordered by the court presiding over that bankruptcy case.

For the avoidance of doubt, any acts by the movant to obtain exclusive possession of such property shall not be stayed. Any additional request for relief applicable to future bankruptcy cases is denied (*e.g.*, any request to grant relief against third parties *without* any notice is denied) due to lack of sufficient factual or legal grounds presented in support of such relief.

Tentative Ruling for 2/24/26:

(x) Grant in part, (y) deny in part, and (z) continue to 3/10/26 at 10:00 a.m., with a **deadline of the day after the current hearing date** for Movant to (i) file and serve a notice of the continued hearing and a copy of the motion papers on the original borrower, and (ii) file a proof of service no later than two days after the current hearing date, all as set forth below. Appearances are not required on 2/24/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

The automatic stay does not apply

Grant the request for an order confirming that the automatic stay does not apply because this case has been dismissed, which terminates the

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Anthony Wright

Chapter 13

automatic stay. See 11 U.S.C. 349(b)(3) & 362(c).

Alternatively, the tentative ruling is that the automatic stay does not apply for another reason. Movant asserts that there is another Anthony Wright who is using this bankruptcy case - with a Debtor of the same name - to create the false impression that this Debtor has an interest in the subject property and therefore that the automatic stay applies. But, if Movant is correct and this Debtor/bankruptcy estate do not have or assert any interest in the subject property, then the automatic stay does not apply. See 11 U.S.C. 362(a) (stay applies to property of or claims against *debtor/debtor's bankruptcy estate*, not person of same name). True, Movant's evidence is hearsay; but the tentative ruling is that any such evidentiary objection has been waived or forfeited by anyone who might have asserted it.

In the alternative and in addition, the tentative ruling is to grant relief from the automatic stay as follows.

Note regarding mootness: As provided in the posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov), the tentative ruling is that a motion for relief from the automatic stay is not mooted even when the tentative ruling is that the stay no longer exists, for the following reasons:

a. Multiple, alternative grounds for relief should all be reached.

When a motion seeks the same relief on multiple alternative grounds, all of those grounds usually should be ruled on because a tentative or final ruling on any one ground might be reversed or altered later on. For example, movants often seek a ruling that the automatic stay does not prevent them from pursuing their remedies both (i) because the stay does not apply (e.g., after dismissal of the bankruptcy case, per 11 U.S.C. §§ 349(b)(3), 362(c)) and alternatively (ii) because relief from the stay is appropriate (under 11 U.S.C. § 362(d)). If the first ground later turns out to be reversed or altered (e.g., if a dismissal is vacated), the movant would be prejudiced if this Court had refused to reach the movant's alternative argument that the stay should be lifted. See also, e.g., *In re Krueger*, 88 B.R. 238, 241-42 (9th Cir. BAP 1988) (notwithstanding dismissal, stay held to continue due to lack of proper notice re dismissal).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT...

Anthony Wright

Chapter 13

- b. Annulment, *in rem* relief, etc. Some matters always remain relevant, notwithstanding dismissal, closing of a case, or other grounds on which the stay might not currently exist. See *In re Aheong*, 276 B.R. 233 (9th Cir. BAP 2002).

For the foregoing reasons, the tentative ruling is that it is appropriate to address the following issues.

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(2).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Retroactive relief

Grant the request for retroactive annulment of the stay. See *In re Nat'l Enviro. Waste Corp.*, 129 F.3d 1052, 1054-56 (9th Cir. 1997); *In re Fjeldsted*, 293 B.R. 12 (9th Cir. BAP 2003); and see also *In re Merriman*, 616 B.R. 381, 389-90 & n. 6 and 391-95 (9th Cir. BAP 2020) (retroactive relief is permissible, and Fjeldsted factors should not be applied mechanically); *In re Williams*, 323 B.R. 691, 697-702 (9th Cir. BAP 2005) (various issues involving annulment, and application of *Fjeldsted*), *aff'd*, 204 Fed.Appx. 582 (9th Cir. 2006), *overruled on other issues*, *In re Perl*, 811 F.3d 1120 (9th Cir. 2016) (scope of automatic stay).

Relief notwithstanding *future* bankruptcy cases

As to the requested relief that will remain effective notwithstanding any future bankruptcy case, continue the motion to the date and time set forth at the start of this tentative ruling, for service on the persons who executed the documents through which the movant asserts its interest in the property (sometimes referred to in the mortgage context as the "original borrower"). Reasons: See LBR 4001-1(c)(1)(B). In addition, Judge Bason has due process concerns about granting such relief without service on the person(s) whose interests may be most directly affected. See *generally Mullane v. Central Hanover Bank & Trust Co.*, 339 U.S. 306 (1950) (due process generally). In this matter, such persons appear to include: PERRY1142, Inc.

Option for shortened time: This Court has selected a continued hearing date that contemplates shortened notice (per Rule 9006)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT...

Anthony Wright

Chapter 13

but that date is conditioned on the movant (i) serving, on *the day after the current hearing date*, the motion papers and notice of the continued hearing date, and (ii) filing that notice and a proof of service no later than the *next day*. Alternatively, the movant may self-calendar a continued hearing on *regular* notice.

Option for interim/partial order: Movant may elect to lodge a proposed order granting the *partial* relief provided in this tentative ruling, but any such order must recite that a continued hearing has been set to consider additional relief (or, alternatively, that the movant no longer seeks additional relief and the Clerk's office is requested and directed to take the continued hearing off calendar).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a) (4) (Fed. R. Bankr. P.).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Anthony Wright

Represented By
Matthew D. Resnik

Movant(s):

Neighbor to Neighbor Homes, LLC

Represented By
Sam Chandra

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

2:26-10666 Anthony Wright

Chapter 13

#24.00 Cont'd hrg re: Motion for Relief from Automatic Stay [UD]
fr. 2/24/26

NEIGHBOR TO NEIGHBOR HOMES, LLC
vs
DEBTOR

Docket 13

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the request for future *in rem* relief for the reasons stated below, subject to any opposition from the original borrower (Perry1142, Inc.) at the hearing, and in addition to the interim relief already granted (dkt. 30). Appearances required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

Proposed order: Movant is directed to lodge a proposed order via LOU within 7 days after the hearing date, and attach a copy of this tentative ruling, thereby incorporating it as this Court's final ruling. See LBR 9021-1(b)(1)(B).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Reason: This matter was continued from 2/24/26 on shortened notice on the condition that Movant serve the motion and notice of this continued hearing on the original borrower (Perry1142, Inc.) by 2/25/26. On 2/25/26 Movant filed a notice of the continued hearing with a proof of service reflecting service on the original borrower. Dkt. 28.

Relief notwithstanding future bankruptcy cases. Grant the following relief

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Anthony Wright

Chapter 13

pursuant to the legal analysis in *In re Vazquez* (case no. 2:16-bk-10699-NB, dkt. 75) and/or *In re Choong* (case no. 2:14-bk-28378-NB, docket no. 31), as applicable:

If this order is duly recorded in compliance with applicable State laws governing notices of interests or liens in the property at issue, then no automatic stay shall apply to such property in any bankruptcy case purporting to affect such property and filed within two years after the date of entry of this order, unless otherwise ordered by the court presiding over that bankruptcy case.

For the avoidance of doubt, any acts by the movant to obtain exclusive possession of such property shall not be stayed. Any additional request for relief applicable to future bankruptcy cases is denied (*e.g.*, any request to grant relief against third parties *without* any notice is denied) due to lack of sufficient factual or legal grounds presented in support of such relief.

Tentative Ruling for 2/24/26:

(x) Grant in part, (y) deny in part, and (z) continue to 3/10/26 at 10:00 a.m., with a **deadline of the day after the current hearing date** for Movant to (i) file and serve a notice of the continued hearing and a copy of the motion papers on the original borrower, and (ii) file a proof of service no later than two days after the current hearing date, all as set forth below. Appearances are not required on 2/24/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): N/A (no opposition on file as of the preparation of this tentative ruling)

The automatic stay does not apply

Grant the request for an order confirming that the automatic stay does not apply, based on Movant's evidence that there is another Anthony Wright

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT... Anthony Wright

Chapter 13

who is using this bankruptcy case - with a Debtor of the same name - to create the false impression that this Debtor has an interest in the subject property and therefore that the automatic stay applies. But, if Movant is correct and this Debtor/bankruptcy estate do not have or assert any interest in the subject property, then the automatic stay does not apply. See 11 U.S.C. 362(a) (stay applies to property of or claims against *debtor/debtor's bankruptcy estate*, not person of same name). True, Movant's evidence is hearsay; but the tentative ruling is that any such evidentiary objection has been waived or forfeited by anyone who might have asserted it.

In the alternative and in addition, the tentative ruling is to grant relief from the automatic stay as follows.

Note regarding mootness: As provided in the posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov), the tentative ruling is that a motion for relief from the automatic stay is not mooted even when the tentative ruling is that the stay no longer exists, for the following reasons:

a. Multiple, alternative grounds for relief should all be reached.

When a motion seeks the same relief on multiple alternative grounds, all of those grounds usually should be ruled on because a tentative or final ruling on any one ground might be reversed or altered later on. For example, movants often seek a ruling that the automatic stay does not prevent them from pursuing their remedies both (i) because the stay does not apply (*e.g.*, after dismissal of the bankruptcy case, per 11 U.S.C. §§ 349(b)(3), 362(c)) and alternatively (ii) because relief from the stay is appropriate (under 11 U.S.C. § 362(d)). If the first ground later turns out to be reversed or altered (*e.g.*, if a dismissal is vacated), the movant would be prejudiced if this Court had refused to reach the movant's alternative argument that the stay should be lifted. See *also, e.g., In re Krueger*, 88 B.R. 238, 241-42 (9th Cir. BAP 1988) (notwithstanding dismissal, stay held to continue due to lack of proper notice re dismissal).

b. Annulment, *in rem* relief, etc. Some matters always remain relevant, notwithstanding dismissal, closing of a case, or other grounds on which the stay might not currently exist.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT...

Anthony Wright

Chapter 13

See In re Aheong, 276 B.R. 233 (9th Cir. BAP 2002).

For the foregoing reasons, the tentative ruling is that it is appropriate to address the following issues.

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1) and (d)(2).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the present record. *See In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Retroactive relief

Grant the request for retroactive annulment of the stay. *See In re Nat'l Enviro. Waste Corp.*, 129 F.3d 1052, 1054-56 (9th Cir. 1997); *In re Fjeldsted*, 293 B.R. 12 (9th Cir. BAP 2003); *and see also In re Merriman*, 616 B.R. 381, 389-90 & n. 6 and 391-95 (9th Cir. BAP 2020) (retroactive relief is permissible, and Fjeldsted factors should not be applied mechanically); *In re Williams*, 323 B.R. 691, 697-702 (9th Cir. BAP 2005) (various issues involving annulment, and application of *Fjeldsted*), *aff'd*, 204 Fed.Appx. 582 (9th Cir. 2006), *overruled on other issues*, *In re Perl*, 811 F.3d 1120 (9th Cir. 2016) (scope of automatic stay).

Relief notwithstanding future bankruptcy cases

As to the requested relief that will remain effective notwithstanding any future bankruptcy case, continue the motion to the date and time set forth at the start of this tentative ruling, for service on the persons who executed the documents through which the movant asserts its interest in the property (sometimes referred to in the mortgage context as the "original borrower"). Reasons: *See* LBR 4001-1(c)(1)(B). In addition, Judge Bason has due process concerns about granting such relief without service on the person(s) whose interests may be most directly affected. *See generally Mullane v. Central Hanover Bank & Trust Co.*, 339 U.S. 306 (1950) (due process generally). In this matter, such persons appear to include: PERRY1142, Inc.

Option for shortened time: This Court has selected a continued hearing date that contemplates shortened notice (per Rule 9006) but that date is conditioned on the movant (i) serving, on the day after the current hearing date, the motion papers and notice of the continued hearing date, and (ii) filing that notice and a proof of

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

10:00 AM

CONT...

Anthony Wright

Chapter 13

service no later than the next day. Alternatively, the movant may self-calendar a continued hearing on *regular* notice.

Option for interim/partial order: Movant may elect to lodge a proposed order granting the *partial* relief provided in this tentative ruling, but any such order must recite that a continued hearing has been set to consider additional relief (or, alternatively, that the movant no longer seeks additional relief and the Clerk's office is requested and directed to take the continued hearing off calendar).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a) (4) (Fed. R. Bankr. P.).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Party Information

Debtor(s):

Anthony Wright

Represented By
Matthew D. Resnik

Movant(s):

Neighbor to Neighbor Homes, LLC

Represented By
Sam Chandra

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-21068 Tammie Larae Bowser

Chapter 7

#1.00 Hrg re: Emergency motion to enforce the automatic stay and to compel immediate cancellation of trustee sale

Docket 49

Tentative Ruling:

Subject to any oral argument at the hearing, the tentative ruling is to deny the Stay Violation Motion and supplemental requests for relief (dkt. 49-53, 57-60, 62-65), without leave to amend, all as set forth below. Appearances required.

Proposed order(s): Unless otherwise ordered, Alleged Contemnor (defined below) is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): Opposition of Newrez LLC d/b/a Shellpoint Mortgage Servicing and ZBS Law, LLP ("Alleged Contemnors") (dkt. 61); Debtor's reply papers (dkt. 62-65).

Analysis

(a) Procedural issues

Debtor has not properly served her papers. See, e.g., Declaration of Service (dkt. 52) (executed by Debtor, who is a party; and referring to "attached" service list that is missing). The tentative ruling is to disregard the lack of proper service as to Alleged Contemnors, because they have responded, but not as to any other persons.

The tentative ruling is to overrule Alleged Contemnors' objection that Debtor has not complied with the "safe harbor" or "separate request" aspects

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Tammie Larae Bowser

Chapter 7

of Rule 9011 (Fed. R. Bankr. P.), because Debtor does not rely on Rule 9011. Debtor instead cites 11 U.S.C. 362(k). See Motion (dkt. 49) p. 4. On other issues, however, the tentative ruling is to agree with Alleged Contemnors' arguments.

The tentative is to overrule Debtor's objection that Alleged Contemnors did not file papers by this Court's deadline of 2/26/26 at noon. See Order (dkt. 54) p. 3:4-5. True, the Opposition papers (dkt. 61) were not filed until 4:17 p.m. on that date. But Debtor has not shown any prejudice from missing the deadline by a few hours.

A separate issue is that Debtor's original motion papers (dkt. 49-53) appear to be directed solely at Alleged Contemnors (although the papers are not entirely clear). Debtor's reply papers (dkt. 62-65) add a new alleged contemnor - JPMorgan Chase Bank, N.A. ("JPMC") - and a host of new factual allegations. These new parties and allegations are improper in a reply. In any event, even if this Court were to consider the assertions against JPMC and all of the new allegations against it and Alleged Contemnors, the tentative ruling is that they are unpersuasive for the same reasons applicable to Alleged Contemnors (discussed below).

(b) Debtor has not established any violation of the automatic stay (11 U.S.C. 362(a))

First, Alleged Contemnors are correct that postponement of a foreclosure sale while a bankruptcy case is pending does not violate the automatic stay. See e.g., *In re Roach*, 660 F.2d 1316, 1318 (9th Cir. 1981) ("Foreclosure sale [p]ostponement notices which specify a new sale date do not violate 11 U.S.C 362"). Debtor has not cited any legal authority to the contrary.

