

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

Tuesday, June 2, 2026

Hearing Room 1545

9:00 AM

2:00-000000

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: 161 295 5548

Password: 234420

Meeting URL: <https://cacb.zoomgov.com/j/1612955548>

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

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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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-18278 Cheryl Lynn Veal

Chapter 13

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

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs
DEBTOR

Docket 52

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 Trustee's response, dkt. 59).

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):

Deutsche Bank National Trust

Represented By
Joseph C Delmotte
Sarah Arlene Dooley-Lewis

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Hearing Room 1545

10:00 AM

CONT... Cheryl Lynn Veal

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:23-10652 Ernesto Chavez, Jr.

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 127

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 Trustee's response, dkt. 130).

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):

Ernesto Chavez Jr.

Represented By
D Justin Harelik

Movant(s):

U.S. Bank Trust National

Represented By
Theron S Covey
Sean C Ferry
Sarah Arlene Dooley-Lewis
Shana Stark

**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

CONT... Ernesto Chavez, Jr.

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-16747 Ian Carlo Rosales Toledo

Chapter 13

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

LOANDEPOT.COM, LLC
vs
DEBTOR

Docket 46

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 Trustee's response (dkt. 49)).

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):

Ian Carlo Rosales Toledo

Represented By
Stephen L Burton

Movant(s):

loanDepot.com, LLC

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Ian Carlo Rosales Toledo

Chapter 13

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1545 Calendar**

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-10926 Nicholas Alexander Agar

Chapter 13

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

THS MSR HOLDINGS LLC
vs
DEBTOR

Docket 20

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))

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

**United States Bankruptcy Court
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10:00 AM

CONT... **Nicholas Alexander Agar** **Chapter 13**

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):

Nicholas Alexander Agar

Represented By
David H Chung

Movant(s):

TH MSR Holdings LLC, and its

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
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-20562 Roberto Cesar Urena

Chapter 13

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

JPMORGAGE CHASE BANK, NATIONAL ASSOCIATION
vs
DEBTOR

Docket 36

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 Trustee'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 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):

Roberto Cesar Urena

Represented By
Raymond Perez

Movant(s):

JPMorgan Chase Bank, National

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
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Los Angeles
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CONT... Roberto Cesar Urena

Chapter 13

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1545

10:00 AM

2:25-11910 Sona Boghossian

Chapter 13

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

CMG MORTGAGE INC
vs
DEBTOR

Docket 43

***** VACATED *** REASON: Withdrawal of Motion (dkt. 49).**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sona Boghossian

Represented By
Sevan Gorginian

Movant(s):

CMG Mortgage, Inc.

Represented By
Daniel I Singer

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-10287 Steve A Rowles

Chapter 13

#7.00 Hrg re: Motion for Relief From Automatic Stay [RP]

LEGACY MORTGAGE ASSET TRUST 2018-RPL3
vs
DEBTOR

Docket 36

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

(see Debtor's response (dkt. 42)).

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):

Steve A Rowles

Represented By
Joshua Sternberg

Movant(s):

Legacy Mortgage Asset Trust 2018-

Represented By
Nichole Glowin

Trustee(s):

Kathy A Dockery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1545

10:00 AM

2:25-21068 Tammie Larae Bowser

Chapter 7

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs
DEBTOR

Docket 80

***** VACATED *** REASON: Resolved per stipulation (dkt.124)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tammie Larae Bowser

Pro Se

Movant(s):

JPMorgan Chase Bank, National

Represented By
Genail Nemovi

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung
Roquemoore Pringle & Moore, Inc.

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-12029 Steven Fabricio Rivera-Ayala

Chapter 7

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

FORD MOTOR CREDIT COMPANY, LLC
vs
DEBTOR

Docket 11

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)).

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)(4)

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CONT... **Steven Fabricio Rivera-Ayala**
(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):

Steven Fabricio Rivera-Ayala

Represented By
Paul C Nguyen

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-13084 Dominique Daviann Gillis

Chapter 7

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

EXETER FINANCE LLC
vs
DEBTOR

Docket 10

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)) [

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

**United States Bankruptcy Court
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CONT... Dominique Daviann Gillis Chapter 7

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):

Dominique Daviann Gillis	Pro Se
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Movant(s):

Exeter Finance LLC	Represented By Sheryl K Ith
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Trustee(s):

Wesley H Avery (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-11605 Cheryl Louise Jones

Chapter 7

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

EXETER FINANCE LLC
vs
DEBTOR

Docket 13

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)).

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)(4)

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1545

10:00 AM

CONT... **Cheryl Louise Jones**
(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):

Cheryl Louise Jones

Represented By
Jennie C Lemm-Spere

Movant(s):

Exeter Finance LLC

Represented By
Sheryl K Ith

Trustee(s):

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1545

10:00 AM

2:25-20573 Marilyn Rene Nicholas

Chapter 13

#12.00 Hrg re: Motion for Relief from Automatic Stay [NA]

AZITA RAYET
vs
DEBTOR

Docket 35

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 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): Debtor's response (dkt. 39), Movant's reply (dkt. 40)

(1) Limited relief. Modify and condition the automatic stay under 11 U.S.C. 362(d)(1) such that the movant may proceed in the nonbankruptcy forum to final judgment (including any appeals) in accordance with applicable nonbankruptcy law, subject to the following limitations (Judge Bason's standard limitations).

(a) No enforcement against property of the bankruptcy estate. The stay remains in effect with respect to enforcement of any judgment against

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CONT... Marilyn Rene Nicholas

Chapter 13

property of the debtor's bankruptcy estate - any such property shall be distributed when and how provided by the Bankruptcy Code. Nevertheless, the movant is permitted to enforce its final judgment by (i) collecting upon any available insurance in accordance with applicable nonbankruptcy law or (ii) proceeding against the debtor as to any property that is not property of this bankruptcy estate. See, e.g., 11 U.S.C. 362(b)(2)(B) & 541(b)(7) (collection of domestic support obligations from ERISA qualified retirement plans).

(b) Claim allowance, priority, and discharge issues. Any claims arising from the nonbankruptcy litigation are subject to this Bankruptcy Court's jurisdiction regarding claim allowance and priority, and the existence and scope of any bankruptcy discharge.

(c) No relief in *other* bankruptcy cases. 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).

(2) Additional analysis:

The Bankruptcy Court "shall grant relief from the stay" upon a showing of "cause." 11 U.S.C. 362(d)(1). Such relief need not take the form of a complete termination of the automatic stay, but instead may include "modifying or conditioning such stay." *Id.*

"Cause" is determined on a case-by-case basis." *In re Tucson Estates, Inc.*, 912 F.2d 1162, 1166 (9th Cir.1990). In determining whether "cause" exists to grant relief from the automatic stay to allow a movant to pursue litigation in a non-bankruptcy forum, courts in the Ninth Circuit have examined the factors set forth in *In re Curtis*, 40 B.R. 795, 799–800 (Bankr. D. Utah 1984). See *In re Merriman*, 616 B.R. 381, 389 & n. 5 (9th Cir. BAP 2020); *In re Kronmeyer*, 405 B.R. 915 (9th Cir. BAP 2009); *In re Plumberex Specialty Prods., Inc.*, 311 B.R. 551, 559–60 (Bankr. C.D. Cal.2004). Those factors are: (1) Whether the relief will result in a partial or complete resolution of the issues; (2) The lack of any connection with or interference with the bankruptcy case; (3) Whether the foreign proceeding involves the debtor as a fiduciary; (4) Whether a specialized tribunal has been established to hear the particular cause of action and whether that tribunal has the expertise to hear such cases; (5) Whether the debtor's insurance carrier has assumed full

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CONT... Marilyn Rene Nicholas

Chapter 13

financial responsibility for defending the litigation; (6) Whether the action essentially involves third parties, and the debtor functions only as a bailee or conduit for the goods or proceeds in question; (7) Whether the litigation in another forum would prejudice the interests of other creditors, the creditors' committee and other interested parties; (8) Whether the judgment claim arising from the foreign action is subject to equitable subordination under Section 510(c); (9) Whether movant's success in the foreign proceeding would result in a judicial lien avoidable by the debtor under Section 522(f); (10) The interests of judicial economy and the expeditious and economical determination of litigation for the parties; (11) Whether the foreign proceedings have progressed to the point where the parties are prepared for trial; and (12) The impact of the stay on the parties and the "balance of hurt." *Plumberex*, 311 B.R. at 559. "[W]hile the *Curtis* factors are widely used to determine the existence of 'cause,' not all of the factors are relevant in every case, nor is a court required to give each factor equal weight." *In re Landmark Fence Co., Inc.*, 2011 WL 6826253 at *4 (C.D. Cal. Dec. 9, 2011). *Accord Merriman*, 616 B.R. 381, 389. See also, e.g., *In re Conejo Enters., Inc.*, 96 F.3d 346, 353 (9th Cir. 1996) (discretion to deny stay relief even when faced with non-core state claims).

Based on the present record, the tentative ruling is that these factors weigh in favor of granting relief as set forth above. The tentative ruling is that under the circumstances, factors ten (the interests of judicial economy), four (specialized tribunal - the criminal court), and twelve (the impact of the stay and "balance of hurt") are the most salient, and that these factors weigh strongly in favor of granting the limited relief set forth above. Movant's claims against Debtor depend in substantial part upon her claims and the criminal claims against a non-debtor party (Debtor's daughter), and it is far more efficient and practical for Movant to litigate her claims against the daughter in the State Courts than in this Bankruptcy Court. In addition, whatever interest Debtor has in using the automatic stay to protect any estate planning from receiving a quitclaim interest in property from her daughter, that is outweighed by Movant's interest in obtaining adjudication of whether the transfer was actually or constructively fraudulent or otherwise subject to avoidance, recovery, and/or damages.

True, granting relief from the automatic stay will not necessarily result in a complete resolution of the issues, because whatever is determined in the State Court actions might or might not be binding (aka "preclusive") regarding

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CONT... Marilyn Rene Nicholas

Chapter 13

the issues in any nondischargeability action in this bankruptcy case. But this Court takes judicial notice that the issues involved in State Court claims of fraud almost always overlap substantially with the issues under 11 U.S.C. 523(a)(2), (4), and (6), and the same is true of the other claims at issue (conversion, fraudulent transfer, and constructive trust, which are also asserted in the State Court Complaint). See R/S Motion (dkt. 35), Ex. 1 (at PDF pp. 10-17).