Second, Debtor has not provided any evidence establishing that (x) the unidentified individuals who are alleged to have driven by, parked near, approached, and/or photographed Debtor's house were agents of Alleged Contemnors or acted under the Alleged Contemnors' direction (or, for that matter, were agents or acting for JPMC), or (y) any other way in which the automatic stay has been violated by Alleged Contemnors (or JPMC). See Opposition (dkt. 61), pp. 5:11-7:5. To the contrary, Alleged Contemnors have submitted a declaration that "[s]ince the filing of the BK Action, no agent, affiliate or party associated with [Alleged Contemnors] ... has approached, visited or entered upon the Property." See Decl. (dkt. 61) p. 4:4-6.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Tammie Larae Bowser

Chapter 7

Third, there is no evidence that the mortgage statements and correspondence received by Debtor were postpetition attempts to collect any debt (as distinguished from being provided for informational purposes) after Alleged Contemnor received notice of this bankruptcy case. See Opp. (dkt. 61) pp. 5:11-7:5. Cf. Reply (dkt. 62) p. 14 (alleging, in "Factor 5," that 2/4/26 mortgage statement stated "[t]his is an attempt to collect a debt," but without citing to evidence), and compare Reply (dkt. 62) Ex. Q (at PDF p. 87) ("Our records show that you are a debtor in bankruptcy. We are sending this statement to you for information and compliance purposes only. It is not an attempt to collect a debt against you. If you want to stop receiving statements, write us.")

Fourth, Debtor objects to postpetition removal from State Court to Federal District Court of an action in which she was the plaintiff, and subsequent dismissal of that action. She cites no authority that claims by her (as distinguished from claims against her) are stayed by 11 U.S.C. 362(a). Cf. 11 U.S.C. 362(a)(1) (staying claims "against" debtors).

In other words, none of the acts that Debtor complains about amount to any violation of the automatic stay by Alleged Contemnors (or JPMC), so far as this Court can tell (assuming for the sake of discussion the truth of all allegations made by Debtor).

(c) Insufficient/unpersuasive evidence of damages

Alternatively, the tentative ruling is that, even if Debtor had established any violation(s) of the automatic stay (she has not), she has not submitted any admissible evidence establishing any compensable damage caused by the alleged stay violation(s). In other words, Debtor has not met the standards under 11 U.S.C. 362(k).

As a preliminary matter, to the extent Debtor seeks damages on behalf of her daughter, the tentative ruling is that the daughter lacks standing under section 362(k) (only Debtor, not a third party, can seek damages under that provision). Alternatively, even if the daughter had standing, Debtor has not established that she is her daughter's legal agent for purposes of seeking damages for her daughter.

Moreover, the tentative ruling is that Debtor's allegations of damage are insufficient as a matter of law. Debtor alleges that she and her daughter suffered severe emotional distress as a result of the alleged stay violations, but Debtor has not submitted anything that might qualify as clear and

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Tammie Larae Bowser

Chapter 7

convincing evidence establishing that any significant harm occurred as a result of alleged stay violation(s). *In re Dawson*, 390 F.3d 1139, 1149 (9th Cir. 2004).

For example, Debtor alleges that she suffered severe emotional distress by persons loudly knocking on her door. That, by itself, does not appear to be the type of act that would cause distress beyond the usual level of distress for anyone facing a possible foreclosure.

True, Debtor also alleges that (unknown) persons looked into (unspecified) windows, but she does not describe all the facts and circumstances - e.g., it is not unusual for persons who knock on the front door and receive no response to peers into a window next to the front door. Although this Court does not condone that activity, it would not normally by itself cause significant emotional distress, in this Court's experience.

Moreover, even supposing that (i) the persons knocking on the front door and peering in windows were agents of Alleged Contemnor (or ZBS Law or JPMC), (ii) those persons did those acts in a manner that plausibly would cause significant emotional distress, and (iii) that Debtor can act for her daughter and the daughter has standing to seek emotional distress damages under 11 U.S.C. 362(k) (none of which is shown by Debtor), Debtor's motion papers still do not "connect the dots" between any such acts and any alleged injuries. For example, Debtor alleges that her daughter sought emergency care due to "illness [the nature of which is not specified in the original motion papers], severe anxiety [the causes of which are not clearly delineated], and acute emotional distress [same]" and attaches a copy of a hospital bill (dkt. 59, pp. 2 & 8). But was the daughter distressed due to problems unrelated to the acts that Debtor complains about? Was the hospital visit caused solely, primarily, or even in substantial part by those acts?

Debtor's papers leave these types of questions unanswered. In legal terms, she has not shown "but for" causation: would the alleged emotional distress and hospital visit have been absent "but for" the acts that Debtor complains about?

Ultimately, even if Debtor could address all of these issues, the fact remains that there is no evidence to overcome the standing and agency issues noted above regarding her daughter. Nor is there any evidence of any compensable damages to Debtor herself from the alleged acts.

In other words, Debtor has not made sufficient allegations to show that she could, at any trial or evidentiary hearing, present clear and convincing

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Tammie Larae Bowser

Chapter 7

evidence of any significant emotional distress that she herself suffered that is causally linked to the acts about which she complains (even supposing, for the sake of discussion, that any of those acts violated the automatic stay). Therefore, the tentative ruling is that Debtor has not met the standards for establishing emotional distress damages under 11 U.S.C. 362(k).

(d) Conclusion

This Court does not minimize the very substantial emotional distress that is experienced by almost anyone facing foreclosure of a family home. That distress is exacerbated by third parties who constantly contact the family with scams and predatory loans. See Reply (dkt. 64) Ex. L, at PDF pp. 19 and following.

As stated by Crystal Faye Smith (a personal friend of Debtor), "A mother's home" should be "a place of safety and stability for her child" Smith Decl. (dkt. 64) Ex. R, at PDF p. 93 of 96. But that is not always possible. When that mother has borrowed many tens of thousands of dollars secured by a lien on that home, and when that mother is unable to repay that borrowed money according to her contractual and legal obligations, there is no way to avoid the distress and lack of stability inherent in facing a possible foreclosure. Nor is there any legal basis known to this Court to hold Alleged Contemnors (or JPMC) liable for the acts of third parties offering foreclosure prevention scams and predatory loans.

The bottom line is that, for all of the reasons set forth above, the tentative ruling is to deny the motion. The tentative ruling is also to deny leave to amend, because nothing in Debtor's reply papers offers any way in which Debtor could overcome the deficiencies noted above.

Party Information

Debtor(s):

Tammie Larae Bowser	Pro Se
---------------------	--------

Movant(s):

Tammie Larae Bowser	Pro Se
---------------------	--------

Trustee(s):

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

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-19055 Sanjesh Prasad Sharma

Chapter 7

Adv#: 2:26-01004 Botthof et al v. Sharma

#2.00 Hrg re: Motion to Dismiss Plaintiff's Complaint

Docket 5

Tentative Ruling:

Grant Plaintiff's Motion to Dismiss, with leave to amend by a set deadline; continue the upcoming status conference in view of the anticipated filing of a First Amended Complaint; and meanwhile direct the parties to mandatory mediation, all as set forth below. Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): Non-dischargeability complaint against Defendant/Debtor (adv. dkt. 1, the "Complaint"); Plaintiff's opposition to Defendant/Debtor's motion to dismiss (adv. dkt. 7, the "Opp."); Defendant/Debtor's reply (adv. dkt. 8)

(1) Legal standards for a motion to dismiss

Defendant/Debtor moves to dismiss the Complaint for "failure to state a claim upon which relief can be granted" under Rule 12(b)(6) (Fed. R. Civ. P., incorporated by Rule 7012, Fed. R. Bankr. P.). "A Rule 12(b)(6) dismissal may be based on either a 'lack of a cognizable legal theory' or 'the absence of sufficient facts alleged under a cognizable legal theory.'" *Johnson v. Riverside Healthcare Sys., LP*, 534 F.3d 1116, 1121-22 (9th Cir. 2008) (citations omitted).

In resolving a Rule 12(b)(6) motion, this Court must construe the complaint in the light most favorable to the plaintiff, and accept all well-plead factual allegations as true. *Johnson*, 534 F.3d at 1122; *Knox v. Davis*, 260 F.3d 1009, 1012 (9th Cir. 2001). This Court, however, is not bound by conclusory statements, statements of law, and unwarranted inferences cast

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Sanjesh Prasad Sharma

Chapter 7

as factual allegations. *Bell Atl. Corp. v. Twombly*, 550 U.S. 544, 555-57 (2007).

"While a complaint attacked by a Rule 12(b)(6) motion to dismiss does not need detailed factual allegations, . . . a plaintiff's obligation to provide the 'grounds' of his 'entitle[ment] to relief' requires more than labels and conclusions, and a formulaic recitation of the elements of a cause of action will not do." *Twombly*, 550 U.S. 544, 555 (citations omitted). A complaint "must contain either direct or inferential allegations respecting all the material elements necessary to sustain recovery under *some* viable legal theory." *Id.* at 562 (emphasis in original) (citations and quotation marks omitted).

In *Ashcroft v. Iqbal*, 556 U.S. 662, 678 (2009), the Supreme Court elaborated on the *Twombly* standard:

To survive a motion to dismiss, a complaint must contain sufficient factual matter, accepted as true, to "state a claim to relief that is plausible on its face." . . . A claim has facial plausibility when the plaintiff pleads factual content that allows the court to draw the reasonable inference that the defendant is liable for the misconduct alleged . . . Threadbare recitals of the elements of a cause of action, supported by mere conclusory statements, do not suffice. [*Ashcroft v. Iqbal*, 556 U.S. 662, 678 (emphasis added).]

Rule 9(b) (Fed. R. Civ. P., incorporated by Rule 7009, Fed. R. Bankr. P.) adds the additional requirement that when alleging fraud, "a party must state with particularity the circumstances constituting fraud...." To satisfy this requirement, allegations with respect to the circumstances constituting the alleged fraud must be "specific enough to give defendants notice of the particular misconduct ... so that they can defend against the charge and not just deny that they have done anything wrong." *Vess v. Ciba-Geigy Corp. USA*, 317 F.3d 1097, 1106 (9th Cir. 2003) (internal quotation and citation omitted). In particular, allegations of fraud "must be accompanied by 'the who, what, when, where, and how' of the misconduct charged." *Vess*, 317 F.3d 1097, 1106 (9th Cir. 2003) (internal quotation and citation omitted).

As set forth in Rule 15(a)(2), when a complaint is dismissed, this Court "should freely give leave [to amend] when justice so requires." However, "[l]eave need not be granted where the amendment of the complaint would cause the opposing party undue prejudice, is sought in bad faith, constitutes an exercise in futility, or creates undue delay." *Ascon Properties, Inc. v. Mobil Oil Co.*, 866 F.2d 1149, 1160 (9th Cir. 1989).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Sanjesh Prasad Sharma

Chapter 7

(2) Sufficiency of the Complaint's allegations

Section 523(a)(2)(A) excepts from discharge "any debt ... for money, property, services, or an extension, renewal, or refinancing of credit, to the extent obtained by false pretenses, a false representation, or actual fraud"

The tentative ruling is to grant the MTD (adv. dkt. 5) in part, because in some respects the complaint's claim is not supported by sufficient allegations, but with leave to amend, and to deny the MTD in part, because other allegations that are sufficiently pleaded, as further explained below.

(a) Defendant/Debtor's duty to disclose construction defects

The Complaint alleges that upon taking possession of the Property at the close of escrow, Plaintiff "observed a bucket collecting rainwater pouring from a skylight in the ceiling of [the] master bathroom." Complaint (adv. dkt. 1) para. 18 (p. 4:8–10). Plaintiff's theory is that Defendant/Debtor had to have known about this significant construction defect, and that Defendant/Debtor's non-disclosure of this material fact establishes an intent to deceive that is actionable under section 523(a)(2)(A).

The tentative ruling is that as to the skylight, the Complaint sufficiently alleges that Defendant/Debtor knew about the defective construction, and failed to disclose that information to Plaintiff. But to state a claim for non-disclosure of a material fact under section 523(a)(2)(A), Plaintiff must also allege specific facts supporting a reasonable inference that Defendant/Debtor "had a duty to disclose the omitted information." *In re Carroll*, 549 B.R. 375, 382 (Bankr. N.D. Cal. 2016), *aff'd*, No. 3:14-AP-03099-HLB, 2017 WL 3122613 (9th Cir. BAP July 21, 2017), *aff'd*, 752 F. App'x 497 (9th Cir. 2019).

According to the Complaint, multiple parties were involved in the remodeling of the Property: (1) Defendant/Debtor; (2) New Ventures, Inc. ("New Ventures"), a company that Defendant/Debtor presumably controls in his capacity as its president; (3) Vincent Chung ("Mr. Chung"); and (4) VC Construction & Development, Inc. ("VC Construction"), a company through which Mr. Chung conducts business. Complaint (adv. dkt. 1) para. 4–8 (p. 2:9–26). The tentative ruling is that the Complaint fails to adequately allege facts establishing that Defendant/Debtor – as opposed to other parties who were also involved in the remodeling – had disclosure obligations that he violated.

Specifically, the Complaint does not precisely allege what facts could

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Sanjesh Prasad Sharma

Chapter 7

give rise to Defendant/Debtor's duty of disclosure. Did Defendant/Debtor's duty arise in connection with activities he undertook in his capacity as the president of New Ventures? Did he have a duty because he was allegedly acting as a co-conspirator with New Ventures, VC Construction, and/or Mr. Chung? Did his duty derive from his personal involvement in remodeling the Property? Or because he sold the Property to Plaintiff? Or did Defendant/Debtor's duties arise from actions taken in some or all of the foregoing capacities or on some other ground?

To be clear, the Complaint need not commit to any particular theory of why Defendant/Debtor purportedly had a duty of disclosure. But there must be some allegations about the nature and degree of his involvement in the remodeling, even if that is only on information and belief.

The tentative ruling is that these distinctions matter because although Defendant/Debtor is the only defendant named in the Complaint, the Complaint alleges that Mr. Chung, New Ventures, and VC Construction also played a role in the alleged wrongdoing. The upshot is that in order to provide Defendant/Debtor a reasonable opportunity to defend himself from the misconduct alleged, the Complaint must clearly and specifically distinguish between wrongs allegedly committed by Defendant/Debtor and wrongs committed by other parties.

That is not to say that the Complaint cannot proceed on a theory that Defendant/Debtor's liability arises because he conspired with other parties, because his relationship with other parties gave rise to fiduciary duties of disclosure specific to himself, or because of some other reason arising from Defendant/Debtor's interactions with the other parties who were involved. But to state a claim and meet the standards of Rule 9(b), the Complaint must clearly allege Defendant/Debtor's alleged role(s) that purportedly give rise to a duty of disclosure.

(b) Defendant/Debtor's knowledge of pre-existing mold at the Property and his alleged concealment of that defect

The Complaint alleges that Defendant/Debtor knew about extensive mold at the Property before selling it to Plaintiff, but took active steps to conceal the mold by "replacing dry wall, resealing walls, and repainting the interior and exterior of the house." Complaint para. 33 (p. 6:18–21).

The tentative ruling is that the allegations of replacing drywall and similar acts do not sufficiently support a reasonable inference that

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Sanjesh Prasad Sharma

Chapter 7

Defendant/Debtor must have known about pre-existing mold, because actions such as replacing dry wall would likely have been performed in connection with any significant remodeling – not just remodeling performed for the purpose of mold remediation. The tentative ruling is that the Complaint must do more to “connect the dots.”

For example, did Plaintiff (after purchasing the property) demolish part of the drywall and discover that, in the precise location in which Defendant/Debtor installed new drywall, there was evidence of prior water damage? Is that shown by water stains that appear old enough to have predated the sale of the property? Is that shown by dry-rot that could only occur after prolonged exposure to water? Is that shown by some other facts and circumstances, such as the unlikelihood that leaks coincidentally arose in multiple separate locations immediately after the sale of the property? In any event, what details are involved, such as the location of each leak and how extensive the leak is, that are sufficient for Defendant/Debtor to defend himself against the allegations in the Complaint?

This Court notes according to the Complaint, Plaintiff has “retained an expert to investigate the Property and prepare a report outlining the defects, the violations of building codes, and the cost to repair them.” Complaint (adv. dkt. 1) para. 19 (p. 4:12–15. While it is not necessary for Plaintiff’s amended complaint to cite from that report, doing so might be one way of alleging additional facts to support Plaintiff’s theory that Defendant/Debtor had to have known about the mold issues and other construction defects.

(c) Defects other than pre-existing mold

The Complaint alleges that at the time of purchase, the Property had “considerable [d]efects” other than mold. Complaint (adv. dkt. 1) para. 43 (p. 7:21–24). Some of these alleged defects are itemized in paragraph 19 of the Complaint (p. 4:12–24).

The Complaint’s allegations with respect to these additional defects are not sufficiently detailed, and the Complaint does not contain allegations adequately establishing that Defendant/Debtor likely must have known or definitely knew about these defects at the time the Property was sold to Plaintiff. For example, what precisely was improper about installation of electrical components, HVAC ductwork, and other problems specified in paragraph 19, and what facts demonstrate that Defendant/Debtor more likely than not knew about these issues at the time of sale? Complaint (adv. dkt. 1)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... **Sanjesh Prasad Sharma**
para. 19(G)–(H) (p. 4:23).

Chapter 7

(3) Conclusion

For all the reasons set forth above, although the MTD (adv. dkt. 5) is not persuasive on all issues, it establishes that the allegations are insufficient regarding the facts and circumstances giving rise to Defendant/Debtor's purported duty to disclose. In addition, the allegations are insufficient as to the facts and circumstances involving any leaks outside of the area where the bucket was placed, and any mold and other alleged defects.

The tentative ruling is to grant Plaintiff leave to amend. The tentative ruling is (A) **to set a deadline of 4/7/26** for Plaintiff to file a First Amended Complaint and (B) to continue the initial status conference set for 3/24/26 at 11:00 a.m. to **6/2/26 at 11:00 a.m.** in view of the anticipated filing of a First Amended Complaint. In addition, the tentative ruling is to set a **deadline of 3/24/26** for the parties to lodge proposed order(s) (on the mandatory local form) assigning this matter to mediation (per the parties' status report, adv. dkt. 9, p. 3).

Proposed order(s): Unless otherwise ordered, Defendant/Debtor is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

Party Information

Debtor(s):

Sanjesh Prasad Sharma

Represented By
Vahe Khojayan

Defendant(s):

Sanjesh Prasad Sharma

Represented By
Vahe Khojayan

Movant(s):

Sanjesh Prasad Sharma

Represented By
Vahe Khojayan

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Sanjesh Prasad Sharma

Chapter 7

Plaintiff(s):

Stephen Botthof

Represented By
Timothy J Silverman

Aja Botthof

Represented By
Timothy J Silverman

Trustee(s):

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:02-25896 Howard Neal Weinberg

Chapter 7

Adv#: 2:25-01384 Weinberg v. Small Business Administration

#3.00 Cont'd Status Conference re: Complaint for violation of the discharge injunction under 11 USC section 524(a)(2) fr. 1/6/26

Docket 1

***** VACATED *** REASON: Continued per stipulation (dkt. 22) and order thereon (dkt. 24)**

Tentative Ruling:

Party Information

Debtor(s):

Howard Neal Weinberg

Represented By
Henry M Toles
Baruch C Cohen

Defendant(s):

Small Business Administration

Pro Se

Joint Debtor(s):

Mary Mullikin Weinberg

Represented By
Henry M Toles

Plaintiff(s):

Howard Weinberg

Represented By
Baruch C Cohen

Trustee(s):

Peter C Anderson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:24-16366 David Castellanos

Chapter 7

#4.00 Cont'd hrg re: Motion for Turnover of Estate Property held by debtor pursuant to 11 usc § 542(a) and (e) fr.12/16/25, 1/6/26

Docket 48

Tentative Ruling:

Tentative Ruling for 3/10/26:

Continue to 4/7/26 at 11:00 a.m. to allow time for the Chapter 7 Trustee to obtain an order on his motion to approve compromise (dkt. 67) which, if granted, would appear to moot this motion. Appearances are not required on 3/10/26 (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 12/16/25:

Grant the motion because Debtor has known since 8/20/25 (the date of this Court's order (dkt. 43) sustaining Trustee's objection to Debtor's claimed homestead exemption) that he would need to obtain a refinance, or obtain funds from an alternative source, to purchase the non-exempt portion of the subject property. The tentative ruling is to sustain Trustee's evidentiary objections, and alternatively to reach the same result even if those objections were not sustained. Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

David Castellanos

Chapter 7

Court's actual ruling.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): Debtor's opposition (dkt. 52), Trustee's reply (dkt. 56) and evidentiary objections (dkt. 57/59)

Party Information

Debtor(s):

David Castellanos

Represented By
Jaime A Cuevas Jr.

Movant(s):

Brad D Krasnoff (TR)

Represented By
Larry D Simons

Trustee(s):

Brad D Krasnoff (TR)

Represented By
Larry D Simons

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-12278 Justin Thomas Jackson

Chapter 13

Adv#: 2:25-01217 Walker v. Jackson

#5.00 Cont'd Status Conference re: Complaint requesting exception of debt from discharge pursuant to 11 U.S.C. section 523 fr. 9/9/25, 12/16/25

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Continue as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

This Court has reviewed the parties' joint status report (adv. dkt. 16) and the other filed documents and records in this adversary proceeding and has no issues to raise *sua sponte* at this time.

(2) Standard requirements

The following are Judge Bason's standard requirements for status conferences. (To the extent that the parties have already addressed these issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

Matters of venue, jurisdiction, and authority have been determined and/or waived or forfeited (adv. dkt. 5, p. 4, para. f)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... **Justin Thomas Jackson**
(b) Mediation [N/A]

Chapter 13

(c) Deadlines

This adversary proceeding has been pending since 6/23/25.
The scheduled deadlines and/or hearing/trial date(s) have been memorialized in this Court's written order (adv. dkt. 13) except as modified/supplemented below.

Joint status report: 4/28/26

Continued status conference: 5/12/26 at 11:00 a.m.

Lodge Joint Proposed Pretrial Order: TBD

Pretrial conference: TBD

Deliver trial exhibits to other parties and chambers, including direct testimony by declaration unless excused: TBD

Trial commencement: TBD

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Justin Thomas Jackson

Represented By
Robert J Spitz

Defendant(s):

Justin Thomas Jackson

Represented By
Robert J Spitz

Plaintiff(s):

Jennifer Walker

Represented By
Daniel Medioni
Stella A Havkin

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-13696 Suren Hakoyan

Chapter 7

Adv#: 2:25-01346 Hakoyan et al v. FP Financial et al

#6.00 Cont'd Status Conference re: Complaint for Declaratory Judgment to Determine Validity, Priority and Extent of a Lien fr. 11/4/25, 1/20/26, 2/24/26

Default Entered Against Defendant(s) FP Financial, Alexi Amiri, Menoua Mirzakhanyan on 01/13/2026

Docket 1

***** VACATED *** REASON: Default Judgment entered 2/25/26. Adv. dkt. 36 & 38.**

Tentative Ruling:

Party Information

Debtor(s):

Suren Hakoyan

Represented By
Sevan Gorginian

Defendant(s):

FP Financial

Pro Se

Alexi Amiri

Pro Se

Menoua Mirzakhanyan

Pro Se

Joint Debtor(s):

Narine Hakoyan

Represented By
Sevan Gorginian

Plaintiff(s):

Suren Hakoyan

Represented By
Sevan Gorginian

Narine Hakoyan

Represented By
Sevan Gorginian

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Suren Hakoyan

Chapter 7

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-16020 Larry Jack Caldwell

Chapter 7

Adv#: 2:25-01376 Douglas Emmett Management, LLC et al v. Caldwell

#7.00 Cont'd Status Conference re: Complaint objecting to discharge of debt fr. 1/6/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

This Court has reviewed the parties' joint status report (adv. dkt. 5) and the other filed documents and records in this adversary proceeding.

(a) Status of Defendant/Debtor's pending appeals

The parties latest status report (adv. dkt. 5, p. 2:3) states that the parties intend to appear to provide a further update on the status of Defendant/Debtor's appeal and/or any stipulation to continue the stay of this proceeding, so this Court anticipates hearing any updates from the parties and continuing this matter as set forth below.

In addition, the parties are directed to use the mandatory local form F 7016.1.STATUS.REPORT for all future status reports.

(2) Standard requirements

The following are Judge Bason's standard requirements for status conferences. (To the extent that the parties have already addressed these issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Larry Jack Caldwell

Chapter 7

Matters of venue, jurisdiction, and authority have been determined and/or waived or forfeited by electing not to appear at the hearing on 1/6/26 at 11:00 a.m. to raise any objection(s) thereto.

(b) Mediation [N/A]

(c) Deadlines

This adversary proceeding has been pending since 10/17/25. In connection with the 1/6/26 status conference, this Court ordered this matter stayed pending final resolution of Defendant/Debtor's appeal of Plaintiff's State-Court judgment.

Pursuant to LBR 9021-1(b)(1)(B), plaintiff is directed to lodge a proposed order via LOU within 7 days after the status conference, attaching a copy of this tentative ruling or otherwise memorializing the following.

Joinder of parties/amendment of pleadings-deadline: TBD.

Discovery cutoff (for completion of discovery): TBD.

Expert(s) - deadline for reports: TBD.

Expert(s) - discovery cutoff (if different from above): TBD.

Dispositive motions to be heard no later than: TBD.

Joint Status Report: 6/16/26

Continued status conference: 6/30/26 at 11:00 a.m.

Lodge Joint Proposed Pretrial Order: TBD.

Pretrial conference: TBD.

Deliver trial exhibits to other parties and chambers, including direct testimony by declaration unless excused: TBD.

Trial commencement: TBD.

Tentative Ruling for 1/6/26:

Stay this adversary proceeding in view of the parties' joint status report (adv. dkt. 4) and Defendant/Debtor's pending appeal of the nonbankruptcy judgment against him, and continue this status conference to 3/10/26 at 11:00 a.m., with no written status report required. This Court anticipates that if, prior to that date, the docket does not reflect a final disposition of that nonbankruptcy matter then this Court's tentative ruling for the continued status conference probably will be for a further continuance. Appearances are not required on 1/6/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov,

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... **Larry Jack Caldwell**
then search for "tentative rulings.")

Chapter 7

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Party Information

Debtor(s):

Larry Jack Caldwell	Pro Se
---------------------	--------

Defendant(s):

Larry Jack Caldwell	Pro Se
---------------------	--------

Plaintiff(s):

Indemnity Insurance Company of	Represented By Peter L Isola
--------------------------------	---------------------------------

Douglas Emmett Management, LLC	Represented By Peter L Isola
--------------------------------	---------------------------------

Barrington Pacific, LLC	Represented By Peter L Isola
-------------------------	---------------------------------

ESIS, INC.	Represented By Peter L Isola
------------	---------------------------------

Trustee(s):

David M Goodrich (TR)	Represented By David Wood
-----------------------	------------------------------

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:24-14131 KS Bennett Enterprises

Chapter 7

#8.00 Cont'd hrg re: Chapter 7 Trustee's Motion for Order Authorizing Substantive Consolidation of (i) Mac Bennett Enterprises dba International Realty & Investments; (ii) 11215 South Western Ave LLC; (iii) 5200 Saint Andrews LLC; (iv) 142 West 94th St., LLC and (v) 9620 S. Figueroa St. LLC with Debtor's Estate
fr. 7/8/25, 8/5/25, 9/23/25, 11/4/25, 12/16/25, 01/20/26

Docket 42

***** VACATED *** REASON: Continued per stipulation (dkt. 58) and order thereon (dkt. 59)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

KS Bennett Enterprises

Represented By
Jeffrey Lee Costell

Movant(s):

Sam S Leslie (TR)

Represented By
Toan B Chung

Trustee(s):

Sam S Leslie (TR)

Represented By
Toan B Chung

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

Adv#: 2:24-01280 Dye v. Adler et al

- #9.00** Cont'd Status Conference re: Amended Complaint for: 1. Actual Fraudulent Transfer [Bankruptcy Code Section 548(1)(a); CAL. CIV.Code Section 3439.04 (A)(1)]; 2. Constructive Fraudulent Transfer [Bankruptcy Code Section 548 (1)(b); CAL. CIV. CODE Sections 3439.04(B)(2) and 3439.05]; 3 To Recover Shareholder Loans; 4. For Money Had and Received fr. 3/4/25, 4/8/25, 6/17/25, 8/19/25, 9/23/25, 10/7/25, 10/21/25, 11/4/25, 1/6/26, 01/20/26, 2/24/26

Docket 103

Tentative Ruling:

Tentative Ruling for 3/10/26:

Continue to 3/24/26 at 11:00 a.m., so that this Court can (1) issue ruling(s) on the first motion for summary judgment (which is under submission) and/or (2) adjudicate Plaintiff/Trustee's first and second motions for summary judgment concurrently. No written status report is required for the continued Status Conference. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

Tentative Ruling for 2/24/26:

Grant Plaintiff/Trustee's motion for partial summary judgment and extend the deadline for filing additional dispositive motions, all as set forth below. Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... **Oxford Gold Group Inc.**

Chapter 7

ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Plaintiff/Trustee's motion for summary judgment (adv. dkt. 222, the "MSJ") and supporting declarations of James A. Dumas (adv. dkt. 223), Adam Meislik (adv. dkt. 224), and Carolyn A. Dye (adv. dkt. 227); Notice of MSJ (adv. dkt. 228); Statement of unconverted facts (adv. dkt. 225) and erratum (adv. dkt. 242); Opposition filed by Johnathan and Laura Adler (adv. dkt. 234) and supporting declaration of Laura Adler (adv. dkt. 235); Statement of Genuine Issues (adv. dkt. 236); Plaintiff/Trustee's reply (adv. dkt. 239), evidentiary objections to Laura Adler Decl. (adv. dkt. 240), and supplemental declarations of James A. Dumas (adv. dkt. 241) and Carolyn A. Dye (adv. dkt. 243); Johnathan and Laura Adler's evidentiary objections to Exhibit A to Trustee's Reply (adv. dkt. 245) and Response to Trustee's evidentiary objections to Laura Adler Decl. (adv. dkt. 246) and Proof of Service (adv. dkt. 248)

The tentative ruling is to grant the MSJ in its entirety, and to overrule the opposition of Defendants, for the following reasons:

- (i) Evidence. Defendants characterize the exhibits submitted by Plaintiff/Trustee in support of the MSJ as "unauthenticated." Opp. (adv. dkt. 234) p. 1:13–14. As far as this Court can tell, it appears that Defendants' position is that to authenticate the documents that she obtained from Debtor in the course of discharging her duties as Trustee, Plaintiff/Trustee is required to submit declarations from the individuals who originally prepared those documents (e.g., as to financial statements, a declaration from the employee of Debtor who created the financial statement would be required). The tentative ruling is that Defendants' argument is without merit and that the initial and supplemental declarations of Carolyn A. Dye (adv. dkt. 227 & 243) sufficiently authenticate the exhibits (and, insofar as any implicit hearsay objection, the exhibits are admissible as records of a regularly conducted activity under Rule 803(6) (Fed. R. Evid.)).

Defendants also object to Plaintiff/Trustee's summary of proofs of claim, arguing among other things that courts can take

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Oxford Gold Group Inc.

Chapter 7

judicial notice of a claims register but not the "contents" of the proofs of claim. Def. Evid. Obj. (dkt. 245) p. 2:22-24 (citing, *inter alia*, *In re Johnson*, 638 B.R. 782, 792 (Bankr. C.D. Cal. 2022) (citing authority, despite ultimately ruling that debt was nondischargeable, that it "may" not be appropriate to take judicial notice of contents of proof of claim, at least when defendant had no apparent incentive to object to allowance of such claims), *aff'd*, 2022 WL 16731090 (9th Cir. 2022)). But, as Plaintiff/Trustee points out, the proofs of claim filed under oath are deemed allowed (because no objection has been filed to them), so at the very least they are *prima facie* evidence of the dollar amounts that Debtor failed to pay. Moreover, Plaintiff/Trustee has provided other evidence of balance sheet and cash flow insolvency at various points in time, so when Defendants assert that any such insolvency was not continuous (Opp., adv. dkt. 234, p. 1:26-27) it is their burden to produce evidence showing as much. Not only have they failed to do so but Plaintiff/Trustee is pointing out in reply that any such dispute on this issue could not be genuine because the multiple pages listing the transaction dates in the filed proofs of claim show that those claimants assert transaction dates throughout the relevant period. In this context, the tentative ruling is that it is appropriate for Plaintiff/Trustee to request, in her reply, that this Court take judicial notice of the dollar amounts and transaction dates asserted by the claimants. Alternatively, even without Plaintiff/Trustee's summary of the proofs of claim, her evidence of insolvency at various points of time is sufficient to shift the burden to Defendants to show a genuine dispute about Debtor's solvency during any relevant period, and they have failed to do so.