Effective date of relief

Grant the request to waive the 14-day stay provided by Rule 4001(a)(4) (Fed. R. Bankr. P.). Although Debtor seeks additional time to retain State Court counsel, the tentative ruling is that the State Court can determine whether additional time is warranted beyond the time that Debtor has already gained by filing this bankruptcy case.

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.

Retroactive relief

Deny the request for retroactive annulment of the stay because Judge Bason is not prepared to issue a blanket annulment with respect to whatever unspecified things might have occurred postpetition.

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: although Movant is correct that Debtor filed bankruptcy cases in 2009, 2011, and 2012 that were all dismissed, those cases predate the state court action that Movant filed against Debtor and her daughter on 8/29/25, and therefore it cannot be said that the prior bankruptcy cases hindered or delayed Movant's state court action.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Marilyn Rene Nicholas

Chapter 13

Party Information

Debtor(s):

Marilyn Rene Nicholas

Represented By
Sanaz Sarah Bereliani

Movant(s):

Azita Rayet

Represented By
Alexandre I Cornelius

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:23-16770 Alfredo Neri Villegas

Chapter 13

#13.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 4/21/26

WILMINGTON SAVINGS FUND SOCIETY, FSB
vs
DEBTOR

Docket 77

Tentative Ruling:

Tentative Ruling for 6/2/26:

Grant as set forth 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.")

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.

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): oppositions by Debtor (dkt. 79) and Trustee (dkt. 81); notice of continued hearing (dkt. 84).

Background

At the hearing on 5/12/26 this Court was persuaded to continue this matter to today.

The automatic stay does not apply

This case has been dismissed, which terminates the automatic stay.

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Alfredo Neri Villegas

Chapter 13

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 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
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... **Alfredo Neri Villegas** **Chapter 13**
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.

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 5/12/26:

Appearances required.

At the hearing on 4/21/26 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 the 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 4/21/26:

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
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... **Alfredo Neri Villegas**

Chapter 13

Trustee the disbursing agent for payments to Movant
(see Debtor's response, dkt. 79; Trustee's response, dkt. 81).

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):

Alfredo Neri Villegas

Represented By
Jaime A Cuevas Jr.

Movant(s):

Wilmington Savings Fund Society,

Represented By
Theron S Covey
Kelli M Brown
Sarah Arlene Dooley-Lewis
Shana Stark

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:24-13672 Amie Hang Chung

Chapter 13

#14.00 Cont'd hrg re: Motion for relief from automatic stay [RP]
fr. 1/6/26, 2/24/26, 4/7/26

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION TRUST
VS
DEBTOR

Docket 48

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

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amie Hang Chung

Represented By
David H Chung

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
David Coats
Sarah Arlene Dooley-Lewis
Shana Stark

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-21325 Daniel Chang

Chapter 7

#15.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/10/26, 3/24/26, 4/21/26

CHANGWEI CHEN
vs
DEBTOR

Docket 11

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/21/26 this Court was persuaded to continue this matter to today. This Court has also reviewed Debtor's status report (dkt. 47).

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 4/21/26:

Appearances required.

At the hearing on 3/24/26 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

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... **Daniel Chang**
posted tentative rulings.

Chapter 7

Tentative Ruling for 3/24/26:

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. 18) and Movant's reply (dkt. 24)).

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):

Daniel Chang

Represented By
Jonathan J. Lo

Movant(s):

CHANGWEI CHEN

Represented By
Leonard Pena

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Daniel Chang

Daniel I Singer

Chapter 7

Trustee(s):

John J Menchaca (TR)

Pro Se

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

2:23-18177 Helen Corpuz Randall

Chapter 13

#16.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/24/26, 4/7/26

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC
vs
DEBTOR

Docket 49

***** VACATED *** REASON: Voluntarily dismissed 4/21/26 (dkt. 58)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Helen Corpuz Randall

Represented By
David S Hagen

Movant(s):

Rocket Mortgage, LLC f/k/a

Represented By
Joseph C Delmotte
David Petteys

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-18349 Jonathan Jones

Chapter 13

#17.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 3/24/26, 4/7/26, 4/21/26

WEST COAST SERVICING, INC
vs
DEBTOR

Docket 49

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/21/26 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 4/21/26:

Appearances required.

At the hearing on 4/7/26 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, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Jonathan Jones

Chapter 13

Tentative Ruling for 4/7/26:

Appearances required.

At the hearing on 3/24/26 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 3/24/26:

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. 54) & Movant's reply (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):

Jonathan Jones

Represented By
Joshua Sternberg

Movant(s):

West Coast Servicing, Inc.

Represented By
Brian A Paino

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Jonathan Jones

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-18349 Jonathan Jones

Chapter 13

#18.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 02/10/26, 3/24/26, 4/7/26, 4/21/26

NEWREZ LLC dba SHELLPOINT MORTGAGE SERVICING
AS SERVICER FOR THE BANK OF NEW YORK MELLON
vs
DEBTOR

Docket 34

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/21/26 this Court was persuaded to continue this matter to today, with directions to Movant to file a status report no later than 5/26/26 regarding Debtor's attempts to reach agreement with Movant as to an adequate protection order and/or other resolution (*e.g.*, a loan modification). As of the preparation of this tentative ruling, that date has passed by five days and no such report is on the docket. Movant is cautioned about disregarding this Court's oral rulings, and is directed to provide an update.

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 4/21/26:

Appearances required.

At the hearing on 4/7/26 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

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Jonathan Jones

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 4/7/26:

Appearances required.

At the hearing on 3/24/26 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 3/24/26:

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. 42)).

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, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Jonathan Jones

Chapter 13

Debtor(s):

Jonathan Jones

Represented By
Joshua Sternberg

Movant(s):

NewRez LLC d/b/a Shellpoint

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-13732 Lizeth Lozano

Chapter 13

#19.00 Cont'd hrg re: Motion for relief from automatic stay [RP]
fr. 1/6/26, 2/24/26, 4/7/26

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 44

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/21/26 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 4/7/26:

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.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Lizeth Lozano

Chapter 13

Tentative Ruling for 2/24/26:

Appearances required.

At the hearing on 1/6/26 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 1/6/26:

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)).

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

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Lizeth Lozano

Chapter 13

present record. See *In re Ervin* (Case No. 14-bk-18204-NB, docket no. 311).

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):

Lizeth Lozano

Represented By
Julie J Villalobos

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
Sarah Arlene Dooley-Lewis
Shana Stark

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-15571 Lolita Belinda James

Chapter 13

#20.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 4/7/26

WELLS FARGO BANK N.A. AS TRUSTEE FOR
CARRINGTON MORTGAGE LOAN TRUST SERIES
2006-NC3 ASSET-BACKED PASS-THROUGH CERTIFICATES
vs
DEBTOR

Docket 37

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/7/26 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 4/7/26:

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. 40) and Debtor's (belated) response (dkt. 43)).

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Lolita Belinda James

Chapter 13

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):

Lolita Belinda James

Represented By
Tyson Takeuchi

Movant(s):

Wells Fargo Bank N.A., as Trustee

Represented By
Nichole Glowin
Shakya Hopkins
Tawakoni C Hill

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-17240 Olivia Pino

Chapter 13

#21.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 2/24/26, 4/7/26

WELLS FARGO BANK, NATIONAL ASSOCIATION,
As TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2, ASSET-BACKED CERTIFICATES,
SERIES 2007-2
vs
DEBTOR

Docket 31

Tentative Ruling:

Tentative Ruling for 6/2/26:

Grant as set forth 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.")

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.

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 by Trustee (dkt. 37).

Background

At the hearing on 4/7/26 this Court was persuaded to continue this matter to today.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Olivia Pino

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

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT...

Olivia Pino

Chapter 13

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)(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 4/7/26:

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. 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. 37).

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Olivia Pino

Chapter 13

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):

Olivia Pino

Represented By
James D. Hornbuckle

Movant(s):

Wells Fargo Bank, National

Represented By
Joseph C Delmotte
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, June 2, 2026

Hearing Room 1545

10:00 AM

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

Chapter 13

#22.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 11/18/25, 01/20/26, 3/10/26, 4/21/26

SELECT PORTFOLIO SERVICING, INC
vs
DEBTOR

Docket 40

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 4/21/26 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 4/21/26:

Appearances required.

At the hearing on 3/10/26 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.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Oscar Gonzalez and Jenyfer Alicia Sabrina Barrera

Chapter 13

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.

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).

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Oscar Gonzalez and Jenyfer Alicia Sabrina Barrera

Chapter 13

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:25-17917 Cesar Barajas

Chapter 13

#23.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 12/2/25, 12/16/25, 2/10/26, 4/7/26, 5/12/26

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 21

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 5/12/26 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 5/12/26:

Appearances required.

At the hearing on 4/7/26 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, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Barajas

Chapter 13

Tentative Ruling for 4/7/26:

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. At the hearing on 12/16/25 this Court was persuaded to continue this matter to today, but also directed Movant to provide notice of this continued hearing to Debtor's ex-spouse and any other individuals claiming an interest in the property by no later than 12/19/25. No proof of service of such notice is on file, so Movant should be prepared to address whether notice was actually given.

Note: According to a declaration filed by Joey O'Neill, the name of Debtor's ex-spouse is "Maria Gutierrez." O'Neill Decl. (dkt. 26) p. 2:14–16 and Ex. 1 (state court judgment of dissolution for the marriage of Debtor and Maria Gutierrez). But the loan documents list Debtor's spouse as "Adriana Barajas." R/S Mtn. (dkt. 21-1) PDF p. 21 of 41 (loan modification agreement between lender and Debtor and "Adriana Barajas husband and wife"). It is unclear whether Debtor's ex-spouse changed her name, or whether there are multiple individuals aside from Debtor asserting an interest in the property.

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, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Barajas

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 12/16/25:

Appearances required.

This Court's adopted tentative ruling for 12/2/25 continued this matter to today but directed Movant (a) to serve a copy of the motion papers and notice of the continued hearing, and the deadlines in this tentative ruling, on co-borrower/co-owner Ariana Barajas and Debtor, and (b) file a proof of service by 12/3/25. Instead, that notice was not filed and served until 12/12/25, and it does not reflect service on Ariana Barajas (or Debtor's ex-spouse, who asserts a community property interest in the subject property). See Notice (dkt. 27).

Meanwhile, Debtor has filed a declaration of a real estate agent asserting that he is "unable to list this property in the market for sale" because Debtor's "ex-wife, Maria Gutierrez, refuses to sign off on the sale documents" and Debtor is waiting on "a court order dividing the community assets to proceed with the sale" of the subject property. Decl. (dkt. 26, p. 2:8-16). Debtor allegedly has a hearing of some sort (possibly on division of property?) scheduled in State Court for 12/23/25 at 1:30 p.m. (*id.*, p. 2:16-18) and a trial (possibly on the same issue) scheduled for 1/7/26 at 1:30 p.m. *Id.* and Ex. 2 at PDF pp. 8-10.

On the one hand, this Court notes that Debtor's bankruptcy schedules suggest a substantial equity in the subject property, and Movant's papers do not assert a lack of equity. In addition, this Court takes judicial notice that bankruptcy sales generally maximize value (especially due to the ability to sell free and clear of liens and other encumbrances under 11 U.S.C. 363(f)), whereas foreclosure sales generally produce substantially less than market value.

On the other hand, this Court notes that Movant has provided evidence of (i) a string of missed postpetition payments in this case and (ii) a string of prior bankruptcy petitions by various persons that have greatly delayed Movant's exercise of any nonbankruptcy remedies. In addition, Debtor's response (dkt. 23) to the R/S Motion (dkt. 21) states that "Debtor's home [the subject property] has been listed for sale" (dkt. 23, Debtor Decl., p. 1:28, at PDF p. 4, emphasis added) which appears to be an outright lie, given the real

**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
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Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Barajas

Chapter 13

estate agent's above-quoted declaration that he is "unable to list this property in the market for sale" (because of the non-consent of Debtor's ex-wife). Decl. (dkt. 26, p. 2:8-16, emphasis added). In addition, this Court questions whether Debtor's stated intent to sell the subject property is genuine, given that despite the filing of this bankruptcy case three months ago (on 9/9/25) and despite various bankruptcy tools that could have been used in this case or a prior bankruptcy case to sell property that is subject to various asserted interests, Debtor has not taken steps to do so. See, e.g., 11 U.S.C. 363(b), (f), (g) & (h).

Ultimately, 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:

The tentative ruling is to (x) continue this hearing to 12/16/25 at 10:00 a.m. to monitor Debtor's sale efforts, (y) set a **deadline of 12/3/25 for Movant** to serve a copy of the motion papers and notice of the continued hearing, and the deadlines in this tentative ruling, on co-borrower/co-owner Ariana Barajas and Debtor, and file a proof of service, and (z) set a **deadline of 12/11/25 at noon for any response by Ms. Baraja and for Debtor** to file a supplemental declaration from a broker or real estate agent describing all efforts that have been undertaken to market the property for sale. Appearances are not required on 12/2/25. (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 a proposed interim order on the foregoing matter 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.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Cesar Barajas

Chapter 13

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. 23)

Analysis

The tentative ruling is that Movant has established sufficient "cause" for relief under 11 U.S.C. 362(d)(1) based on Debtor's failure to make post-petition mortgage payments and history of bankruptcy filings and, therefore, this Court "shall" grant some form of relief. But that relief need not be to terminate the automatic stay at this time, and instead appropriate relief is granted by mandating adequate protection in the form of a combination of (1) the equity cushion above Movant's lien, (2) Debtor's efforts to sell the property, and (3) continued hearing(s) to monitor those efforts. As for "in rem" relief under 11 U.S.C. 362(d)(4), the tentative ruling is that Movant must provide supplemental service of the motion and notice of a continued hearing as set forth herein.

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: Adriana Barajas. See dkt. 21, PDF p. 33.

Effective date of relief

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT...

Cesar Barajas

Chapter 13

Grant the request to waive the 14-day stay provided by Rule 4001(a)(4) (Fed. R. Bankr. P.). In other words, Movant is not stayed in doing any pre-foreclosure activities, such as sending notices related to foreclosure, but is barred from actually foreclosing so long as Debtor shows sufficient progress towards a consensual sale of the subject property (or a satisfactory alternative such as refinancing).

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):

Cesar Barajas

Represented By
Onyinye N Anyama

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
Sean C Ferry
David Coats
Shana Stark

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:24-14860 Janet Brown

Chapter 13

#24.00 Cont'd hrg re: Motion for Relief from Automatic Stay [RP]
fr. 5/12/26

THE BANK OF NEW YORK MELLON
vs
DEBTOR

Docket 92

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required.

At the hearing on 5/12/26 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 5/12/26:

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. 95; Debtor's response, dkt. 99).

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Janet Brown

Chapter 13

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):

Janet Brown

Represented By
Daniela P Romero

Movant(s):

The Bank Of New York Mellon

Represented By
Bryan S. Fairman
Joseph C Delmotte
Renee M Parker

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, June 2, 2026

Hearing Room 1545

10:00 AM

2:26-14651 Freddie Vernell Mims

Chapter 13

#25.00 Cont'd hrg re: Motion for Order Confirming that the Automatic Stay Did Not Take Effect fr. 5/26/26

Docket 12

Tentative Ruling:

Tentative Ruling for 6/2/26:

Subject to any opposition at or before the hearing, grant the request for relief notwithstanding future bankruptcy cases. Appearances required.

Proposed order(s): Unless otherwise ordered, Movant 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.

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): Order Confirming that No Stay is in Effect and Granting Motion for Relief from the Automatic Stay (dkt. 16), Notice of Continued Hearing (dkt. 19), Supplemental Proof of Service (dkt. 20)

Background

This Court's 5/26/26 order (dkt. 16) confirmed that the automatic stay never arose in this bankruptcy case pursuant to 11 U.S.C. 362(c)(4)(A)(ii) and, in addition and in the alternative, terminated the automatic stay pursuant to 11 U.S.C. 362(d)(1), (d)(2), and (d)(4). This Court continued the hearing

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT...

Freddie Vernell Mims

Chapter 13

solely to determine whether to grant relief notwithstanding future bankruptcy cases (also known as "in rem" relief). (A continued hearing was necessary to provide Movant an opportunity to serve the motion papers upon co-borrower Shawna Denise Beatty, whose interests are directly affected by Movant's request for "in rem" relief.)

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.

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

Tuesday, June 2, 2026

Hearing Room 1545

10:00 AM

CONT... Freddie Vernell Mims

Chapter 13

Tentative Ruling for 5/26/26:

Subject to any opposition at or before the hearing, grant in part and continue in part to 6/2/26 at 10:00 a.m., as set forth below. Appearances required.

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 serving all papers on *the day after the current hearing date*. 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 Movant no longer seeks additional relief and the Clerk's office is requested and directed to take the continued hearing off calendar).

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 never arose in this bankruptcy case

Grant the motion under 11 U.S.C. 362(c)(4)(A)(i) and (ii): the automatic stay never arose in this bankruptcy case because (a) Debtor's first prior case (#2:26-bk-12139-NB) was dismissed (on 3/24/26) and his second prior case (#2:26-bk-1337-NB) was also dismissed (on 4/28/26); (b) both dismissals occurred within one year before this case was filed (on 5/11/26) and neither dismissal was under 11 U.S.C. 707(b); and (c) no finding of good faith has been obtained. The result is that the automatic stay never arose in this bankruptcy case.

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

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10:00 AM

CONT...

Freddie Vernell Mims

Chapter 13

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), (d)(2), 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).

Relief notwithstanding *future* bankruptcy cases

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10:00 AM

CONT...

Freddie Vernell Mims

Chapter 13

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 Shawnta Denise Beatty, who is one of the persons who executed the documents through which the movant asserts its interest in the property (*i.e.*, Ms. Beatty is one of the original borrowers; Debtor is the other original borrower). (This Court notes that the motion was served upon Debtor but not upon Ms. Beatty.) 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).

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):

Freddie Vernell Mims

Pro Se

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, June 2, 2026

Hearing Room 1545

11:00 AM

2:25-21359 Arby Nazari

Chapter 7

Adv#: 2:26-01071 First National Bank Of Omaha v. Nazari

#1.00 Status conference re: Complaint seeking exception of discharge pursuant to 11 U.S.C. Section 523(a)(2)(B) and/or 523 (a)(2)(A) **[Stipulated judgement filed 4/24/2026]**

Docket 1

***** VACATED *** REASON: Stipulated judgment issued 4/24/26 (adv. dkt. 5); adversary proceeding closed 5/26/26 (adv. dkt. 7)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Arby Nazari

Represented By
Allen A Sarkisian

Defendant(s):

Arby Nazari

Pro Se

Joint Debtor(s):

Elina Nazari

Represented By
Allen A Sarkisian

Plaintiff(s):

First National Bank Of Omaha

Represented By
Cory J Rooney

Trustee(s):

David M Goodrich (TR)

Pro Se

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

Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:25-21305 Caroline Daniel

Chapter 7

Adv#: 2:26-01069 Chen v. Daniel

#2.00 Status conference re: Complaint for (1) Denial of discharge pursuant to 11 U.S.C section 727(a)(2)(A) , (2) Denial of discharge pursuant to 11 U.S.C section 727(a)(3), (3) Denial of discharge pursuant to 11 U.S.C section 727(a)(4) (A), (4) Breach of contract, (5) Fraud, (6) Exception to discharge of debt pursuant to 11 U.S.C. section 523(a)(2)(A), (7) Exception to discharge pursuant to 11 U.S.C section 523 (a)(4), (8) Exception of discharge of debt pursuant to 11 U.S.C section 523(a)(6)

Docket 1

Tentative Ruling:

Dismiss this adversary proceeding as moot, in view of the dismissal of Debtor's bankruptcy case-in-chief on 4/29/26 (bankr. dkt. 21). Appearances are not required on 6/2/26. (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 this adversary proceeding and in Debtor's bankruptcy case-in-chief. The tentative ruling is to dismiss this adversary proceeding as moot in view of the dismissal of Debtor's bankruptcy case-in-chief on 4/29/26 (bankr. dkt. 21), subject to reinstating this adversary proceeding if that dismissal were to be vacated.