The tentative ruling is that Defendants' other evidentiary assertions are also without merit. See dkt. 245, 246. For example, they complain (dkt. 245, p. 3:10-11) that Plaintiff/Trustee did not provide copies of the proofs of claim; but those documents are available online (through this Court's PACER system).

Similarly, Defendants apparently take the position that

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Oxford Gold Group Inc.

Chapter 7

Plaintiff/Trustee has miscalculated dates because the first claim would not come due until "November 2, 2021" rather than October 5, 2021 (see dkt. 245, p. 4:6-7). But Defendants cannot have it both ways: if they want to include future anticipated profits as assets as of October 5, 2021, then they have to deduct the associated future liabilities, even if the contractual due date of that liability is not until a few weeks later.

(ii) Insolvency. Defendants assert that Plaintiff/Trustee "has failed to establish that the Debtor was insolvent at [the] time of each transfer to Defendant Johnathan Adler that occurred after October 15, 2021 or that Debtor was not paying its debts as they became due in October 2021." Opp. (adv. dkt. 234) p. 1:19–21. The tentative ruling is that there is no "genuine dispute" that during the relevant time period, Debtor was insolvent both on a balance sheet basis and alternatively on a cash flow basis (its failure to timely pay its obligations as they came due).

(A) Balance sheet insolvency. As to balance sheet insolvency, Debtor's only meaningful asset was the balance in its bank account; that bank account balance was very low in comparison to Debtor's liabilities, which were vastly understated because they failed to reflect Debtor's significant unsettled obligations to purchase precious metals behalf of its clients. MSJ (adv. dkt. 222) pp. 6:16–10:11. Defendants appear to rely on the entire bank account balances as if they were accounts receivable, or otherwise reflect future profits (e.g., Opp., adv. dkt. 234, p. 10:1-2); but as Plaintiff/Trustee points out the only future profits would be the "spread" between the funds they received from clients and any lower price that Debtor would pay for the precious metals (e.g. Reply (adv. dkt. 239) p. 7:21-23, p. 8:1-5, & p. 8:19-23) and any such potential profit (which would only arise to the extent Debtor fulfilled its purchase obligations) pales in comparison to the outstanding liabilities for unsettled orders. Alternatively, at the very least, Plaintiff/Trustee's evidence is sufficient to shift the burden to Defendants to

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Oxford Gold Group Inc.

Chapter 7

show balance sheet solvency, and they have failed to produce sufficient evidence to raise a genuine dispute on this issue.

(B) Cash flow insolvency. As to insolvency based upon failure to timely pay its obligations as they came due, Debtor failed to obtain the precious metals it was obligated to acquire on behalf of its clients because it lacked the funds to pay precious metal wholesalers. Based solely on the dollar amounts of the proofs of claim filed to date, Debtor failed to fulfill precious metals orders worth at least \$38 million. MSJ (adv. dkt. 222) pp. 10:12–11:27. The proofs of claim show that this lack of fulfillment of basic obligations lasted throughout the entire period referenced by Plaintiff/Trustee. Alternatively, at the very least, Plaintiff/Trustee's evidence (even without the proofs of claim) is sufficient to shift the burden to Defendants to show cash flow solvency in any relevant time frame, and they have failed to produce sufficient evidence to raise a genuine dispute on this issue.

(iii) Reasonably equivalent value. The tentative ruling is that Debtor did not receive reasonably equivalent value for these shareholder distributions because distributions on account of equity ownership are presumptively not for value (MSJ, adv. dkt. 222, p. 16:20-25) (subject to being rebutted, but Defendants have failed to raise a genuine dispute on this issue). Alternatively, supposing for the sake of discussion that no such presumption applies (which it does), and that Debtor theoretically could have been using distributions to stockholders in lieu of salary (for which there is no evidence), that theory is undercut and the burden is still on Defendants because, at the time the transfers were made, Defendant Johnathan Adler was also receiving a very substantial salary (\$426,788.59 in 2021, \$836,798.06 in 2022, \$870,000.00 in 2023, and \$105,000.00 in 2024). Defendants have not shown a genuine dispute that distributions on account of his stock ownership were either intended to be or were in fact compensation for services (which, as Plaintiff/Trustee points out, would have been in apparent

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT...

Oxford Gold Group Inc.

Chapter 7

violation of payroll withholding laws). Meislik Decl. (adv. dkt. 224) p. 6; Reply adv. dkt. 239) p. 9:12-16. None of the cases cited by Defendants are to the contrary, because those cases deal with transfers *other than shareholder distributions* (such as partnership draws, salaries and perks, or bonuses). In sum, Plaintiff/Trustee has met her initial burden to show lack of reasonably equivalent value (or any value), and Defendants have failed to produce sufficient evidence to raise a genuine dispute on this issue.

- (iv) Avoidability. The tentative ruling is that all other elements for avoidance have been met and, as a matter of law, the shareholder distributions that Debtor made to Defendants while it was insolvent qualify as “constructively” fraudulent transfers for purposes of 11 U.S.C. 544(b) (incorporating Cal. Civ. Code 3439.05). Alternatively, the tentative ruling is that Plaintiff/Trustee has met her initial burden as to all other elements, and that Defendants have failed to produce sufficient evidence to raise a genuine dispute on this issue.
- (iv) Liability/recovery. Laura (given names are used for the Adlers solely to distinguish spouses with the same surname and no disrespect is intended) argues that Plaintiff/Trustee is not entitled to any recovery from her. She argues that she was “not an initial transferee of the distributions” based on the fact that “although she had legal title to the bank account in which [the distributions] were deposited she [allegedly] did not exercise dominion or control [over] the funds.” Opp. (adv. dkt. 234) p. 16:4–7. The tentative ruling is that Laura is (together with Jonathan) an initial transferee, for the reasons stated by Plaintiff/Trustee. Alternatively, the tentative ruling is that even if Laura were an “immediate or mediate transferee” rather than an “initial transferee” (within the meaning of California law, Cal. Civ. C. 3439.08), Plaintiff/Trustee would still be entitled to recover from Laura because her “marital estate received the money” and “because [Laura] admitted [she] did not provide value in exchange” (assuming for the sake of discussion that she would qualify as a “good faith” transferee based on her alleged ignorance of the facts). Reply (adv. dkt. 239) p. 11:9–11.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc.

Chapter 7

Proposed order(s): Unless otherwise ordered, Trustee is directed to lodge proposed order(s) on the foregoing matter(s) via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

(b) Deadline for filing dispositive motions

The tentative ruling is to grant Plaintiff/Trustee's request to extend the deadline to file dispositive motions from 3/24/26 to 4/7/26. Although Defendants assert that "[a]ny continuances are prejudicial," Status Report (adv. dkt. 244) p. 4 (para. G), the tentative ruling is that Defendants have not established any meaningful or undue prejudice from an extension of approximately two weeks.

(2) Standard requirements

The following are Judge Bason's standard requirements for status conferences. (To the extent that the parties have already addressed these issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

Issues of venue, jurisdiction, and authority have been determined and/or waived or forfeited in the parties' filed papers, or at prior status conferences.

(b) Mediation

A mediation conference in this matter was held on 4/28/25, with M. Jonathan Hayes acting as mediator. Adv. dkt. 117. The matter did not settle. The tentative ruling is to decline to order further formal mediation at this time.

(c) Deadlines

This adversary proceeding has been pending since 12/30/24. The scheduled deadlines and/or hearing/trial date(s) have been memorialized in this Court's written order (adv. dkt. 203) except as set forth in part "(1)(b)," above and as modified/supplemented below.

Joint Status Report: Not required

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc. Chapter 7

Continued status conference: 4/7/26 at 11:00 a.m., concurrent with the hearing on the second motion for summary judgment that Plaintiff/Trustee anticipates filing. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED. For key issues see Order Denying Motion for Reconsideration etc. (adv. dkt. 207).]

Party Information

Debtor(s):

Oxford Gold Group Inc.	Pro Se
------------------------	--------

Defendant(s):

Jonathan Adler	Pro Se
----------------	--------

Pedram Granfar	Represented By Marc Weitz
----------------	------------------------------

Patrick Granfar	Pro Se
-----------------	--------

Laura Adler	Pro Se
-------------	--------

Plaintiff(s):

Carolyn Dye	Represented By James A Dumas Jr Christian T Kim I
-------------	---

Trustee(s):

Carolyn A Dye (TR)	Represented By James A Dumas Jr Christian T Kim I Maria Severson
--------------------	---

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:22-13500 Moussa Moradieh Kashani

Chapter 7

Adv#: 2:23-01425 Armon Funding, LLC et al v. Kashani

#10.00 Cont'd hrg re: Plaintiff's Motion For Summary Judgment
fr. 12/10/24, 1/28/25, 5/20/25, 9/23/25, 01/20/26

Docket 34

Tentative Ruling:

Tentative Ruling for 3/10/26:

Please see the tentative ruling for the status conference (Calendar No. 11, 3/10/26 at 11:00 a.m.).

Tentative Ruling for 1/20/26:

Please see the tentative ruling for the status conference (Calendar No. 28, 1/20/26 at 11:00 a.m.).

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Moussa Moradieh Kashani

Represented By
Sandford L. Frey
Robyn B Sokol

Defendant(s):

Moussa Moradieh Kashani

Pro Se

Movant(s):

Michael Fenig

Represented By
Andrew Mase
Matthew H. Aguirre

Philana Chen

Represented By
Andrew Mase
Matthew H. Aguirre

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Moussa Moradieh Kashani

Chapter 7

Elimor Goldwicht

Represented By
Andrew Mase
Matthew H. Aguirre

Rafael Ryzman

Represented By
Andrew Mase
Matthew H. Aguirre

Elie Ryzman

Represented By
Andrew Mase
Matthew H. Aguirre

RNGF Investments #1, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

Benson Capital Partners, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

The Ryzman Family Partnership

Represented By
Andrew Mase
Matthew H. Aguirre

Armon Funding, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

The Ryzman Foundation, Inc.

Represented By
Andrew Mase
Matthew H. Aguirre

Plaintiff(s):

Elie Ryzman

Represented By
Andrew Mase
Matthew H. Aguirre

Armon Funding, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Moussa Moradieh Kashani

Chapter 7

The Ryzman Family Partnership

Represented By
Andrew Mase
Matthew H. Aguirre

Benson Capital Partners, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

RNGF Investments #1, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

The Ryzman Foundation, Inc.

Represented By
Andrew Mase
Matthew H. Aguirre

Rafael Ryzman

Represented By
Andrew Mase
Matthew H. Aguirre

Elimor Goldwicht

Represented By
Andrew Mase
Matthew H. Aguirre

Philana Chen

Represented By
Andrew Mase
Matthew H. Aguirre

Michael Fenig

Represented By
Andrew Mase
Matthew H. Aguirre

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:22-13500 Moussa Moradieh Kashani

Chapter 7

Adv#: 2:23-01425 Armon Funding, LLC et al v. Kashani

#11.00 Cont'd Status Conference re: Complaint to Determine Dischargeability of Debt fr. 11/28/23, 01/23/24, 04/09/24, 5/14/24, 7/16/24, 8/6/24, 9/10/24, 12/10/24, 1/28/25, 5/20/25, 9/23/25, 01/20/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

In view of Plaintiffs' latest status report (adv. dkt. 69), the tentative ruling is:

(x) to direct Plaintiffs to lodge a proposed judgment of nondischargeability under 11 U.S.C. 523(a)(2), with the dollar amount of any damages left to be determined in future by any court of competent jurisdiction (per Order granting MSJ, adv. dkt. 54) via LOU within 7 days after the hearing date, and

(y) to continue this status conference to 4/7/26 at 11:00 a.m. (no written status report required; and with this Court anticipating a tentative ruling taking that hearing off calendar, assuming a judgment is entered before that date).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Tentative Ruling for 1/20/26:

Continue as set forth below in view of Defendant/Debtor's apparent stroke and inability to communicate (see adv. dkt. 65), with the caveat that this Court is likely to follow Plaintiff's suggestion for entry of a judgment of nondischargeability, with damages left for any court of competent jurisdiction

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Moussa Moradieh Kashani

Chapter 7

(per Order granting MSJ, adv. dkt. 54), after the continued status conference. Appearances are not required on 1/20/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

This Court has reviewed Plaintiff's unilateral status report (adv. dkt. 65) and the other documents and records filed in this adversary proceeding.

(a) Order granting MSJ in part and continuing hearing as to damages (adv. dkt. 54); Plaintiff's 5/13/25 Status Report (adv. dkt. 58); Stipulation/Order continuing MSJ and status conference (adv. dkt. 59 & 62)

The docket does not reflect any matters that appear to need this Court's involvement at this time, so the tentative ruling is to continue this matter to be concurrent with the continued status conference (see "Part (2) (d)" below).

The tentative ruling is again that this Court anticipates that future status conferences will be continued again. Therefore, the parties should check the posted tentative rulings prior to each status conference to see if the tentative ruling is to continue the matter or, alternatively, to require appearances.

(2) Standard requirements

The following are Judge Bason's standard requirements for status conferences. (To the extent that the parties have already addressed these issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

Matters of venue, jurisdiction, and authority have been determined and/or waived or forfeited. See *generally* Scheduling Order (adv. dkt. 21).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Moussa Moradieh Kashani

Chapter 7

(b) Mediation

The tentative ruling is not to order mandatory mediation at this time.

(c) Deadlines

This adversary proceeding has been pending since 9/18/23.

The current deadlines/dates are as set forth in this Court's scheduling orders (adv. dkt. 21, 27, 54, 56, & 62), except as modified/supplemented below.

Unilateral Status Report from Plaintiff: No status report required, but the deadline for any optional status report is 2/24/26.

Continued status conference: 3/10/26 at 11:00 a.m.

Lodge Joint Proposed Pretrial Order: [Probably mooted, unless the dollar amount of damages is not established by the sale of the property]

Pretrial conference: [Probably mooted]

Deliver trial exhibits to other parties and chambers, including direct testimony by declaration unless excused: [Probably mooted]

Trial commencement: [Probably mooted]

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Moussa Moradieh Kashani

Represented By
Sandford L. Frey
Robyn B Sokol

Defendant(s):

Moussa Moradieh Kashani

Pro Se

Plaintiff(s):

Armon Funding, LLC

Represented By
Andrew Mase
Matthew H. Aguirre

The Ryzman Family Partnership

Represented By
Andrew Mase

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Moussa Moradieh Kashani

Chapter 7

	Matthew H. Aguirre
Benson Capital Partners, LLC	Represented By Andrew Mase Matthew H. Aguirre
RNGF Investments #1, LLC	Represented By Andrew Mase Matthew H. Aguirre
The Ryzman Foundation, Inc.	Represented By Andrew Mase Matthew H. Aguirre
Rafael Ryzman	Represented By Andrew Mase Matthew H. Aguirre
Elimor Goldwicht	Represented By Andrew Mase Matthew H. Aguirre
Philana Chen	Represented By Andrew Mase Matthew H. Aguirre
Michael Fenig	Represented By Andrew Mase Matthew H. Aguirre
Elie Ryzman	Represented By Andrew Mase Matthew H. Aguirre

Trustee(s):

John P Pringle (TR)	Represented By Toan B Chung
---------------------	--------------------------------

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-14821 Clifton Kerr

Chapter 7

Adv#: 2:25-01341 Kerr v. State Of California et al

#12.00 Cont'd Status Conference re: Two Adversary Proceedings Commenced by Notices of Removal fr. 1/6/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Conclude this status conference for the reasons stated below. Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

The District Court has issued a minute order (reproduced at adv. dkt. 32) (A) determining that the purported notice of removal of the Federal Action that was pending in the District Court to this Bankruptcy Court was ineffective (although that notice did commence Adv. No. 2:25-ap-01356-NB); (B) has withdrawn the reference with respect to the State Court action (that had been removed to Adv. No. 2:25-ap-01341-NB); and (C) has consolidated the Federal Action and the State Action. Meanwhile, Judge Bason has recused himself from both adversary proceedings. All of that leaves nothing for any Bankruptcy Judge to do in the two adversary proceedings.