Proposed order(s): After the hearing this Court will prepare an order dismissing this adversary proceeding as moot.

(2) Standard requirements

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11:00 AM

CONT...

Caroline Daniel

Chapter 7

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
[Intentionally omitted.]

(b) Mediation
[Intentionally omitted.]

(c) Deadlines
[Intentionally omitted.]

Party Information

Debtor(s):

Caroline Daniel

Represented By
Mark E Brenner

Defendant(s):

Caroline Daniel

Pro Se

Plaintiff(s):

Aaron Chen

Represented By
D Jason Davis

Trustee(s):

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:22-11627 Oscar Flores

Chapter 7

#3.00 Hrg re: Motion to Dismiss Chapter 7 Case and Vacate Discharge

Docket 90

Tentative Ruling:

Grant Debtor's motion to dismiss his chapter 7 case. 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)

Analysis

Debtor does not specify the statutory basis for his request to dismiss his chapter 7 case. This Court will construe the dismissal request as having been brought under 11 U.S.C. 707(a).

Section 707(a) provides that a chapter 7 petition may be dismissed "only for cause." The Ninth Circuit Bankruptcy Appellate Panel ("BAP") has observed that under section 707(a), the "term 'for cause' is defined ... only by way of a list of three examples –unreasonable delay prejudicial to creditors, nonpayment of filing fees, and not filing schedules – that is plainly incomplete." *In re Hickman*, 384 B.R. 832, 840 (9th Cir. BAP 2008). As the BAP explained, courts should assess "whether the totality of the circumstances amount to ... 'cause'"; however, a "case will not be dismissed on the motion of a debtor if such dismissal would cause 'some plain legal prejudice' to a creditor." *Hickman*, 384 B.R. 832, 840. Legal prejudice exists if dismissal will result in a decreased distribution to creditors. *See, e.g., In re Leach*, 130 B.R. 855, 858 (9th Cir. BAP 1991) (upholding denial of debtor's

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11:00 AM

CONT... Oscar Flores

Chapter 7

motion to dismiss, because dismissal would prejudice the Internal Revenue Service by permitting the debtor to refile at a later date when tax liabilities would be dischargeable); *In re Hall*, 15 B.R. 913, 917 (9th Cir. BAP 1981) (finding that dismissal would prejudice creditors, because upon dismissal the debtor could obtain an increased homestead exemption and file a new bankruptcy; as a result of the increased homestead exemption, there would be no distribution to unsecured creditors in the new bankruptcy).

This is a "no asset" case (see bankr. dkt. 58), and the Chapter 7 Trustee has not opposed Debtor's request for dismissal. Since no assets will be distributed to creditors in any event, the tentative ruling is that creditors will not be legally prejudiced by dismissal. Further, the tentative ruling is that Debtor has established "cause" for dismissal by pointing out that he is not eligible to receive a discharge in this case.

Debtor also requests that the "Order of Discharge" (dkt. 67) issued on 11/24/25 be vacated. The tentative ruling is to deny Debtor's request as unnecessary because on 3/17/26, this Court issued an order vacating Debtor's discharge (see dkt. 88).

Proposed order(s): Unless otherwise ordered, 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):

Oscar Flores

Represented By
D Justin Harelik

Movant(s):

Oscar Flores

Represented By
D Justin Harelik

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:25-19833 VIA REAL GROUP, LLC

Chapter 7

#4.00 Hrg re: Chapter 7 Trustee motion to approve settlement between Chapter 7 Trustee and Meridian Via Real, LLC; Zevo Drive Holdings; OBM Holdings; The Inception Companies, LLC; Omar Mangalji, Michael Steinberg, and David Mehlman

Docket 23

***** VACATED *** REASON: Cont'd to June 30, 2026 at 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

VIA REAL GROUP, LLC

Represented By
Zev Shechtman

Movant(s):

David M Goodrich (TR)

Represented By
David M Goodrich

Trustee(s):

David M Goodrich (TR)

Represented By
David M Goodrich

**United States Bankruptcy Court
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Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:25-19835 OBM PDG, LLC a California limited liability compan

Chapter 7

#5.00 Hrg re: Motion for order approving compromise of controversy among Carolyn A. Dye, Chapter 7 Trustee; Meridian Via Real, LLC; Zevo Drive Holdings, LLC; OBM Holdings, LLC; The Inception Companies, LLC; Omar Mangalji; Michale Steinberg; and David Mehlman

Docket 24

***** VACATED *** REASON: Cont'd to 6/30/26 at 2:00 PM (dkt.29)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

OBM PDG, LLC a California

Represented By
Zev Shechtman

Movant(s):

Carolyn A Dye (TR)

Represented By
Alan I Nahmias

Trustee(s):

Carolyn A Dye (TR)

Represented By
Alan I Nahmias

**United States Bankruptcy Court
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Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

Adv#: 2:26-01055 Dye v. Equity Trust Company, Inc., a South Dakota Corpora

#6.00 Hrg re: Motion by defendant Equity Trust Company for order:
(1) Transferring venur pursuant to 28 U.S.C. §§ 1404 and 1412;
or Dismissing the complaint with prejudice pursuant to Federal
Rule of Civil Procedure 12(b)(6)

Docket 8

***** VACATED *** REASON: Cont'd to 6/29/26 at 1:00 p.m. per
stipulation (dkt.17) and order thereon (dkt.19)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Equity Trust Company, Inc., a South

Represented By
Robert S Marticello

Movant(s):

Equity Trust Company, Inc., a South

Represented By
Robert S Marticello

Plaintiff(s):

Carolyn A Dye

Represented By
Christian T. Kim
James A Dumas Jr
Christian T Kim I

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim I

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11:00 AM

CONT... Oxford Gold Group Inc.

Maria Severson

Chapter 7

**United States Bankruptcy Court
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Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

Adv#: 2:26-01055 Dye v. Equity Trust Company, Inc., a South Dakota Corpora

#7.00 Cont'd Status Conference re: Complaint for aiding and abetting
breaches of fiduciary duty
fr. 5/12/26

Docket 1

***** VACATED *** REASON: Continued to 6/29/26 at 1:00 p.m. per
stipulation (dkt.17) and order thereon**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Equity Trust Company, Inc., a South

Represented By
Robert S Marticello

Plaintiff(s):

Carolyn A Dye

Represented By
Christian T. Kim
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
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Hearing Room 1545

11:00 AM

2:25-21068 Tammie Larae Bowser

Chapter 7

#8.00 Hrg re: Debtor's objection to proof of claim number No.3-1
by filed claimant NewRez LLC dba Shellpoint Mortgage Servicing

Docket 88

Tentative Ruling:

Please see the tentative ruling for the Trustee's Objection to Debtor's Claimed Homestead Exemption (Calendar No. 9, 6/2/26 at 11:00 a.m.), which is combined with the tentative ruling on this claim objection.

Party Information

Debtor(s):

Tammie Larae Bowser	Pro Se
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Movant(s):

Tammie Larae Bowser	Pro Se
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Trustee(s):

John P Pringle (TR)	Represented By Toan B Chung Roquemoore Pringle & Moore, Inc.
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Hearing Room 1545

11:00 AM

2:25-21068 Tammie Larae Bowser

Chapter 7

#9.00 Hrg re: Chapter 7 Trustee's Motion Objecting to Debtor's
Claimed Homestead Exemption

Docket 90

Tentative Ruling:

Tentative Ruling for 6/2/26:

Overrule the Claim Objection in part and continue it in part, and grant Trustee's objection to Debtor's claimed homestead exemption, each as set forth below. Appearances required. (If you wish to contest the tentative ruling, see the "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) Objection to Proof Of Claim ("POC") 3-1 (dkt. 88, the "Claim Objection"), Supplements (dkt. 100 and 109), Opposition (dkt. 110), Debtor's objection and notice of errata (dkt. 120 and 121)

As a preliminary matter, Debtor's supplements are unauthorized and untimely. Alternatively, the tentative ruling is to overrule them, and Debtor's original objections, on the merits - with one exception, as follows.

All of Debtor's objections to POC 3-1 lack sufficient citation to any authority and/or are unpersuasive for the reasons set forth in the Opposition, except to the extent that Debtor seeks a more comprehensive accounting. On that issue, the tentative ruling is to continue the claim objection to **6/30/26 at 11:00 a.m.**, with a **deadline of 6/12/26** for Claimant to file and serve on Debtor (y) the accounting required by section 9210(b) (California Commercial Code) that goes back to the inception of the loan on or about 2/23/11, the date of the promissory note (Opp. dkt. 110 at p. 91 of 128) and (z) a declaration setting forth the reasons for the alleged delay in providing the

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11:00 AM

CONT... Tammie Larae Bowser

Chapter 7

accounting and whether Claimant had "reasonable cause" for not complying sooner with the request for an accounting, pursuant to sections 9210 and 9625(f) of the California Commercial Code. The tentative ruling is to set a **deadline of 6/24/26** for any response by Debtor and permit any reply to be made orally at the continued hearing.

Proposed order: Unless otherwise ordered, Claimant is directed to lodge a proposed interim order on the matter 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 adopting it as this Court's actual interim ruling.

(b) Motion by Trustee Objecting to Debtor's Claimed Homestead Exemption (dkt. 90), Debtor's opposition (dkt. 97), Trustee's reply (dkt. 104)
Grant for the reasons stated in the Trustee's Objection (dkt. 90) and reply (dkt. 104).

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

Party Information

Debtor(s):

Tammie Larae Bowser

Pro Se

Movant(s):

John P Pringle (TR)

Represented By
Toan B Chung
Roquemoore Pringle & Moore, Inc.

Trustee(s):

John P Pringle (TR)

Represented By
Toan B Chung
Roquemoore Pringle & Moore, Inc.

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11:00 AM

2:25-21068 Tammie Larae Bowser

Chapter 7

#9.10 Hrg re: Debtor's motion to set aside stipulation and agreed order (DOC. No.124) pursuant to FRBP 9023 and FRBP 9024/FED.R.CIV.P 60(b)

Docket 131

Tentative Ruling:

Appearances required. This Court's tentative ruling is as set forth in the Order (dkt. 132) setting this 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.

Party Information

Debtor(s):

Tammie Larae Bowser	Pro Se
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Movant(s):

Tammie Larae Bowser	Pro Se
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Trustee(s):

John P Pringle (TR)	Represented By Toan B Chung Roquemoore Pringle & Moore, Inc.
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**United States Bankruptcy Court
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Tuesday, June 2, 2026

Hearing Room 1545

11:00 AM

2:25-21229 Alexey Ott

Chapter 13

#10.00 Hrg re: Order (A) Directing Alexey Ott and Lada Ott to Appear in Person to Testify and Show Cause why Remedies Should Not Be Ordered for Apparent Violation of Rule 9011(b), and Meanwhile (B) Granting Extensions of Time for Other Parties to Respond Until this Matter Can Be Heard

Docket 109

Tentative Ruling:

Appearances required.

Subject to testimony and argument at today's hearing, the tentative ruling is (1) to find and conclude that no further briefing or opportunity to present evidence is required or appropriate; (2) to find and conclude that Debtor and his mother Lada Ott, whom this Court has permitted to be heard repeatedly in this case (collectively, "Litigants"), have violated Rule 9011(b) (Fed. R. Bankr. P.) by repeatedly attempting to relitigate issues that have been previously decided on a final basis in other courts and proceedings, and that are not properly before this Court, and they have filed their papers for improper purposes including delay, harassment, and undue expense; (3) to deny all of Litigants' pending requests for relief, including overruling any pending objections to other persons' requests for relief; and, alternatively and additionally, (4) to grant indefinite extensions of time for any party to respond to any pending and future papers filed by Litigants unless and until they persuasively testify at any regularly scheduled hearings on such matters that such papers do not violate Rule 9011(b). The reasons are as set forth below and in this Court's two identical Orders setting this hearing (bankr. dkt. 109 and Adv. No. 2:26-ap-01098-NB, adv. dkt. 3) (the "Due Diligence OSCs"). After the hearing this Court will prepare appropriate order(s).

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: Litigants' Response to Due Diligence OSC in the

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CONT... Alexey Ott

Chapter 13

Adversary Proceeding (Adv. No. 2:26-ap-01098-NB, adv. dkt. 10, the "Response").

In addition, this Court has reviewed Debtor's "Notice Of Supplemental Evidence [etc.]" (bankr. dkt. 111); Debtor's Notice Regarding Interlocutory Appeal Filed In Adversary Proceeding (bankr. dkt. 115); Litigants' Motion For Leave to Appeal Interlocutory Order (Adv. No. 2:26-ap-01098-NB, adv. dkt. 8); Objection of Creditor Canyon View Limited ("Canyon View") re Debtor's Request to Appeal Interlocutory Order (bankr. dkt. 126); and Debtor's Motion (bankr. dkt. 133) for reconsideration of Order Denying Debtor's Motion For Contempt And To Invalidate Sale (bankr. dkt. 125).

Analysis:

(1) Background

This matter stems from very long-running disputes between Litigants and Canyon View. Litigants occupied a Manufactured Home in Canyon View's mobile home park. Canyon View asserted missed payments and took steps to exercise its remedies, which eventually involved litigation in State Court.

Canyon View obtained rulings in its favor from the State Court, including the overruling of various objections to the procedures being used by Canyon View to enforce its alleged rights. After a series of bankruptcy cases by Debtor's parents, in which Canyon View was granted relief from the automatic stay including as to any future cases that they might file (under 11 U.S.C. 362(d)), the parents executed a deed transferring the Manufactured Home to Debtor. Debtor then filed his bankruptcy petition commencing this case.

At the last minute, just before a "foreclosure" or similar proceedings to enforce Canyon View's alleged "warehouse lien" (Response (adv. dkt. 10) p. 3:4-7), Litigants apparently notified Canyon View of this bankruptcy case and asserted that the automatic stay required a halt to those proceedings. Canyon View proceeded anyway.

Canyon View filed a motion to annul the automatic stay. This Court directed the parties to file briefs, and eventually was persuaded to grant Canyon View's motion. See Order Granting Creditor Canyon View's Motion For Annulment of the Automatic Stay (bankr. dkt. 123, the "Annulment Order").

In other words, this Court addressed bankruptcy issues. This Court did

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CONT... Alexey Ott

Chapter 13

not decide any nonbankruptcy issues such as whether Canyon View had used the correct nonbankruptcy procedures to enforce whatever rights it had.

(2) The Due Diligence OSCs (bankr. dkt. 109; adv. dkt. 3)

The Due Diligence OSCs direct Litigants to appear and testify, on a preliminary basis, regarding their apparent violations of Rule 9011, and to address whether further briefing or other procedures are required (Fed. R. Bankr. P.). Those orders cite numerous papers filed by Litigants (13 docket entries) and explain that Litigants have repeatedly attempted to re-litigate issues that are not properly before this Court:

As this Court has explained at prior hearings, this bankruptcy case is not an opportunity to re-litigate issues that have been decided on a final basis in prior litigation in the State Courts or in other bankruptcy cases. The Papers, however, are replete with apparent efforts re-litigate such issues, without apparent legal and factual grounds to do so, and with the apparent purpose of needlessly increasing litigation costs, causing unnecessary delay, and harassing Litigants' opponent, Canyon View, which has already incurred hundreds of thousands of dollars in legal fees from its litigation with Litigants. [Due Diligence OSC (bankr. dkt. 109) p. 2:17-23 (footnote omitted).]

The Due Diligence OSCs provide that, "[t]o save all persons from expending time and money, no briefing is invited or permitted in response to this Order" but that "all rights are reserved for Litigants and other parties in interest to address whether any briefing" or other procedures are necessary or appropriate. Due Diligence OSC (bankr. dkt. 109) pp. 10:5-11:1. In other words, depending on the testimony and arguments at today's hearing, this Court can determine whether to permit or require further briefing or other procedures.

(3) Litigants' (unauthorized) Response (adv. dkt. 10)

Litigants assert in their Response that it is "not submitted as a prohibited 'briefing,' but as a limited response necessary to preserve constitutional and procedural rights in light of the [possible remedies] identified in [the Due Diligence OSCs]." Response (adv. dkt. 10). Litigants assert that the Due Diligence OSC "does not identify the specific conduct at issue" (adv. dkt. 10, p. 2:7) and then they once again attempt to relitigate the

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same issues that are not properly before this Court:

Litigants have repeatedly raised a nonfrivolous legal issue: a warehouseman's lien sale is a personal-property remedy, while Canyon View recorded a Grant Deed, a real-property conveyance instrument. The filings ask the [Bankruptcy] Court to identify the statute that authorizes that result. That is not frivolous. It is a legal issue that must be addressed before any transfer can be upheld. [Response (adv. dkt. 10) p. 3:4-7.]

In addition, this Court notes that Litigants previously attempted to re-litigate Canyon View's standing and authority. See Annulment Order (bankr. dkt. 123) p. 6:2-5 & p. 7:10-14.

(4) Litigants' Response (adv. dkt. 10) only reinforces this Court's concerns that they are attempting to re-litigate issues that are not properly before this Court, and are doing so for improper purposes

As this Court has explained repeatedly at prior hearings, and in the Due Diligence OSCs, issues that have already been decided by the State Court and in other bankruptcy cases (filed by Debtor's parents) are not properly before this Court. It was not the role of this Bankruptcy Court to have (as they put it) "upheld" any of those other Courts' findings of fact or conclusions of law. See Response (adv. dkt. 10) p. 3:6-7. This Bankruptcy Court is not an appellate court.

In plain terms, Litigants are not entitled to repeated "bites at the apple." If there was anything erroneous or improper about the underlying transfer (repossession or foreclosure sale) of their Manufactured Home and/or the real property on which it was located - or anything else in connection with or after the foreclosure sale other than bankruptcy-specific issues such as whether to annul the automatic stay - those were matters that should have been litigated in the State Court. If Litigants believe that the State Court committed any errors, their remedy was to follow the timely and proper procedures to appeal within the State Court system.

Litigants' repeated attempts to re-litigate in this Bankruptcy Court the "warehouse lien" issue that they admit is their focus (Response (adv. dkt. 10) p. 3:4-7) do not appear to have any purpose other than to attempt multiple "bites at the apple" and to "harass, cause unnecessary delay, [and] needlessly increase litigation costs." Rule 9011(b) (quoted in Due Diligence OSC (bankr. dkt. 109) p. 6:1-3). Litigants have not presented any legal theory

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under which they could properly seek to re-litigate those issues in this Bankruptcy Court.

To be clear, this Bankruptcy Court does not doubt the genuineness of Litigants' desire to keep or recover their home, or to seek redress for their allegedly wrongful eviction, the disposition of their Manufactured Home, or other events. But a genuine desire to keep a home does not justify any and all means to do so.

Using a hypothetical (and intentionally more egregious) example to illustrate, a homeowner who has a genuine desire to retain that home is not entitled to rob someone else to obtain the funds with which to pay the mortgage. Similarly (though, again, less egregiously), Litigants are not entitled to ignore litigation rules, attempt to re-litigate issues that are not before this Bankruptcy Court, and attempt to harass, cause unnecessary delay, and needlessly increase litigation costs, no matter how genuine their desire to keep their home.

Party Information

Debtor(s):

Alexey Ott

Pro Se

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-21229 Alexey Ott

Chapter 13

Adv#: 2:26-01098 Ott v. Canyon View Limited et al

#11.00 Hrg re: Order (A) Directing Alexey Ott and Lada Ott to Appear in Person to Testify and Show Cause why Remedies Should Not Be Ordered for Apparent Violation of Rule 9011(b), and Meanwhile (B) Granting Extensions of Time for Other Parties to Respond Until this Matter Can Be Heard

Docket 3

Tentative Ruling:

Please see the tentative ruling for the identical Order to Show Cause in the bankruptcy case in chief (Calendar no. 10, on 6/2/26 at 11:00 a.m.).