Accordingly, the tentative ruling is (1) to conclude the status conferences in both adversary proceedings, (2) to request and direct the Clerk of this Court to create text-only docket notations in each adversary proceeding describing the determinations made by the District Court (with the text of those notations to be supplied by this Court), and (3) to request and direct the Clerk to close both adversary proceedings.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Clifton Kerr

Chapter 7

[PRIOR TENTATIVE RULING(S) OMITTED. See adv. dkt. 27, 28, 32 for key issues.]

Party Information

Debtor(s):

Clifton Kerr Pro Se

Defendant(s):

State Of California Pro Se

McCarthy & Holthus LLP Pro Se

Neil Bason Represented By
Alexander Layne Farrell

Melissa Coutts Pro Se

Kathy A Dockery Pro Se

Plaintiff(s):

Clifton Kerr Pro Se

Trustee(s):

Wesley H Avery (TR) Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:25-14821 Clifton Kerr

Chapter 7

Adv#: 2:25-01356 Kerr v. Wong et al

#13.00 Cont'd Status Conference re: Two Adversary Proceedings Commenced by Notices of Removal fr. 1/6/26

Docket 23

Tentative Ruling:

Tentative Ruling for 3/10/26:

Please see the tentative ruling for Cal. No. 12, 3/10/26 at 11:00 a.m.

[PRIOR TENTATIVE RULING(S) OMITTED. See adv. no. 31, 32, 36 for key issues.]

Party Information

Debtor(s):

Clifton Kerr	Pro Se
--------------	--------

Defendant(s):

Jennifer Wong	Pro Se
---------------	--------

Melissa Coutts	Pro Se
----------------	--------

Javonne Phillips	Pro Se
------------------	--------

Leslie Gutierrez	Represented By Paul Lin
------------------	----------------------------

Neil Bason	Represented By Alexander Layne Farrell
------------	---

Kathy A Dockery (TR)	Pro Se
----------------------	--------

Plaintiff(s):

Clifton Kerr	Pro Se
--------------	--------

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Clifton Kerr

Chapter 7

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:21-19430 Hamid Redjal

Chapter 7

Adv#: 2:23-01490 Dye v. Redjal

#14.00 Cont'd status conference re: Trustee's complaint for 1. Avoidance of actual fraudulent transfer under applicable California Law (Cal. Civ. Code sections 3439.04(a)(1) and 3439.07 and 11 U.S.C. section 544(b)); 2. Avoidance of constructive fraudulent transfer under applicable California Law (Cal. Civ. Code sections 3439.05 and 3439.07 and 11 U.S.C section 544(b)); 3. Recovery of avoided transfer (11 U.S.C. section 550(a)); and 4. Preservation of avoided transfer (11 U.S.C. section 551) fr. 2/20/24, 5/21/24, 9/10/24, 12/17/24, 3/18/25, 6/17/25, 9/23/25, 12/2/25

Docket 1

***** VACATED *** REASON: Continued to 6/30/26 at 11:00 a.m. by stipulation (dkt. 28) and order thereon (dkt. 31)**

Tentative Ruling:

Party Information

Debtor(s):

Hamid Redjal

Represented By
Omero Banuelos

Defendant(s):

Nasser Redjal

Represented By
Omero Banuelos

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:21-19430 Hamid Redjal

Chapter 7

Adv#: 2:23-01493 Dye v. Redjal et al

#15.00 Cont'd Status Conference re: Trustee's Complaint
for Declaratory Judgment
fr. 2/20/24, 5/21/24, 9/10/24, 3/18/25, 03/18/25,
6/17/25, 9/23/25, 12/2/25

Docket 1

***** VACATED *** REASON: Continued to 6/30/26 at 11:00 a.m. by
stipulation (dkt. 36) and order thereon (dkt. 39)**

Tentative Ruling:

Party Information

Debtor(s):

Hamid Redjal

Represented By
Omero Banuelos

Defendant(s):

Nasser Redjal

Represented By
Omero Banuelos

Ivy Gonzales Redjal

Represented By
Omero Banuelos

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

2:21-19430 Hamid Redjal

Chapter 7

Adv#: 2:23-01493 Dye v. Redjal et al

#16.00 Cont'd hrg re: Discovery Dispute
fr. 11/18/25, 01/20/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Tentative Ruling for 1/20/26:

Appearances required.

At the hearing on 11/18/25 this Court was persuaded to continue this matter to today and ordered Defendants to submit to a one-day deposition on or before 1/9/26 and reimburse Plaintiff \$1,665.00 in costs and \$1,824.00 in fees no later than 1/5/26. See Order (dkt. 32). There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

11:00 AM

CONT... Hamid Redjal

Chapter 7

Debtor(s):

Hamid Redjal

Represented By
Omero Banuelos

Defendant(s):

Nasser Redjal

Represented By
Omero Banuelos

Ivy Gonzales Redjal

Represented By
Omero Banuelos

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-18746 Completely Concrete Structures Inc.

Chapter 11

Adv#: 2:25-01421 Employee Justice Legal Group et al v. COMPLETELY CONCRETE

#1.00 Status Conference re: Complaint asserting non dischargeability of debtors pursuant to 11 U.S.C. §§ 523(a)(6)

Docket 1

Tentative Ruling:

Dismiss the complaint. Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings."),

Reasons: (x) for failure to state a claim for relief under Rule 12(b)(6) (Fed. R. Civ. P.), made applicable by Rule 7012 (Fed. R. Bankr. P.), because the complaint asserts a single claim for relief under 11 U.S.C. 523(a)(6) against Defendant/Debtor and (with inapplicable possible exceptions for chapter 11, Subchapter V cases) section section "523 only applies to individual and not corporate debtors," (*In re Pac.-Atl. Trading Co.*, 64 F.3d 1292, 1302 (9th Cir. 1995)) and (y) for failure to prosecute this case based on Plaintiffs' failure to file a proof of service establishing service of the summons and complaint on Defendant/Debtor, and failure to file a joint or unilateral status report. See LBR 7016-1(f) & (g).

After the hearing this Court will prepare the order.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Party Information

Debtor(s):

Completely Concrete Structures Inc.

Represented By
Michael Berger

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Completely Concrete Structures Inc.

Chapter 11

Defendant(s):

COMPLETELY CONCRETE

Pro Se

Plaintiff(s):

Employee Justice Legal Group

Represented By
Daniel J Friedman

Ulises Alvarez

Represented By
Daniel J Friedman

Arturo Garzon

Represented By
Daniel J Friedman

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-11202 Chico's Investments, LLC

Chapter 11

#2.00 Status Conference re: Chapter 11 Case

Docket 1

Tentative Ruling:

Appearances required by counsel for Debtor and by Debtor's principal.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Budget motion and other "First-Day" motions

Debtor's status report states that it does not intend to file a budget motion because it is not generating any income. Dkt. 16, p. 3. The posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov) state that all debtors are required to file a budget motion but the tentative ruling is to excuse that requirement because Debtor is not operating.

Additionally, as of the preparation of this tentative ruling, Debtor has not filed an application to employ proposed bankruptcy counsel or any other typical so-called "first-day" motion(s). If Debtor has not filed any appropriate motions by the time of this hearing, the tentative ruling is to set a **deadline of 3/17/26** for Debtor to file and serve an employment application and any other appropriate "first-day" motions.

(2) Dates/procedures. This case was filed on 2/10/26.

(a) Bar date: 5/20/26 (DO NOT SERVE notice yet - court will prepare an order after the status conference).

(b) Procedures Order: dkt. 4 (timely served, dkt. 6)

(c) Plan/Disclosure Statement: file by 6/3/26 (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 5/12/26 at 1:00 p.m., *brief* status report due 4/28/26 if no sale motion is on file as of that date.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Chico's Investments, LLC

Chapter 11

Party Information

Debtor(s):

Chico's Investments, LLC

Represented By
Michael R Totaro

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-11164 Guillermo Roditi Dominguez

Chapter 11

#3.00 Hrg re: Motion for Fourth Extension of the Deadline to Object to Debtor's Claim of Exemption

Docket 129

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 4, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Guillermo Roditi Dominguez

Represented By
Michael Jay Berger

Movant(s):

Venice Bejarano

Represented By
Shelby A Poteet
Paul J Leeds

Manuel Roditi

Represented By
Shelby A Poteet
Paul J Leeds

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-11164 Guillermo Roditi Dominguez

Chapter 11

#4.00 Cont'd status conference re: Chapter 11 case
fr. 4/8/25, 4/22/25, 6/17/25, 6/24/25, 8/5/25,
8/19/25, 9/23/25, 12/2/25, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the Extension Motion and continue the status conference as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

(a) Fourth motion to extend the deadline to object to Debtor's claimed exemptions (dkt. 129, "Extension Motion") filed by Venice Bejarano and Manuel Roditi ("Creditors"), related papers (dkt. 130 & 131), Debtor's opposition (dkt. 132), Notice of hearing (dkt. 133), Creditors' reply (dkt. 136)

Overrule Debtor's opposition, grant the Extension Motion and extend the deadline for Creditors to object to Debtor's exemptions to and including 4/27/26, but this Court contemplates that, absent demonstrated interference by Debtor, this will be the final extension granted.

(b) Monthly Operating Reports ("MORs")

Debtor's January MOR was filed 9 days late. Dkt. 135. Debtor is reminded to timely file future MORs or this Court may impose adverse consequences.

Proposed orders: Unless otherwise ordered, Creditors are directed

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Guillermo Roditi Dominguez

Chapter 11

to lodge proposed orders on the matter(s) addressed here via LOU within 7 days after the hearing date and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling. See LBR 9021-1(b)(1)(B).

- (2) Dates/procedures. This case was filed on 2/14/25.
- (a) Bar date: 6/17/25 (dkt. 32) (timely served, dkt. 35)
 - (b) Procedures Order: dkt. 19 (served 1 day late, dkt. 28)
 - (c) AmPlan/AmDisclosure Statement: TBD
 - (d) Continued status conference: 5/12/26 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Guillermo Roditi Dominguez

Represented By
Michael Jay Berger

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-10181 Jamie Mazur

Chapter 11

#5.00 Hrg re: Motion to Dismiss Case

Docket 158

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 6, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Jamie Mazur

Represented By
Michael Jay Berger

Movant(s):

U.S. Bank Trust National

Represented By
Shannon A Doyle
Crystle Jane Lindsey

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-10181 Jamie Mazur

Chapter 11

#6.00 Cont'd status conference re: Chapter 11 Case
fr. 2/11/25, 3/18/25, 4/8/25, 5/6/25, 6/3/25, 6/17/25,
07/15/25, 8/19/25, 9/9/25, 9/23/25, 10/21/25, 11/4/25,
11/18/25, 12/2/25, 12/16/25, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Deny the motion to dismiss this case filed by U.S. Bank Trust, N.A. ("US Bank"), joined in by Finance California ("Finance CA" or, with US Bank, "Lenders"), except for setting deadlines for Debtor to file and self-calendar a hearing on a motion to approve a specific proposed sale or refinance the Property (or accomplish the same transaction through a chapter 11 Plan); and continue the status conference, all as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Motion to dismiss filed by US Bank (dkt. 158, the "MTD"), Joinder of Finance California (dkt. 160), Debtor's opposition (dkt. 161, the "Opp."), No reply on file

(i) Background

Debtor filed a voluntary chapter 11 petition on 1/10/25 (the "Petition Date"). Debtor's principal asset is property located at 1811 Bel Air Road, Los Angeles, CA 90077 (the "Property") that was Debtor's primary residence as of

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Jamie Mazur

Chapter 11

the Petition Date. Opp. (dkt. 161) p. 4:15–16. The Property is encumbered by deeds of trust in favor of US Bank (see dkt. 58, PDF pp. 23–53) and Finance California (see dkt. 65, PDF pp. 25–55). Debtor began leasing the Property in February 2025. 3/11/25 Status Rpt. (dkt. 41) p. 3:7–8.

On 5/19/25, Debtor filed an application to employ a real estate broker to market the Property for sale. See dkt. 72–73 & 79. This Court issued an order approving the real estate broker’s employment on 6/13/25 (dkt. 86).

In May 2025, this Court directed Debtor to move forward with marketing the Property and meanwhile make adequate protection payments of (A) \$10,000.00 per month to US Bank (see 5/16/25 order (dkt. 70)) and (B) \$3,000.00 per month to Finance California (see 5/8/25 order (dkt. 60)).

On 7/21/25, this Court denied motions for relief from the automatic stay filed by US Bank (dkt. 58) and Finance California (dkt. 62 & 65), but “with leave for either Bank to file a renewed motion seeking relief from the automatic stay in future if appropriate.” Finance California Order (dkt. 95) p. 6; US Bank Order (dkt. 96) p. 6. This Court explained that “[a]ppropriate circumstances warranting the filing of renewed R/S Motions could include Debtor’s failure to sell the Property within a reasonable time or to remain current on his adequate protection payments.” Finance California Order (dkt. 95) p. 6; US Bank Order (dkt. 96) p. 6.

After Debtor failed to timely make the July and August 2025 adequate protection payments, Lenders filed renewed motions seeking relief from the automatic stay. On 10/29/25, this Court issued a second, more stringent “stay current” adequate protection order (dkt. 132, the “Second Adequate Protection Order”). That order requires Debtor to remain current on all adequate protection, property tax, and insurance payments, but provides Debtor two opportunities to cure any default upon fourteen days’ written notice from either of Lenders. Second Adequate Protection Order (dkt. 132) p. 2:12–20. It further provides that if “Debtor fails to cure [any default] within fourteen (14) days after service of notice, or exhausts the two opportunities to cure and thereafter defaults again, either [Lender] may file and serve a declaration under penalty of perjury specifying the default, together with a proposed order terminating the automatic stay, which this Court may grant without further notice or hearing.” Second Adequate Protection Order (dkt. 132) p. 2:21–25.

US Bank now moves to dismiss Debtor’s case pursuant to 11 U.S.C. 1112(b) (see dkt. 158), and Finance California joins US Bank’s MTD (see dkt.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Jamie Mazur

Chapter 11

160). Debtor opposes dismissal (see dkt. 161).

(ii) Discussion

Because the Second Adequate Protection Order (dkt. 132) provides Lenders remedies if Debtor defaults, and because dismissal is a more draconian remedy and sale of a property of this nearly unique nature can take time, the tentative ruling is that Lenders have not shown sufficient cause for dismissal at this time under 11 U.S.C. 1112(b). But this Court is cognizant that (i) there has been no visible progress toward a sale for a very long time and, although the lending and real estate markets are somewhat to blame, Debtor has (as pointed out by Finance California) listed the property at above his own estimated value, and does not appear to have shown sufficient motivation to reduce the price and arrange a sale at a reasonable price or a refinance, and (ii) although Debtor represents that the Property's current tenant has expressed an interest in purchasing the Property upon conclusion of a trial rental period (see Mazur Decl. (dkt. 161) p. 6:27–28), there is little in the record suggesting that a sale is likely to occur anytime soon.

Taking all of the foregoing into account, the tentative ruling is to **set a deadline of 7/10/26** for Debtor to file a motion or Plan to approve an actual (not speculative, future) sale or refinance of the Property (the "Sale/Refi Motion/Plan"), and to direct Debtor to self-calendar the Sale/Refi Motion/Plan on regular notice for a hearing on **8/4/26 at 1:00 p.m.** If Debtor fails to meet these deadlines, either of Lenders may file a renewed motion seeking dismissal, conversion, or other appropriate remedies. (Meanwhile, Lenders may seek relief under the Second Adequate Protection Order (dkt. 132) if Debtor has not cured the property tax delinquency.)