Party Information

Debtor(s):

Alexey Ott	Pro Se
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Defendant(s):

Canyon View Limited	Pro Se
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Canyon View Estates	Pro Se
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Plaintiff(s):

Alexey Ott	Pro Se
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Trustee(s):

Kathy A Dockery (TR)	Pro Se
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11:00 AM

2:25-19055 Sanjesh Prasad Sharma

Chapter 7

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

#12.00 Cont'd Status Conference re: Complaint to Determine Dischargeability of Debt
[First Amended Complaint filed 4/7/26]
fr. 3/24/26

Docket 1

Tentative Ruling:

Continue the status conference as set forth below. Appearances are not required on 6/2/26. (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. 18) and the other filed documents and records in this adversary proceeding. In view of the mediation conference that has been scheduled for 6/17/26 (see Status Report (adv. dkt. 18) ¶ E(1) (p. 3)), the tentative ruling is to decline to set any litigation deadlines at this time, other than a continued status conference (see part "(2)(c)" of this tentative ruling, below).

(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

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CONT... **Sanjesh Prasad Sharma**
[Intentionally omitted.]

Chapter 7

(b) Mediation
[Intentionally omitted.]

(c) Deadlines

This adversary proceeding has been pending since 1/12/26. For the reasons set forth in part “(1),” above, the tentative ruling is to decline to set any litigation deadlines other than the date of a continue status conference (see below).

Joint Status Report: Not required.

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

Party Information

Debtor(s):

Sanjesh Prasad Sharma

Represented By
Vahe Khojayan

Defendant(s):

Sanjesh Prasad Sharma

Represented By
Vahe Khojayan

Plaintiff(s):

Stephen Botthof

Represented By
Timothy J Silverman

Aja Botthof

Represented By
Timothy J Silverman

Trustee(s):

John P Pringle (TR)

Pro Se

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2:25-20573 Marilyn Rene Nicholas

Chapter 13

Adv#: 2:26-01048 Rayet v. Nicholas

- #13.00** Cont'd Status Conference re: Complaint for determination of nondischargeability 11 U.S.C. Section 523; and for conversion; fraudulent transfer; and constructive trust and determination that certain monies and property are not property of the estate fr. 5/12/26
[First Amended Complaint filed 4/8/26]

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Continue as set forth below, for State Court civil and criminal litigation to proceed. Appearances are not required on 6/2/26. (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 no issues to raise 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

The parties have not raised any issues regarding (a) venue, (b)

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jurisdiction, (c) this Bankruptcy Court's authority to enter final orders or judgment(s) in this proceeding. *See generally Stern v. Marshall*, 131 S.Ct. 2594, 2608 (2011) (if litigant "believed that the Bankruptcy Court lacked the authority to decide his claim...then he should have said so – and said so promptly."); *Wellness Int'l Network, Ltd. v. Sharif*, 135 S.Ct. 1932 (2015) (consent must be knowing and voluntary but need not be express); *In re Bellingham Ins. Agency, Inc.*, 702 F.3d 553 (9th Cir. 2012) (implied consent), *aff'd on other grounds*, 134 S. Ct. 2165 (2014); *In re Pringle*, 495 B.R. 447 (9th Cir. BAP 2013) (rebuttable presumption that failure to challenge authority to issue final order is intentional and indicates consent); *In re Deitz*, 760 F.3d 1038 (9th Cir. 2014) (authority to adjudicate nondischargeability encompasses authority to liquidate debt and enter final judgment). *See generally In re AWTR Liquidation, Inc.*, 548 B.R. 300 (Bankr. C.D. Cal. 2016).

(b) Mediation

The tentative ruling is that it would be premature to direct the parties to attend formal mediation at this time.

(c) Deadlines

This adversary proceeding has been pending since 3/9/26.

The tentative ruling is that in view of Plaintiff's intent to seek relief from the automatic stay in order to attempt to liquidate the alleged indebtedness in state court, it would be premature to set litigation deadlines other than the date of a continued status conference (see below).

Joint Status Report: Not required.

Continued status conference: 8/4/26 at 11:00 a.m.

Party Information

Debtor(s):

Marilyn Rene Nicholas

Represented By

Sanaz Sarah Bereliani

Defendant(s):

Marilyn Rene Nicholas

Pro Se

Plaintiff(s):

Azita Rayet

Represented By

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Alexandre I Cornelius

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Trustee(s):

Kathy A Dockery (TR)

Pro Se

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2:25-13048 RD William Whittington

Chapter 7

Adv#: 2:25-01315 Kent v. Whittington

#14.00 Cont'd Status Conference re: NonDischargeability Complaint
[11 U.S.C Section 523(a)(2)(A), 523 (a)(4), 523(a)(6)]
fr. 9/23/25, 01/20/26, 3/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Require at least preliminary discovery before any potential order directing the parties to mediation; discuss with the parties whether to grant a brief extension of various deadlines; and continue the status conference, 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.

(1) Current issues

This Court has reviewed the parties' latest status report (adv. dkt. 37). The parties are directed to address whether it is feasible and efficient to require at least limited discovery and then order mandatory mediation, or if instead this Court should adhere to the existing discovery cutoff and other deadlines, or take some other approach. This Court notes that, on the one hand, Defendant/Debtor has only recently retained new counsel, who will need time to acclimate to this matter; and, on the other hand, Defendant/Debtor already has had a long time and repeated continuances but has failed so far to meet deadlines and move this matter forward expeditiously. He is cautioned that he should not expect this Court to tolerate any more such failures.

(2) Standard requirements

The following are Judge Bason's standard requirements for status

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CONT... RD William Whittington

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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. 13).

(b) Mediation

The tentative ruling is not to order mediation on this Court's own motion.

(c) Deadlines

This adversary proceeding has been pending since 7/17/25.

The scheduled deadlines and/or hearing/trial date(s) have been memorialized in this Court's written order (adv. dkt. 32), as reflected and/or supplemented below. Pursuant to LBR 9021-1(b)(1)(B), in the event that the discovery cutoff or other deadlines are changed, plaintiff is directed to lodge a proposed order via LOU within 7 days after the status conference.

Current deadlines:

Joinder of parties/amendment of pleadings-deadline: 7/14/26

Discovery cutoff (for completion of discovery): 7/28/26

Expert(s) - deadline for reports: 8/4/26 if any expert testimony will be presented.

Expert(s) - discovery cutoff (if different from above): 8/11/26 if any expert testimony will be presented.

Dispositive motions to be heard no later than: TBD

New deadlines:

Joint Status Report: 6/30/26

Continued status conference: 7/14/26 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]

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Chapter 7

Party Information

Debtor(s):

RD William Whittington

Represented By
Charles Shamash

Defendant(s):

RD William Whittington

Represented By
Charles Shamash

Plaintiff(s):

Debra Kent

Represented By
J Scott Bovitz

Trustee(s):

John P Pringle (TR)

Represented By
Todd A. Frealy
LEVENE, NEALE, BENDER, YOO &

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2:25-13048 RD William Whittington

Chapter 7

Adv#: 2:25-01320 Ross v. Whittington

#15.00 Cont'd status conference re: Complaint to determine dischargeability of debt (11 U.S.C. 523(a) and to deny discharge (11 U.S.C. 727))
[First Amended complaint filed 10/2/2025]
fr. 9/23/25, 10/21/25, 12/16/25, 3/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Require at least preliminary discovery before any potential order directing the parties to mediation; discuss with the parties whether to grant a brief extension of various deadlines; and continue the status conference, 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.

(1) Current issues

This Court has reviewed the parties' latest status report (adv. dkt. 34). The parties are directed to address whether it is feasible and efficient to require at least limited discovery and then order mandatory mediation, or if instead this Court should adhere to the existing discovery cutoff and other deadlines, or take some other approach. This Court notes that, on the one hand, Defendant/Debtor has only recently retained new counsel, who will need time to acclimate to this matter; and, on the other hand, Defendant/Debtor already has had a long time and repeated continuances but has failed so far to meet deadlines and move this matter forward expeditiously. He is cautioned that he should not expect this Court to tolerate any more such failures.

(2) Standard requirements

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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. 16 & 31, p. 4, para. f.)

(b) Mediation

The tentative ruling is not to order mediation on this Court's own motion.

(c) Deadlines

This adversary proceeding has been pending since 7/21/25.

The scheduled deadlines and/or hearing/trial date(s) have been memorialized in this Court's written order (adv. dkt. 31), as reflected and/or supplemented below. Pursuant to LBR 9021-1(b)(1)(B), in the event that the discovery cutoff or other deadlines are changed, plaintiff is directed to lodge a proposed order via LOU within 7 days after the status conference.

Current deadlines:

Joinder of parties/amendment of pleadings-deadline: 7/14/26

Discovery cutoff (for completion of discovery): 7/28/26

Expert(s) - deadline for reports: 8/4/26 if any expert testimony will be presented.

Expert(s) - discovery cutoff (if different from above): 8/11/26 if any expert testimony will be presented.

Dispositive motions to be heard no later than: TBD

New deadlines:

Joint Status Report: 6/30/26

Continued status conference: 7/14/26 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

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Trial commencement: TBD

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[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

RD William Whittington

Represented By
Charles Shamash

Defendant(s):

RD William Whittington

Represented By
Charles Shamash

Plaintiff(s):

Adin Ross

Represented By
Michael F Chekian

Trustee(s):

John P Pringle (TR)

Represented By
Todd A. Frealy
LEVENE, NEALE, BENDER, YOO &

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2:26-14287 Charles Leonard Martin and Kristin Erika Windell

Chapter 11

#1.00 Status Conference re: Chapter 11 Case

Docket 1

Tentative Ruling:

Appearances required by counsel for Debtor and by Debtor(s) themselves.

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) Lack of disclosures regarding income, expenses, and related matters

Debtor's budget motion (dkt. 12) is not on for hearing today, but it raises serious concerns. Little information is provided; and what scant information there is appears to be internally inconsistent.

The tentative ruling is to set a **deadline of 6/16/26** for Debtors to file and serve an amended budget motion, amended Bankruptcy Schedules I and J, and an amended Status Report. Each of those documents must be clearly marked up (by hand or by computer) to show where changes have been made.

The problems include:

(i) No food? The budget motion includes \$0.00 for food (dkt. 12 at PDF p. 13, line 7). How do Debtors eat?

(ii) No health insurance etc.? How about health insurance, vehicle insurance, property maintenance/repairs, medical and dental expenses, and all the other items listed as \$0.00. See Budget Motion (dkt. 12) at PDF p. 7 line 5, p. 9 line 3, p. 10 line 3, p. 11 line 2, p. 12 line 4, p. 13 lines 6-13, etc. Of course, this Court recognizes that those things theoretically could be paid through Debtors' businesses, but as discussed below those businesses list \$0.00 in expenses of any sort. In sum, there is no disclosure of who is paying for any of these expenses.

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(iii) Nature of second business? Debtors' Status Report (dkt. 22, p. 2, item A.1.) states that "Debtor owns an insurance agency and joint debtor owns royalty income through a wholly-owned corporation." (Emphasis added.) What is the nature of that business and of that "royalty income"?

(iv) Future changes in income or expenses? At one point Debtors state that they expect this royalty income to decline over time (dkt. 1 at PDF p. 20). But their Bankruptcy Schedules I and J state that there is no anticipated change in income or expenses within the next year (see dkt. 12 at PDF pp. 8 & 14). Which of these two inconsistent statements, made under oath, is true?

(v) Business expenses? Both businesses supposedly have \$0.00 expenses (Budget Motion, dkt. 12, at PDF pp. 9 & 10): how can that be? Does the insurance business rent or own its premises? Does it have employees? Does it really have no expenses at all, even for computers, paper, phones, licenses, annual corporate registration, etc.? How could that be so? Even if it is somehow true, why is there no explanation (either in the Bankruptcy Schedules or the Budget Motion or, as a final backstop, in the Status Report)?

(vi) Income taxes, accountants, and nonbankruptcy legal fees? Do the businesses pay taxes? Perhaps they are pass-through entities (Debtors' budget motion, line 16, lists estimated taxes of \$5,893.00 at dkt. 12 PDF pp. 13 & 15, but with no explanation)? But regardless of whether the businesses or Debtors themselves pay taxes, someone presumably has to pay an accountant and any legal expenses, and yet those expenses appear nowhere in the budget motion.

(vii) Rental property? Why does the Status Report mention the two businesses but say nothing about the rental income disclosed in the budget motion (dkt. 12, at PDF p. 11)? What property is being rented? To whom - an arms' length third party or someone with whom Debtors have some sort of connection? For how much per month? Has it been historically rented at the same dollar amount, and is there any anticipated change in future?

(viii) No rental expenses? Just like the two businesses, the budget motion (dkt. 12 at PDF p. 11) lists expenses for the rental property as "\$0.00." How can that be so? Even if there is a triple-net lease (which is not revealed), this Court takes judicial notice that typically there would still be periodic expenses such as legal and accounting fees, a reserve for major

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repairs that typically would not be the responsibility of any tenant, etc.

(ix) Is there a lease? Despite the disclosed rental income, the Status Report (dkt. 22, p. 7) states that there are no leases (or contracts) to be assumed or rejected. Perhaps any rental arrangement is a month-to-month tenancy with no written lease or contract, but if so then, first, why is that not disclosed and, second, does the lack of any written lease violate landlord-tenant laws and/or expose the bankruptcy estate to possible risks and liabilities? (This Court further notes that even if any rental agreement has not been reduced to writing, Debtors most likely would still be required to list such an agreement as subject to assumption or rejection. *See generally* 11 U.S.C. 365(m) (leases of real property "include any rental agreement to use real property") *and, e.g., In re United W., Inc.*, 87 B.R. 138, 139–140 (Bankr. D. Nev. 1988) (whether lease was reduced to writing was "irrelevant").)

(x) Are there any unexpired leases and executory contracts or not? And what will Debtor do with them? Contrary to the Status Report's assertion that there are no contracts or leases to be assumed or rejected, Bankruptcy Schedule G item 2.1 (dkt. 1 at PDF p. 75 of 118) states that Debtors will assume an unspecified contract (for what?) with 7639 College Ave LLC, and also lists a "Land lease" in item 2.2 (for what location?) without any indication whether it will be assumed or rejected. Is the land lease the location of the manufactured home, and is that manufactured home being rented out? Or is that location being used by the insurance business, or is part of the home rented by the insurance business, etc., etc.?

(xi) Vehicles? Debtors list four vehicles, each with associated debts, two of which are driven by Debtors' sons. *See* Bankruptcy Schedule D, dkt. 1, PDF pp. 34-37, lines 2.2-2.4 & 2.8). But Debtors' budget motion lists only two monthly car payments (dkt. 12 at PDF p. 13, line 17), one of which is for a Ford Bronco driven by one of Debtors' sons, and neither son is listed as a co-debtor or a contributor anywhere. Why should Debtors' creditors be paying for Debtors' son(s)' cars? More broadly, for each vehicle: who is actually obligated on the associated debt, who is paying monthly purchase or payments and vehicle insurance and other expenses, and who is driving each vehicle?

The foregoing is not intended to be a complete list of all the deficiencies in Debtors' disclosures. The bottom line is that Debtors' "disclosures" are, at the very least, incredibly sloppy, and might be intentional efforts to "hide the ball." Either way, Debtors appear blatantly to have violated

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their duty to make complete and accurate disclosures under oath.

Debtors are directed to address at this Status Conference why this Bankruptcy Court should not dismiss their bankruptcy case, convert it to a chapter 7 liquidation, appoint a chapter 11 trustee, or impose sanctions or other adverse consequences. If this Court is persuaded not to do those things today then Debtors and their (proposed) counsel are directed to go back over all of their Bankruptcy Schedules, Statement of Financial Affairs, and other filed documents and this time give accurate and complete disclosures. They are reminded that, under this Court's Procedures Order (dkt. 3), they must disclose the finances of all businesses and rental properties as fully as they must disclose their own finances. In addition, Debtors are warned that their completely inadequate and inconsistent statements under oath have already taken them far along the path to dismissal or other negative consequences in future, and therefore, if this case is not dismissed today, they had better be much more accurate and complete in their future disclosures.

(b) Employment application (dkt. 10, 11)

This matter is not on for hearing today, but this Court raises the following issues as part of the Status Conference. Debtors' proposed bankruptcy counsel discloses that he has not previously represented chapter 11 debtors. See Empl. App. (dkt. 10, p. 5, item 1.c.).

On the one hand, this might explain his favorable hourly rate, which can benefit Debtors and creditors alike. On the other hand, that lack of experience might lead to problems, and this Court believes it is best for everyone who might be involved to address that issue now rather than waiting for any problems to arise.

For example, it is possible that proposed counsel's lack of chapter 11 experience led him not to identify and fix the problems listed in part "(1)(a)" of this tentative ruling. (But this Court emphasizes that it is Debtors themselves who are responsible for making full and accurate disclosures in all of their bankruptcy papers - it is no excuse if their proposed counsel trusted them.)

At this Status Conference, proposed counsel is directed to address whether a more experienced chapter 11 practitioner will be available for consultations (with appropriate conflicts checks, and an amended employment application to include this consultation arrangement), or whether other means could or should be implemented to address the foregoing issues.

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Charles Leonard Martin and Kristin Erika Windell

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This Court emphasizes that it is not at this point mandating any particular approach, or even that anything is necessary at all except to rely on proposed counsel's duties to adhere to the high standards required of any professional representing the bankruptcy estate through debtors in possession. All parties in interest are also invited to address these issues.

(2) Dates/procedures. This case was filed on 4/30/26.

- (a) Bar date: 8/7/26 (DO NOT SERVE notice yet - court will prepare an order after the status conference).
- (b) Procedures Order: dkt. 8; belatedly served 5/19/26 (dkt. 21), but still served in time to give notice of the Principal Status Conference etc.
- (c) Plan/Disclosure Statement: file by 8/28/26 (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
- (d) Continued status conference: 7/14/26 at 1:00 p.m. No written status report is required.

Party Information

Debtor(s):

Charles Leonard Martin

Represented By
Clifford Bordeaux

Joint Debtor(s):

Kristin Erika Windell

Represented By
Clifford Bordeaux

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2:26-14398 Hartsook 14001, 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) Proposed bankruptcy counsel is disqualified from employment
Proposed bankruptcy counsel is the Law Offices of Robert S. Altagen, Inc., a Professional Corporation, and its principal is Robert S. Altagen, Esq. (collectively or individually, as the context suggests, "Altagen"). A close reading of Altagen's employment application and declaration reveal that he is a creditor - which, under the plain meaning of the statute, disqualifies Altagen from being employed to represent the bankruptcy estate.

Specifically, Altagen declares that Debtor "paid [Altagen] an initial retainer of \$4,000.00" but that "\$10,000 ... was earned pre-petition," meaning that he holds a prepetition claim against Debtor of \$6,000.00 for unpaid services. Empl. App. (bankr. dkt. 15) p. 6:24-26 (emphasis added). In addition, Altagen discloses that he has "advanced the sum of \$1,735.00 towards the initial filing fee and other costs," and implicitly those advanced moneys were not repaid prepetition. *Id.* p. 4:19-20. This means that Altagen holds a prepetition claim of \$7,735.00 (\$6,000.00 + \$1,735.00 = \$7,735.00).

Under 11 U.S.C. 327(a) Altagen must be a "disinterested person." Under 11 U.S.C. 101(14)(A) the term "disinterested person" means a person that "is not a creditor" (Emphasis added.) See *In re CIC Inv. Corp.*, 175 B.R. 52, 56 (9th Cir. BAP 1994) ("to permit the appointment of counsel with claims against the debtor is to ignore the unambiguous language of ... Sections 327(a) and 101(14)") (footnote omitted).