Proposed order(s): Unless otherwise ordered, Debtor is directed to lodge via LOU, within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)), a proposed order denying the MTD (dkt. 158) filed by US Bank and joined by Finance California (dkt. 160) and setting the above-referenced deadlines with respect to a motion to sell the Property or refinance, and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

(2) Dates/procedures. This case was filed on 1/10/25.

(a) Bar date: 3/31/25 (Bar Date Order (dkt. 24) timely served, dkt. 30).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Jamie Mazur

Chapter 11

(b) Procedures Order: dkt. 4 (timely served, dkt. 9)

(c) Plan/Disclosure Statement: timely filed (dkt. 102–103) (DO NOT
SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 6/9/26 at 1:00 p.m. No written status
report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Jamie Mazur

Represented By
Michael Jay Berger

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-12114 Patriot Linen Services LLC

Chapter 11

#7.00 Hrg re: Application for Compensation for Mark M Sharf (TR), Trustee,
Period: 1/6/2025 to 2/6/2026, Fee: \$28512, Expenses: \$0.

Docket 205

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8,
3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Patriot Linen Services LLC

Represented By
David Tran
Steven R Fox

Movant(s):

Mark M Sharf (TR)

Pro Se

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-12114 Patriot Linen Services LLC

Chapter 11

#8.00 Cont'd status conference re: Chapter 11 case
fr. 4/4/24, 4/9/24, 5/15/24, 6/25/24, 7/16/24,
8/6/24, 9/10/24, 10/22/24, 12/3/24, 1/28/25, 4/8/25,
10/7/25, 1/20/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the fee application and continue the status conference (which this Court anticipates will be the final status conference), as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

(a) Fee application of Subchapter V Trustee (dkt. 205 & 206), no opposition on file

Allow \$28,512.00 in fees and \$0.00 in expenses, for a total award of \$28,512.00, and authorize and direct payment of the full amounts allowed.

Proposed order: Unless otherwise ordered, Applicant is directed to lodge a proposed order on the foregoing matter via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)).

(2) Deadlines/dates

This Subchapter V case was filed on 3/19/24, and Debtor's plan was confirmed on 12/16/24 (dkt. 164). The tentative ruling is to continue the Post-

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Patriot Linen Services LLC

Chapter 11

Confirmation Status Conference to 4/7/26 at 1:00 p.m., with no written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Patriot Linen Services LLC

Represented By
David Tran
Steven R Fox

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-10593 Eugenio Alfredo Gonzalez

Chapter 11

**#9.00 Hrg re: Motion for Relief from Automatic Stay [PP]
[2021 Mercedes-Benz G63W4, VIN: W1NYC7HJ4MX422200]**

MERCEDES-BENZ VEHICLE TRUST
SUCCESSORS IN INTEREST TO DAIMLER TRUST
VS
DEBTOR

Docket 127

***** VACATED *** REASON: Motion voluntarily dismissed (dkt. 131)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Eugenio Alfredo Gonzalez

Represented By
Leslie A Cohen

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Randall P Mroczynski

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-10593 Eugenio Alfredo Gonzalez

Chapter 11

**#10.00 Hrg re: Motion for Relief from Automatic Stay [PP]
[2021 Mercedes-Benz S580V, VIN: W1K6G7GB1MA023377]**

MERCEDES-BENZ VEHICLE TRUST
SUCCESSORS IN INTEREST TO DAIMLER TRUST
vs
DEBTOR

Docket 128

Tentative Ruling:

Grant as set forth below.

Proposed order(s): Unless otherwise ordered, Movant is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date (per LBR 9021-1(b)(1)(B)) and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling.

Appearances are not required. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

Key documents reviewed (in addition to motion papers): Debtor's limited opposition (dkt. 132)

Termination

Terminate the automatic stay under 11 U.S.C. 362(d)(1).

To the extent, if any, that the motion seeks to terminate the automatic stay in *other* past or pending bankruptcy cases, such relief is denied on the

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... **Eugenio Alfredo Gonzalez** **Chapter 11**
present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a) (4) (Fed. R. Bankr. P.).

Co-debtor stay

Any co-debtor stay (11 U.S.C. 1301(c)) has not been shown to have any basis for any different treatment from the stay under 11 U.S.C. 362(a), so the tentative ruling is to grant the identical relief regarding any co-debtor stay.

Amount of Movant's claim

Debtor filed a limited opposition (dkt. 132) to reserve all rights and objections regarding the amount of debt that Movant alleges is owed with respect to the vehicle. The tentative ruling is that all Debtor's rights with respect to the amount of Movant's claim are reserved, because (a) a motion for relief from the automatic stay is a summary proceeding, *In re Luz, Int'l*, 219 B.R. 837, 842 (9th Cir. BAP 1998) and (b) this hearing does not involve any claim objection or other proceeding that might properly present the question of the precise amount of Movant's claim for this Court's determination.

Party Information

Debtor(s):

Eugenio Alfredo Gonzalez

Represented By
Leslie A Cohen

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Randall P Mroczynski

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-10593 Eugenio Alfredo Gonzalez

Chapter 11

#11.00 Cont'd Status Conference re: Chapter 11 Case
fr. 2/25/25, 3/4/25, 3/18/25, 5/6/25, 6/3/25, 7/8/25,
07/15/25, 9/23/25, 11/4/25, 12/16/25, 1/20/26,
2/10/26, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the motion for relief from the automatic stay filed with respect to Debtor's 2021 Mercedes-Benz S-580, and continue the status conference, all as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) R/S Motion re: 2021 Mercedes-Benz S-580V (dkt. 128), Debtor's limited opposition (dkt. 132), No reply on file

Grant as set forth in the tentative ruling for Calendar No. 10, 3/10/26 at 1:00 p.m.

(2) Dates/procedures. This case was filed on 1/27/25.

(a) Bar date: 4/30/25 (timely served, dkt. 47).

(b) Procedures Order: dkt. 3 (served on creditors, dkt. 9)

(c) Plan/Disclosure Statement: TBD (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 6/9/26 at 1:00 p.m. *Brief* written status report due by 5/26/26.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Eugenio Alfredo Gonzalez

Chapter 11

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Eugenio Alfredo Gonzalez

Represented By
Leslie A Cohen

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10612 Evie Pei-Fang Jeang

Chapter 11

#12.00 Hrg re: State Court Receiver Blake Alsbrook's Motion to Dismiss pursuant to 11 U.S.C. section 1112(B) and 305(a)

Docket 20

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 14, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Evie Pei-Fang Jeang

Pro Se

Movant(s):

Blake Alsbrook

Represented By
Chase Aleksander Stone

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10612 Evie Pei-Fang Jeang

Chapter 11

#13.00 Hrg re: United States Trustee's Motion under 11 U.S.C. section 1112(B) to dismiss, convert or direct the appointment of Chapter 11 trustee

Docket 17

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 14, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Evie Pei-Fang Jeang

Pro Se

Movant(s):

United States Trustee (LA)

Represented By
Ron Maroko

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10612 Evie Pei-Fang Jeang

Chapter 11

#13.10 Hrg re: Debtor's Motion to Continue Hearing,
Extend Time to Respond and Cure Deficiencies

Docket 23

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 14,
3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Evie Pei-Fang Jeang

Represented By
Michael R Totaro

Movant(s):

Evie Pei-Fang Jeang

Represented By
Michael R Totaro
Michael R Totaro
Michael R Totaro

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10612 Evie Pei-Fang Jeang

Chapter 11

#14.00 Cont'd Status Conference re: Chapter 11 Case
fr. 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required by Debtor's proposed counsel, Debtor herself, and any other parties who wish to be heard.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Motion to dismiss filed by State-Court Receiver ("Receiver") (dkt. 20, "Receiver MTD"), Debtor's oppositions (dkt. 27 & 36), Reply (dkt. 40)

Grant the Receiver MTD and dismiss this case with a two year bar to being a debtor in bankruptcy (x) for the reasons stated in the motion and reply papers, (y) in view of the the numerous deficiencies highlighted in this Court's adopted tentative ruling for 2/24/26 (reproduced below), and (z) because Debtor's opposition papers do not sufficiently address or refute the Receiver's arguments and evidence.

Caveat: As always, a debtor who is subject to a bar can seek relief from that bar. See "Procedures of Judge Bason" (available at www.cacb.uscourts.com) (search for "reconsideration").

(b) Motion to dismiss filed by U.S. Trustee ("UST") (dkt. 17, "UST MTD"), Debtor's oppositions (dkt. 27 & 36), Replies (dkt. 39)

Additionally and alternatively, the tentative ruling is to grant the UST MTD and dismiss this case with a two year bar to being a debtor in bankruptcy (x) for the reasons stated in the motion and reply papers, (y) in view of the the numerous deficiencies highlighted in this Court's adopted

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Evie Pei-Fang Jeang

Chapter 11

tentative ruling for 2/24/26 (reproduced below), and (z) because Debtor's opposition papers and papers filed on the docket are not sufficient to overcome all of the deficiencies and lack of compliance raised in the motion papers.

(c) Debtor's motion to continue hearing, extend time to respond and cure deficiencies (dkt. 23, "Extension Motion"), Oppositions of UST (dkt. 24) and Receiver (dkt. 26), no reply on file

Deny for the reasons stated by Receiver and UST.

Proposed orders: Unless otherwise ordered, (x) Receiver is directed to lodge separate proposed orders on the Receiver MTD and Extension Motion, and (y) the UST is directed to lodge a proposed order on the UST MTD via LOU, all within 7 days after the hearing date and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling. See LBR 9021-1(b)(1) (B).

(2) Dates/procedures. This case was filed on 1/23/26.

(a) Bar date: N/A

(b) Procedures Order: dkt. 5 (no proof of service on file)

(c) Plan/Disclosure Statement: N/A

(d) Continued status conference: Off calendar (no further continuances)

Tentative Ruling for 2/24/26:

Appearances required by Debtor and any attorney for Debtor.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

This case has serious problems and this Court is concerned about whether Debtor filed this case in bad faith based on this Court's preliminary

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Evie Pei-Fang Jeang

Chapter 11

review of the motions to dismiss or convert this case filed by the U.S. Trustee ("UST") (dkt. 17, "UST MTD") and State Court Receiver (dkt. 20, "Receiver MTD"). Those motions have been self-calendared for hearings on 3/10/26 at 1:00 p.m., so the tentative ruling is to not set any deadlines for Debtor to cure some of the deficiencies described below at this time, but instead to consider whether Debtor's failure to comply with her disclosure and reporting obligations and appear in proper prosecution of this case are an alternative basis to dismiss this case with a bar to being a debtor in bankruptcy or whether to convert this case, appoint a chapter 11 trustee, or take some other action.

(a) Invalid/untimely service of order setting principal status conference & case status report

This Court's order setting principal status conference and setting various procedures (dkt. 5, "Procedures Order") required Debtor to (x) serve that order on all parties in interest and (y) file a proof of service "no later than two Court days after this order is entered on the docket" (*id.*, p. 1:19-21), or by January 27, 2026. No proof of service was filed by that deadline.

The Procedures Order also required Debtor, at least 14 days before the principal status conference, to (x) file a case status report, (y) serve it on all parties, and (z) file a proof of service. *Id.*, p. 2:7-10. Debtor did not file her case status report until 2/13/26 (*i.e.*, 3 days late). Dkt. 21.

Additionally, Debtor's proof of service (dkt. 21, p. 13) purports to establish that all creditors were served with copies of the Procedures Order and case status report on 1/27/26. First, service must be completed by a non-party (as stated in the first line of the form proof of service), so any service attempted to be completed by a party (*i.e.*, Debtor) in this case is invalid. See *also* Rule 4(c)(2) (Fed. R. Civ. P.) (stating that service must be completed by "[a]ny person who is at least 18 years old and not a party"), made applicable to this contested matter pursuant to Rules 7004 & 9014 (Fed. R. Bankr. P.). Therefore, even if Debtor timely filed her case status report (she did not) and mailed copies of the case status report and Procedures Order to all creditors, service is facially invalid because it was completed by Debtor, a party in this action.

Second, this Court questions why Debtor waited over two weeks to file her case status report if she allegedly served a copy of the report on all creditors on 1/27/26 or, alternatively, whether Debtor has in fact served a

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Evie Pei-Fang Jeang

Chapter 11

copy of the case status report on all parties despite representing under penalty of perjury that she had done so.

The tentative ruling is to set a **deadline of 3/3/26** for Debtor to re-serve these documents and file a proof of service (executed by someone who is not a party and is otherwise qualified to execute a proof of service).

(b) Inaccurate case status report

Debtor's case status report states that she has filed "all bankruptcy schedules, the Statement of Financial Affairs ("SOFA"), and all other documents required by [applicable rules]," and has complied with "all applicable guidelines established by the U.S. Trustee." Dkt. 21, p. 2 (emphasis in original).

That is not accurate. As of the preparation of this tentative ruling Debtor has not filed most of the required case commencement documents that were due 2/6/26. Among others, Debtor has not filed Bankruptcy Schedules A/B, C, or J, a SOFA, or a summary of assets and liabilities. Other documents are incomplete and/or deficient. See dkt. 16. And, based on this Court's review of the United States Trustee's ("UST") motion to dismiss or convert this case (dkt. 17), Debtor is also not in compliance with the UST's reporting requirements.

(c) Budget motion and other "First-Day" motions

Debtor's status report states that a budget motion is not required. Dkt. 21, p. 3. That is not accurate. The posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov) state that all debtors are required to file a budget motion.

Additionally, as of the preparation of this tentative ruling, Debtor has not filed any other typical so-called "first-day" motion(s), and Debtor does not appear to be sufficiently knowledgeable about bankruptcy to determine whether one or more first-day motions is required. See e.g., Debtor Decl. (dkt. 23), p. 3:5-6.

The tentative ruling is to set a **deadline of 3/3/26** for Debtor to file and serve a budget motion. The tentative ruling is to set the **same deadline** for Debtor to file and serve all other "first day" motions that may be required.

(d) Debtor's motion to continue hearing, extend time to respond and cure deficiencies (dkt. 23, "Extension Motion"); Opposition of UST (dkt. 24)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Evie Pei-Fang Jeang

Chapter 11

This matter is not on for today because Debtor has elected to self-calendar the motion for 3/10/26 at 1:00 p.m., concurrent with hearings on the MTDs, so the tentative ruling is not to issue any rulings in connection with this motion at this time.

(2) Dates/procedures. This case was filed on 1/23/26.

(a) Bar date: TBD (DO NOT SERVE notice yet - court will determine whether to prepare an order after the status conference).

(b) Procedures Order: dkt. 5 (see part "(1)(a)" above regarding deficient/untimely service)

(c) Plan/Disclosure Statement: file by TBD (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 3/10/26 at 1:00 p.m. No written status report is required.

Party Information

Debtor(s):

Evie Pei-Fang Jeang

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-21059 Eden on Brand, Inc.

Chapter 11

#15.00 Cont'd Status Conference re: Chapter 11 Case
fr. 12/16/25, 01/06/26, 2/10/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Chapter 11 Plan

Debtor's deadline to file a Plan is on 3/9/26 – after the date of preparation of this tentative ruling – so there is no tentative ruling regarding any potential issues with Debtor's Plan. This Court anticipates addressing any issues regarding the Plan orally at the hearing.

(b) Filing of financial information

In the statement required by 11 U.S.C. 1116 filed on 1/31/26, Debtor represents that it "has substantially completed the preparation of ... financial information," and that it anticipates filing the remaining materials "on or before the continued status conference." Section 1116 Stmt. (dkt. 49) para. 4 (p. 2:22–28). Debtor is directed to address the status of the filing of this information at the status conference.

(2) Dates/procedures. This Subchapter V case was filed on 12/9/25.

(a) Bar date: 2/17/26 per General Order 20-01 (70 days after petition date in Subchapter V cases) (DO NOT SERVE any notice: one has already been sent, see dkt. 21).

(b) Procedures Order: dkt. 3 (timely served, dkt. 12)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Eden on Brand, Inc.

Chapter 11

(c) Plan/Disclosure Statement: file by 90 days after the petition date (per 11 U.S.C. 1189(b)) (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 3/24/26 at 1:00 p.m. (a shorter continuance is appropriate to facilitate the prompt establishment of deadlines with respect to plan confirmation). No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Eden on Brand, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-14827 Dog Robber Inc.

Chapter 11

#16.00 Cont'd Status Conference re: Chapter 11 Case
fr. 6/12/25, 6/17/25, 7/8/25, 8/19/25, 9/9/25, 10/7/25
11/4/25, 12/2/25, 12/16/25, 1/6/26, 2/10/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Set a continued post-confirmation status conference in this lead case, as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

This Court has reviewed the filed documents and records in these three related bankruptcy cases, and has no issues to raise *sua sponte*.

(2) Dates/procedures. The Dog Robber case was filed on 6/6/25; Benny & Marys on 6/6/25; Mimosas on 6/12/25.

- (a) Bar date: Dog Robber 9/15/25 (per Order dkt. 55; timely served dkt. 59); Benny & Marys 8/15/25 (per General Order 20-01); Mimosas 8/21/25 (*id.*).
- (b) Procedures Order: Dog Robber dkt. 4 (timely served, dkt. 6); Benny & Marys dkt. 3 (timely served, dkt. 5); Mimosas dkt. 6 (timely served, dkt. 8)
- (c) Plan/Disclosure Statement: Joint Plans (dkt. 153) confirmed on 3/4/26 (dkt. 221).
- (d) Continued post-confirmation status conference: 7/14/26 at 1:00 p.m. Post-confirmation status reports for each of the three

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Dog Robber Inc.

Chapter 11

related Debtors, containing the information set forth in LBR
3020-1(b), due by 6/30/36.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Dog Robber Inc.

Represented By

Richard L. Sturdevant

Andy C Warshaw

David M Goodrich

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:25-14827 Dog Robber Inc.

Chapter 11

#16.10 Hrg re: Post Confirmation Status Conference

Docket 222

Tentative Ruling:

[This calendar item is an erroneous duplicate of Calendar No. 16, 3/10/26 at 1:00 p.m. (the "Status Conference" occurring post-confirmation and the "Post Confirmation Status Conference" are the same thing).]

Party Information

Debtor(s):

Dog Robber Inc.

Represented By
Richard L. Sturdevant
Andy C Warshaw
David M Goodrich

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-19904 Georgia K Bode

Chapter 11

#17.00 Cont'd status conference re: Chapter 11 case
fr. 1/7/25, 2/25/25, 4/8/25, 5/6/25, 6/24/25, 8/5/25,
9/23/25, 10/7/25, 11/4/25, 11/18/25, 12/16/25,
1/6/26, 2/10/26, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:
Appearances required.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Settlement efforts & related dates/deadlines

Counsel for Debtor and Mr. Leon are directed to appear to address (x) whether the parties will participate in a further mediation session before Judge Jury or if this Court should set a date for this Court to conduct a settlement conference or take some other action, and (y) whether this Court should adopt the following amended deadlines in connection with the related turnover action (*Bode v. Luna et al.*, Adv. No. 2:24-ap-01273-NB): (1) 3/30/26 to file witness and exhibit lists; 4/6/26 to file expert reports, and (z) continue the trial to commence on 5/5/25 at 9:00 a.m.

(b) Deadline for Debtor to file disclosure statement and amended plan

At the last hearing on 1/20/26 this Court was persuaded to vacate the existing deadlines for Debtor to file a disclosure statement and amended plan. The parties are directed to address what deadline this Court should set for Debtor to file (NOT SERVE - except the U.S. Trustee) those documents.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Georgia K Bode

Chapter 11

- (2) Dates/procedures. This case was filed on 12/4/24.
- (a) Bar date: 4/11/25 (dkt. 33) (timely served, dkt. 36).
 - (b) Procedures Order: dkt. 6 (not timely served, but served soon after deadline, which gives notice of matters therein, dkt. 10)
 - (c) Plan (dkt. 140)/Disclosure Statement: See part "(1)(b)" above.
 - (d) Continued status conference: 5/10/26 at 1:00 p.m. *Brief* status report due 4/28/26.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#18.00 Cont'd hrg re: Emergency Motion for Authority to Use (A) Cash Collateral on an Interim Basis Pending Final Hearing; and (B) Grant Replacement Liens fr. 1/9/26, 01/20/26, 01/26/26, 2/3/26, 2/10/26, 2/24/26

Docket 15

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 19, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Alpine Corporation

Represented By
Michael S Kogan

Movant(s):

Alpine Corporation

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#19.00 Cont'd Status Conference re: Chapter 11 Case
fr. 1/9/26, 01/20/26, 01/26/26, 2/3/26, 2/10/26,
2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Appearances required by Debtor and Bank to address issues pertaining to cash collateral.

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Cash collateral motion (dkt. 15); Rule 4001 Statements (dkt. 16 & 77); Declaration (dkt. 17); Statement of Creditor Israel Discount Bank of New York ("Bank") (dkt. 31); Notice of continued hearing (dkt. 41); Memorialization of (mostly adopted) tentative rulings (dkt. 51); interim cash collateral orders (dkt. 64, 122, 149, 206); Bank's supplements (dkt. 66, 100, 123, 132, 135, 175, 200, 207); Debtor's supplements (dkt. 121, 128, 131, 176, 203)

The parties are directed to address the matters set forth in their most recent supplemental papers regarding the use of cash collateral. See dkt. 200 & 207 (Bank's most recent supplemental papers) & dkt. 203 (Debtor's most recent supplemental papers).

This Court is particularly troubled that Debtor did not comply with this Court's oral ruling directing Debtor to meet and confer with Bank. Many of the issues raised by Debtor presumably could have been resolved, or at least the parties' differences could have been clarified, if the parties actually had met and conferred as ordered by this Court. See, e.g., Debtor Rpt. (dkt. 203) p. 4:1-4 (blaming some disparities on difference between book value and fair market value), p. 5:9-17 (blaming missed adequate protection and rent

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Alpine Corporation

Chapter 11

payments on cash flow delays based on vendors switching from credit to COD), *and* p. 8:7-14 (alleging that Bank's representatives were unaware of information provided to Bank).

Bank is directed to address what remedies it proposes. Debtor is directed to respond.

If this Court is persuaded to authorize Debtor's further interim use of cash collateral, the tentative ruling is to set a continued cash collateral hearing contemporaneous with the continued status conference (see part "(2) (d)" of this tentative ruling, below).

(2) Dates/procedures. This case was filed on 1/5/26.

- (a) Bar date: TBD (DO NOT SERVE notice yet - *court will prepare an order after the Principal Status conference*).
- (b) Procedures Order: dkt. 7 (served slightly late, but sufficient to give adequate notice, dkt. 42).
- (c) Plan/Disclosure Statement: TBD (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
- (d) Continued status conference: 3/24/26 at 1:00 p.m., concurrent with other matters. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Alpine Corporation

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#20.00 Cont'd hrg re: Objection to Claim #4 by The Evergreen Advantage, LLC
fr. 2/10/26, 2/24/26

Docket 205

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 22,
3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Movant(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#21.00 Cont'd Combined hrg re: Final Approval of Disclosures and Plan Confirmation
fr. 07/17/25, 8/19/25, 9/23/25, 10/7/25, 11/4/25, 12/2/25,
1/6/26, 2/10/26, 2/24/26

Docket 1

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 22, 3/10/26 at 1:00 p.m.).

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#22.00 Cont'd Status Conference re: Chapter 11 Case
fr. 4/8/25, 4/22/25, 6/24/25, 07/17/25, 8/19/25, 9/23/25,
10/7/25, 11/4/25, 12/2/25, 1/6/26, 2/10/26, 2/24/26

Docket 1

Tentative Ruling:

**Tentative Ruling for 3/10/26:
Appearances required.**

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted tentative rulings.

(1) Current issues

(a) Debtor's objection to Claim No. 4, Asserted by the Evergreen Advantage LLC (the "Evergreen Claim") (dkt. 205, the "Claim Objection"), Amended notice (dkt. 207); Evergreen opposition (dkt. 214), Zuckerman Decl. (dkt. 215) and supporting exhibits (dkt. 218), Hilbert Decl. (dkt. 216); Debtor's reply (dkt. 219); Supplement to Zuckerman Decl. and request to authorize untimely filing of supplement (dkt. 220), Debtor's objection to Supp. Zuckerman Decl. (dkt. 221), Continuance stip. (dkt. 222) and order thereon (dkt. 224)

Without disclosing any confidential settlement communications, the parties are directed to provide a report on the settlement conference conducted by the SubChapter V Trustee. See dkt. 222 & 224 (stipulation to continue claim objection hearing to allow settlement conference to proceed, and order thereon).

To the extent that the parties' issues remain unresolved, the parties should be prepared to address procedural and scheduling issues including whether and when to hold an evidentiary hearing.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

(b) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45); Debtor's status report re: Plan confirmation (dkt. 163)

The tentative ruling is that it would be premature to conduct further proceedings on plan confirmation until the Claim Objection (see part "(1)(a)," above) is resolved.

(c) Objection of Evergreen (dkt. 227) to notice re insider compensation (dkt. 217)

There is no tentative ruling. The parties are directed to address the issues raised by Evergreen.

(2) Dates/procedures. This case was filed on 10/6/24 and reassigned to Judge Bason on 3/3/25 (dkt. 65).

(a) Bar date: 3/14/25 (Bar Date Order (dkt. 60) timely served, dkt. 59)

(b) Procedures Order: dkt. 67 (served on 3/11/25, dkt. 79 pp. 15–16)

(c) Plan/Disclosure Statement: timely filed on 5/29/25 (dkt. 129).

(d) Post-confirmation status conference: 4/21/26 at 1:00 p.m. No written status report required.

[EXCERPTS FROM:] Tentative Ruling for 8/19/25:

(1) Current issues

(e) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45); Debtor's status report re: Plan confirmation (dkt. 163)

The tentative ruling is not to set any briefing schedule at this time, and instead to direct the parties to continue their efforts to conclude discovery and continue to meet and confer about scheduling and procedures. Meanwhile, the tentative ruling is to continue the confirmation hearing to be concurrent with the continued Status Conference (see part "(2)(d)" of this Tentative Ruling, below).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church
* * *

Chapter 11

**[EXCERPTS FROM:] Tentative Ruling for 7/17/25:
Appearances required.**

* * *

(1) Current issues

(a) Background

Debtor, a church with historic roots that is located in the Watts neighborhood of Los Angeles, seeks confirmation of its Subchapter V Plan of Reorganization (dkt. 98, the "Plan"). A key component of the Plan is the sale of property located at 1407 E. Kramer Drive, Carson, CA 90746 (the "Kramer Property"), which Debtor previously used as a parsonage. The hearing to confirm Debtor's Plan (the "Confirmation Hearing") has been scheduled to take place concurrently with the hearing on Debtor's motion to approve the sale of the Kramer Property (dkt. 131–32, 134, & 136–37, the "Sale Motion").

In addition to the Kramer Property, Debtor also owns several adjacent parcels of real property – located at 10121 S. Central Ave., 10207 S. Central Ave., 10203 S. Central Ave., and 1143/1149 E. 102d St., Los Angeles, CA – which Debtor operates as a church (the "Church Property"). (The Church Property consists of a commercial building that Debtor uses to conduct worship services and an adjacent parking lot.)

Evergreen Advantage, LLC ("Evergreen") asserts a secured claim against the Church Property, in the amount of approximately \$2,587,622.91, plus attorney fees, costs of collection, and interest (the "Evergreen Claim"). Evergreen Opp. (dkt. 138) p. 4:13–17. Debtor has commenced an action against Evergreen in the Superior Court of the State of California for the County of Los Angeles (the "State Court") challenging the validity of the Evergreen claim. Plan (dkt. 98) Ex. E (the "State Court Litigation").

Debtor's plan hinges upon a sale of the Kramer Property [which has been authorized and has now closed, with net proceeds of \$575,643.53: see dkt. 161]. * * * [See *also*] Issa Decl. (dkt. 144) ¶ 6 (p. 15:7–14) [projecting \$587,179.00 net proceeds available to fund the Plan]. Debtor also represents that it has received "a Plan funding commitment from the Christian Methodist Church for up to \$125,000.00 to fund any operating or Plan requirements over the Plan term" Plan (dkt. 98) art. 7, ¶ 2 (p. 5).

Pending resolution of Debtor's challenge to the validity of the

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... **Hays Tabernacle CME Church**

Chapter 11

Evergreen Claim, Debtor's Plan proposes to make interest-only payments to Evergreen of \$12,500.00 per month for 36 months (calculated by paying 6.2% interest on the \$2,445,201.54 amount set forth in Evergreen's proof of claim). Issa Decl. (dkt. 144) ¶¶ 11 & 14 (p. 16:15–16 & 17:13–16); Plan (dkt. 98) art. 7 ¶ 8 (p. 5); Reply (dkt. 144) p. 5:19–25. J. Michael Issa, Debtor's valuation expert, testifies that the contemplated interest payments are "consistent with the current market terms for church real estate loans." Issa Decl. (dkt. 144) ¶ 14 (p. 17:13–18). These interest-only payments would be funded from the net proceeds of the sale of the Kramer Property and the contribution from Christian Methodist Church. Issa Decl. (dkt. 144) ¶ 18(a) (p. 19:4–7). The Plan provides that any amount remaining on the Evergreen Claim after the 36 months of interest-only payments will be satisfied through a balloon payment funded "from additional contributions" or "refinancing or sale" of the Church Property. Plan (dkt. 98) art. 7 ¶ 8 (p. 5).

* * *

(b) Sale motion ...

* * *

(c) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45)

(i) Cramdown standards

The requirements for confirmation of a Subchapter V plan are set forth in 11 U.S.C. 1191, which generally incorporates with modifications 11 U.S.C. 1129(a)-(b). A nonconsensual plan nevertheless may be confirmed if "the plan does not discriminate unfairly, and is fair and equitable, with respect to each class of claims or interests that is impaired under, and has not accepted, the plan." 11 U.S.C. 1191(b).

(A) Unfair discrimination

A plan unfairly discriminates if similar claims are treated differently without a reasonable basis for the disparate treatment. See, e.g., *In re Acequia, Inc.*, 787 F.2d 1352, 1364 (9th Cir. 1986) ("The Collier treatise states that this provision requires that a plan 'allocate[] value to the class in a manner consistent with the treatment afforded to other classes with similar legal claims against the debtor'") (citation omitted).

(B) Fair and equitable

"[T]he condition that a plan be fair and equitable with respect ... to a

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

class of secured claims” includes the requirement that “the plan meets the requirements of section 1129(b)(2)(A).” 11 U.S.C. 1191(c)(1). Under 11 U.S.C. 1129(b)(2)(A), the “fair and equitable” requirement includes the following requirement:

- (i)
 - (I) that the holders of such claims retain the liens securing such claims, whether the property subject to such liens is retained by the debtor or transferred to another entity, to the extent of the allowed amount of such claims; and
 - (II) that each holder of a claim of such class receive on account of such claim deferred cash payments totaling at least the allowed amount of such claim, of a value, as of the effective date of the plan, of at least the value of such holder's interest in the estate's interest in such property;
- (ii) for the sale, subject to section 363(k) of this title, of any property that is subject to the liens securing such claims, free and clear of such liens, with such liens to attach to the proceeds of such sale, and the treatment of such liens on proceeds under clause (i) or (iii) of this subparagraph; or
- (iii) for the realization by such holders of the indubitable equivalent of such claims. [11 U.S.C. 1129(b)(2)(A).]