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The tentative ruling is to disapprove Altagen's employment on this ground. This Court recognizes that disqualification for holding a prepetition claim might be cured by a voluntary waiver of that prepetition claim. But this Court is also troubled that Altagen did not prominently and forthrightly address the foregoing issues in the employment application, and those things might constitute a lack of sufficient disclosure that could also bar employment. See, e.g., *In re Triple Star Welding, Inc.*, 324 B.R. 778, 789-92 (9th Cir. BAP 2005) (duty to make full, candid, and complete disclosure of all facts concerning transactions with debtor).

Altagen and any other party in interest are invited to address these issues at the hearing.

Note: This Court recognizes that, in a footnote, *CIC* acknowledged: "we are not deciding whether counsel with a prepetition claim arising solely from services related to the bankruptcy case may represent the debtor in that case." *CIC*, 175 B.R. 52, 56 n. 4 (emphasis added) (citing *In re Martin*, 817 F.2d 175, 180 (1st Cir. 1987)). But the tentative ruling is that *CIC*'s plain meaning analysis still applies, and that *Martin* does not establish that applying the plain meaning would be absurd, such that this Court has any authority to disregard that plain meaning. See, e.g., *Lamie v. United States Trustee*, 540 U.S. 526, 534-39 (2004) (no fees from estate for chapter 7 debtor's attorney, because applying plain meaning of statute was not absurd).

As summarized by *CIC*, *Martin* reasoned that that an attorney "becomes a creditor of the estate just as soon as any compensable time is spent [postpetition] on account" and therefore section 327(a) should not be read to foreclose employment of an attorney who is a creditor solely by virtue of unpaid prepetition bankruptcy services. *Id.* But the tentative ruling is that *Martin*'s analysis is neither technically correct nor persuasive.

Technically, postpetition professional fees are not a "claim" but an "administrative expense." See 11 U.S.C. 502(b) (claims are determined "as of the date of the filing of the [bankruptcy] petition") and compare 11 U.S.C. 503(b)(2) (professional fees are administrative expenses). In practical terms, Congress rationally could have determined, for the following reasons, that a professional who holds a prepetition claim should be disqualified

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from employment (and, absent absurdity, this Court is required to apply the plain meaning of the statute).

For example, Congress could have reasoned that a professional who holds a claim could vote that claim for a proposed chapter 11 plan that the professional helped to create that unduly favors the professional. Conversely, that professional could use their influence to disfavor or undermine a plan that does not favor the professional. In contrast, the professional's fees earned postpetition are more likely to be either paid on an interim basis (11 U.S.C. 331), paid on the effective date of the plan (11 U.S.C. 1129(a)(9)(A) & 1191(e)), or otherwise subject to different treatment creating less potential for conflicts, or a different level of scrutiny from prepetition claims. In other words, Congress rationally could have reasoned that the allowance and payment of postpetition administrative expenses include greater protections against possible conflicts of interest than is true for prepetition claims owed to the professional.

These hypothetical examples illustrate that it is not absurd for Congress to have adopted a blanket disqualification for any professional who holds a claim. That is exactly what Congress did in 11 U.S.C. 101(14)(A) and 327(a).

This Court notes that *Martin* did not actually analyze whether the plain meaning of the statute would lead to an absurd result. Instead it simply described reasons why, in its view, the distinction between prepetition claims and postpetition administrative expenses might be insufficient as a policy matter to warrant disqualification. That is not enough to disregard the statute's plain meaning.

As a final note, this Court is aware that *Martin* has been cited favorably by the Court of Appeals for the Ninth Circuit. But that was in a very different context and not in any way that undermines the above analysis. Specifically, when addressing the standard for removal of a trustee due to prior representation of persons whose interests arguably conflicted with those of the bankruptcy estate, the Ninth Circuit adopted as its own a decision of the Bankruptcy Appellate Panel adopting *Martin's* totality-of-circumstances test "to the extent that the question of materiality is addressed in the disinterestedness determination." *In re AFI Holding, Inc.*, 530 F.3d

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832, 848 (9th Cir. 2008) (emphasis added). But materiality is only relevant under 11 U.S.C. 101(14)(C) (professional must not have an interest "materially" adverse to estate, creditors, or equity holders). In contrast, this tentative ruling relies on 11 U.S.C. 101(14)(A), which provides an absolute disqualification of any proposed professional holding a "claim," without any materiality requirement.

(b) Additional concerns with Altagen's employment application (bankr. dkt. 15)

Altagen proposes that, "[i]n all matters relating to fees and costs, Debtor must pay allowed amounts within ten days after allowance, failing which Altagen will be "authorized and directed" to file a motion to withdraw. Empl. App. (bankr. dkt. 15) p. 4:4-10 (emphasis added). In other words, Altagen wants this Court to authorize terms of employment that, on their face, would pre-establish that if, to use a hypothetical example, he were to be awarded attorney fees of \$10,000.00 and Debtor (x) failed to pay anything due to an unexpected and extraordinary expense, (y) paid \$9,000.00, or (z) took one day beyond the ten day period, then Altagen would be authorized and directed to file a motion to withdraw.

The tentative ruling is that it would be inappropriate for this Court to pre-authorize, let alone direct, Altagen to file a motion to withdraw in these or any other unknown future circumstances. Filing such a motion in the hypothetical circumstances described above might well violate Altagen's duties to Debtor and the bankruptcy estate.

Perhaps even more troubling, Altagen goes on to say that when filing a motion to withdraw he would be authorized and directed to "disclose the reasons for same, *i.e.*, Debtor cannot pay costs of administration and that under 11 U.S.C. 1129, a plan of reorganization is not feasible ... [and] the Court ... may (1) convert the case to Chapter 7, (2) dismiss the case, and/or (3) dismiss the case with the prohibition that another case could not be filed within 180 days" - *i.e.*, dismiss with a bar under 11 U.S.C. 109(g)(1) for "willful failure of the debtor to abide by orders of the court, or to appear before the court in proper prosecution of the case." Empl. App. (bankr. dkt. 15) p. 4:4-15 (emphasis added). In other words, if Altagen's fees are not paid within ten days then he wants to be authorized and directed to argue - against Debtor's interests and possibly against the interests of the bankruptcy estate - that no chapter 11 plan is feasible, and that the case may be converted, dismissed, or

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dismissed with a bar. But a single missed payment of an administrative expense within ten days might or might not show that any chapter 11 plan would be infeasible, or that there would be sufficient grounds to convert or dismiss a case let alone dismiss with a bar. Cf., e.g., 11 U.S.C. 1112(b)(4)(A) (cause for dismissal includes "substantial and continuing" loss or diminution of estate "and" absence of reasonable likelihood of rehabilitation) and (b)(4)(I) (failure to "timely pay [postpetition] taxes" - not failure to timely pay any administrative expense).

In sum, in his eagerness to assure that his fees will be paid within ten days, Altagen appears to be taking positions adverse to Debtor and the estate about the draconian consequences of not paying him timely. The tentative ruling is to disapprove employment on this alternative ground.

In addition, this Court notes that Altagen proposes a rate of \$600.00 per hour for himself, \$300.00 per hour for an (unspecified) associate, and \$250.00 per hour "for paralegal services," without providing resumes for himself, any potential associate(s), or any paralegal(s), and without naming the latter, without disclosing whether they will be a "regular associate" within the meaning of Rules 2014(b) and 9001(b)(10) (Fed. R. Bankr. P.), and without assurances that any such person and Altagen will run a comprehensive conflict check before any such person can work on this case (which is particularly important if the attorney or paralegal is working for multiple law firms). See Retainer Agreement, Ex. A to Empl. App. (bankr. dkt. 15), para. "(8)" (at PDF p. 10 of 19). The tentative ruling is that the proposed hourly rates have not been adequately justified, nor has Altagen provided adequate assurances that adequate conflicts checks have been done for all persons proposed to work on this case.

In addition, the posted "Procedures of Judge Bason" (available at www.cacb.uscourts.gov) (the "Procedures") state that any professional must file Local Form 2014-1 (statement of disinterestedness). No such form is on file as of the preparation of this tentative ruling.

(c) Background for other concerns with Debtor's filed papers in this case to date

This case appears to be all about the real property commonly known as 14001 Hartsook Street, Sherman Oaks, California 91423 (the "Property"). According to an adversary proceeding filed by Debtor, it "acquired the Property from Defendants David Brown and Julian Raymond ["Sellers"] in or

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Chapter 11

about August 2023." Complaint (Adv. No. 2:26-ap-01125-NB, dkt. 1), p. 2:9-10.

Debtor/Plaintiff alleges that after taking possession of the Property it "discovered substantial unsafe, incomplete, and unfinished conditions at the Property, including excavation, exposed rebar, exposed gas line issues, open walls, and other conditions requiring repair and remediation." Complaint (adv. dkt. 1) p. 5:8-10. Debtor/Plaintiff also alleges that "the loan documents and/or [the] conduct [of Sellers and the other named Defendants]" - namely, the holder of a deed of trust on the Property ("US Bank"), its servicer ("Selene"), and its foreclosure trustee ("MTC Financial") (collectively, "Lienholder") - "created or recognized a process by which Plaintiff could assume, cure, reinstate, pay off, refinance, sell, or otherwise resolve the loan secured by the Property" (Complaint, adv. dkt. 1, p. 2:16-18) but then Lienholder refused to "recognize [Debtor/]Plaintiff's owner/successor status" and "refused to communicate" with Debtor/Plaintiff, except for requiring insurance, which Debtor/Plaintiff allegedly obtained. Complaint (adv. dkt. 1) pp. 5:25-27, 6:2-4, 12:28-13:2. That refusal to recognize Debtor/Plaintiff as an owner/successor allegedly was "based upon the purported refusal from the prior owner [*i.e.*, Sellers] to allow assumption." Stat. Rpt. (bankr. dkt. 18) PDF p. 13.

Debtor/Plaintiff values the Property at approximately \$2,125,000.00 and estimates the claim of Selene/US Bank at \$1,657,029.68 - *i.e.*, Debtor/Plaintiff alleges an equity cushion of slightly over half a million dollars. Complaint (adv. dkt. 1) p. 7:5-7