Section 1191(b) specifies additional requirements that are necessary, but not sufficient, to satisfy the “fair and equitable” test. (As one court explained in, the statute uses the term “includes” to make clear that the specific requirements delineated therein are only the “minimal standards [that] plans must meet,” and that the statute “is not to be interpreted as requiring that every plan not prohibited be approved.” *Matter of D & F Const. Inc.*, 865 F.2d 673, 675 (5th Cir. 1989).) Those additional requirements are as follows:

- (2) As of the effective date of the plan--
 - (A) the plan provides that all of the projected disposable income of the debtor to be received in the 3-year period, or such longer period not to exceed 5 years as the court may fix, beginning on the date that the first payment is

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

due under the plan will be applied to make payments under the plan; or
(B) the value of the property to be distributed under the plan in the 3-year period, or such longer period not to exceed 5 years as the court may fix, beginning on the date on which the first distribution is due under the plan is not less than the projected disposable income of the debtor.

(3)

(A) The debtor will be able to make all payments under the plan; or

(B)

(i) there is a reasonable likelihood that the debtor will be able to make all payments under the plan; and

(ii) the plan provides appropriate remedies, which may include the liquidation of nonexempt assets, to protect the holders of claims or interests in the event that the payments are not made. [11 U.S.C. 1191(c)(2)–(3).]

(ii) "Good faith" and allegedly "unfair discrimination" objections: overrule in part

The tentative ruling is that the "good faith" inquiry is narrow. The authorities cited by Debtor are far more on point about the scope of the "good faith" inquiry than Evergreen's citations. As Debtor correctly notes, the Court of Appeals for the Ninth Circuit (the "Ninth Circuit") has held that the statute "directs courts to look only to the proposal of a plan, not the terms of the plan." *Garvin v. Cook Investments NW, SPNWY, LLC*, 922 F.3d 1031, 1035 (9th Cir. 2019) (emphasis added, citations omitted).

Note 3: *Garvin* also stated that "[c]ases directing courts to look to the 'totality of the circumstances' to determine whether a plan was proposed in good faith do not change the analysis here," and courts must still "determine whether the plan achieves a result consistent with the objectives and purposes of the Code." *Id.* at 1036 n. 3 (citations omitted; emphasis added). In this Court's view, *Garvin* is best understood as refining but not changing the analysis.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

That is, the primary focus of the "good faith" inquiry must be upon whether the plan "was lawfully proposed," *Garvin*, 922 F.3d. 1031, 1036. But in conducting that inquiry, this Court need not disregard other considerations – including, for example, whether the Plan achieves results consistent with the objectives and purposes of the Code.

The tentative ruling is that Evergreen has not made a sufficient showing that the filing of this bankruptcy case was lacking in good faith, for two reasons. (A) Debtor is a charitable/religious institution, and Evergreen has not shown any way that Debtor could have posted a bond or paid Evergreen without liquidating some of the assets that it uses for its charitable/religious activities, so Debtor had a legitimate need for bankruptcy relief. (B) Although Evergreen emphasizes that it is in the business of short term and high interest loans, it took the risk when it made the loan of a future bankruptcy case by Debtor, including the possibility that the loan repayment terms would be adjusted as permitted by the Bankruptcy Code.

Similarly, the tentative ruling is that Evergreen has not shown that it is unfair to provide for payment of (undisputed and small) claims immediately upon the effective date of the proposed Plan while deferring payments on the (much larger, disputed) claim of Evergreen until after final resolution of that claim, and thereafter for some months so that Debtor has some time to pay any such allowed claim through a refinance, a sale, or other means, without unduly disrupting Debtor's charitable/religious functions. *See, e.g., In re Barakat*, 99 F.3d 1520, 1524–25 (9th Cir. 1996) (permitting separate classification where supported by a legitimate business or economic justification).

On the other hand, Debtor has not responded to Evergreen's allegation that Debtor has allowed the State Court litigation to languish during this bankruptcy case, including that Debtor has not filed a motion for leave to file its proposed Fifth Amended Complaint. *See* Evergreen Obj. (dkt. 138) p. 7:10-12. Debtor is directed to address that issue at the hearing.

(iii) Feasibility and "appropriate remedies" objection: overrule

On the one hand, it is true that there are some weaknesses in Debtor's evidence of feasibility. Debtor's cash flow has not been shown to be as reliable as it might be, and Debtor provides insufficient evidence of "back stop" funding by the Ninth Episcopal District Christian Methodist Episcopal

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

Church, Inc. because this Court does not interpret Bishop Hames' declaration as a contractual or otherwise binding and enforceable commitment to fund the full dollar amount that might be needed (up to \$125,000.00). See Decl. (dkt. 144) p. 13.

On the other hand, the tentative ruling is that Debtor's net proceeds from the sale of the Kramer Property (well over \$500,000.00) plus Debtor's ability in future to refinance or sell the collateral already pledged to Evergreen, are more than sufficient evidence of feasibility. See, e.g., Liquidation Analysis (Plan, dkt. 98, Ex. B, at Bates p. 25) (based on Debtor's sworn schedules etc.).

Because of this more than sufficient evidence that Debtor "will" be able to make all payments under the plan (11 U.S.C. 1191(c)(3)(A)), the tentative ruling is that Debtor is not required to provide specific remedies such as liquidation of its assets (11 U.S.C. 1191(c)(3)(B)). The tentative ruling is that this is particularly appropriate in view of Debtor's charitable/religious mission, and the disruption if not destruction of that mission if liquidation were to be the draconian result of any default under the Plan. In addition, the tentative ruling is that it would be inappropriate to lock Debtor into any specific remedy, such as liquidation, in view of the uncertain future of interest rates and hence Debtor's ability to refinance its debt to Evergreen (if that debt is eventually allowed), as well as the uncertain future regarding any sale of the Church Property, and all other unknowns. In sum, the tentative ruling is that Debtor will be able to make all payments under the Plan, and that even if Debtor were to default under the Plan Evergreen is adequately protected, and it would be inappropriate to lock Debtor into specific remedies in the event of such a default.

(iv) Failure to provide proper calculations for present value of lien (11 U.S.C. 1191(c)(1)): sustain in part

The Plan contemplates that Evergreen has a secured claim of roughly \$2.45 million (Plan section 2.04, dkt. 98 p. 2), and apparently contemplates an interest rate of 6.2% (see Issa Decl., dkt. 144, p. 17:14-15) (although this Court has not found that rate stated in the Plan), apparently resulting in estimated payments of \$12,500.00 per month if the claim were to be allowed in full and were to be amortized on a straight line basis. See Plan (dkt. 98) p. 5, Article 7, section 8. The parties disagree whether these provisions satisfy the "present value" requirement in 11 U.S.C. 1191(c)(1) (incorporating 11

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

U.S.C. 1129(b)(2)(A)).

Evergreen objects that its claim is much higher when postpetition default interest is taken into account (closer to \$2.6 million), not to mention attorney fees and any other costs and charges. See Evergreen Obj. (dkt. 138) pp. 4:28-5:7 & p. 13:8-13. Debtor counters by objecting to Evergreen's evidence of this dollar amount (dkt. 145) but, although the tentative ruling is to sustain that objection, the tentative ruling is also that this Court can take into account, as argument by Evergreen, that Debtor has not provided any backup for its own calculations, and that, under 11 U.S.C. 506(b) and decisions of higher courts, Evergreen's potential claim must include default interest during the pendency of this bankruptcy case prior to any new interest rate under any confirmed Plan. See, e.g., *Gen. Elec. Cap. Corp. v. Future Media Prods., Inc.*, 547 F.3d 956, 961 (9th Cir. 2008) (citing 4 *Collier on Bankruptcy*, ¶ 506.04[2][b][iii] (15th Ed.1996) ("The bankruptcy court should apply a presumption of allowability for the contracted for default rate, 'provided that the rate is not unenforceable under applicable nonbankruptcy law.'"); *Beltway One, supra*, 547 B.R. 819, 826-31.

The tentative ruling is that an evidentiary hearing will be required (absent an agreement of the parties) in order to determine (A) the proper dollar amount of Evergreen's (disputed) claim for purposes of any proposed Plan (e.g., as of 7/17/25 with a daily adjustment for every day thereafter) and (B) the appropriate cramdown rate of interest. The parties are directed to address whether this Court should set any evidentiary hearing and related procedures.

Alternatively, instead of setting any deadlines and evidentiary hearing at this current hearing it might be appropriate to provide a continuance and direct the parties to meet and confer about whether they can agree on the procedures or substance related to the Evergreen claim. The tentative ruling is to adopt the latter procedure and continue the hearing on confirmation of the Plan to address any proposed amendment to it, with a continued hearing on the same date and time as the continued Status Conference set forth below (see part "(2)(d)" of this Tentative Ruling, below). Meanwhile, the tentative ruling is to direct the parties to meet and confer about a possible resolution of the Evergreen objections.

(2) Dates/procedures. This case was filed on 10/6/24 and reassigned to Judge Bason on 3/3/25 (dkt. 65).

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

- (a) Bar date: 3/14/25 (Bar Date Order (dkt. 60) timely served, dkt. 59)
- (b) Procedures Order: dkt. 67 (served on 3/11/25, dkt. 79 pp. 15–16)
- (c) Plan/Disclosure Statement: timely filed on 5/29/25 (dkt. 129).
- (d) Continued status conference: 8/19/25 at 1:00 p.m. No written status report is required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#1.00 Hrg re: Motion For Order Authorizing (1) Sale of Real Property Commonly Known as 143 S. Highland Ave., Los Angeles, California, Free and Clear of All Liens, Claims and Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f) and Subject to Overbid; and (2) Payment of Real Estate Brokers' Commission

Docket 1299

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 3, 3/10/26 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

Adv#: 2:23-01152 Menlo, co-trustee of the Franklin Menlo Irrevocabl v. Klein

- #2.00** Cont'd Status Conference re: Complaint for Nondischargeability of Debt, and Denial of Discharge Under Bankruptcy Code sections 523, 727
fr. 4/8/25, 5/6/25, 9/23/25, 12/2/25

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Continue the status conference as set forth below. Appearances are not required on 3/10/26. (If you wish to contest the tentative ruling, see the Posted Procedures of Judge Bason, available at www.cacb.uscourts.gov, then search for "tentative rulings.")

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

This Court has reviewed Plaintiff's unilateral status report (adv. dkt. 87), the Stevens declaration (adv. dkt. 88), Debtor's (untimely) report (declaration) (adv. dkt. 89) and the other filed documents and records in this adversary proceeding and has no issues to raise *sua sponte* at this time.

(2) Standard requirements

The following are Judge Bason's standard requirements for status conferences. (To the extent that the parties have already addressed these issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

Matters of venue, jurisdiction, and authority have been determined

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

and/or waived or forfeited (adv. dkt. 45, p. 4 & adv. dkt. 65, p. 4)

(b) Mediation

The tentative ruling is not to order mediation at this time.

(c) Deadlines

This adversary proceeding has been pending since 5/11/23.

The scheduled deadlines and/or hearing/trial date(s) have been memorialized in this Court's written order (adv. dkt. 85) except as modified/supplemented below.

Unilateral Status Report from Plaintiff: 4/28/26

Continued status conference: 5/12/26 at 2:00 p.m.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Leslie Klein

Pro Se

Defendant(s):

Leslie Klein

Pro Se

Plaintiff(s):

Franklin Menlo, co-trustee of the

Represented By

Paul P Young

Nikko Salvatore Stevens

Armen Manasserian

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#3.00 Cont'd Status Conference re: Chapter 11 Case
fr. 4/8/25, 4/22/25, 05/01/25, 5/6/25, 5/20/25, 6/3/25,
6/17/25, 6/24/25, 07/15/25, 8/5/25, 8/12/25, 9/9/25,
9/23/25, 10/7/25, 10/21/25, 11/18/25, 12/2/25, 12/16/25,
01/20/26, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 3/10/26:

Grant the sale motion and continue the status conferences, as set forth below. Appearances required on Calendar nos. 1 and 3 (3/10/26 at 2:00 p.m.).

If you are making an appearance, you may do so (1) in person in the courtroom, unless the Court has been closed (check the Court's website for public notices), (2) via ZoomGov video, or (3) via ZoomGov telephone. For ZoomGov instructions for all matters on calendar, please see page 1 of the posted Tentative Rulings.

(1) Current issues

(a) Motion for order approving sale of 143 S. Highland Avenue property ("Highland Property") (dkt. 1299, "Sale Motion"), no opposition on file

The tentative ruling is to grant the Sale Motion and authorize a sale free and clear of all liens, claims and interests under 11 U.S.C. 363(b) and 363(f)(3) (sale price greater than all liens) - and implicitly also under 11 U.S.C. 363(f)(4) (bona fide dispute) to the extent that Trustee disputes the payoff amount to the holder of the first deed of trust (see dkt. 1299 pp. 5:18-6:8) - subject to any overbids at the hearing.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

Caveat: Trustee has proposed a sale that on its face is a net negative to the estate (estimated at -\$17,511.17, per dkt. 1299 at PDF p. 82 of 90). In addition, disposition of the property involved additional expenses including the expenses associated with evicting the tenant at the property. See Surcharge Motion (dkt. 1320) p. 4:5-9 and Ex. A (requesting approx. \$207,853.39 surcharge).

This Court presumes that Trustee's business judgment in proposing this sale is predicated on the net negative figure turning into a net positive if (x) this Court grants the Trustee's surcharge motion (dkt. 1320), and/or (y) there is sufficient overbidding at the hearing on this motion. But the tentative ruling is that this Court may revisit the issue of the business judgment of Trustee and/or his counsel in connection with any future fee applications if it turns out that this proposed transaction is a net negative for the estate.

To be clear, this Court does not intend to apply "20/20 hindsight." But in the event that the bankruptcy estate loses money on this transaction then this Court does intend to examine whether Trustee and his counsel, who currently know more than this Court about the cost/benefit analysis, have appropriately exercised their discretion viewed from the dates when the decisions were made to attempt to evict the tenant and market and sell the subject property.

The tentative ruling is also (x) to approve the proposed overbid procedures, (y) to grant the request to waive the 14-day stay (Rule 6004(h), Fed. R. Bankr. P.) and, (z) if the winning bidder seeks a "good faith" finding (11 U.S.C. 363(m)), to require that they file declaration(s), prior to the lodging of any order containing any such finding, substantially in the form set forth in the posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov).

Proposed order(s): Unless otherwise ordered, Trustee is directed to lodge proposed order(s) on the matter(s) addressed here via LOU within 7 days after the hearing date and attach a copy of this tentative ruling, thereby incorporating it as this Court's actual ruling. See LBR 9021-1(b)(1)(B).

(b) Menlo dischargeability action (Adv. No. 2:23-ap-01152-NB)

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

Continue the status conference as set forth in the tentative ruling for calendar no. 2 on today's calendar (3/10/26 at 2:00 p.m.).

(2) Dates/procedures. This case was filed on 2/22/23 as a Subchapter V case. The petition was amended to remove the Subchapter V election and proceed as a chapter 11 case on 3/8/23. See dkt. 33, 37 & 43. On 5/17/23 this Court directed the appointment of a chapter 11 trustee (dkt. 142) and on 5/24/23 Bradley D. Sharp was appointed as trustee. Dkt. 151, 154, 155 & 156.

- (a) Bar date: 5/3/23 (see dkt. 10, 12 & 18)
- (b) Procedures Order: dkt. 950 (timely served, dkt. 953)
- (c) Plan (dkt. 1311)/Disclosure Statement (dkt. 1312): Disclosure statement approved on 2/24/26 & confirmation hearing scheduled for 4/21/26 at 2:00 p.m. See dkt. 1316.
- (d) Continued status conference: 3/24/26 at 2:00 p.m. (concurrent with other matters). No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, March 10, 2026

Hearing Room 1545

2:00 PM

2:21-19430 Hamid Redjal

Chapter 7

Adv#: 2:23-01493 Dye v. Redjal et al

#4.00 Cont'd hrg re: Discovery Dispute
fr. 11/18/25, 01/20/26

Docket 1

***** VACATED *** REASON: Matter to be heard at 11:00 am (dkt. 34)**

Tentative Ruling:

Party Information

Debtor(s):

Hamid Redjal

Represented By
Omero Banuelos

Defendant(s):

Nasser Redjal

Represented By
Omero Banuelos

Ivy Gonzales Redjal

Represented By
Omero Banuelos

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena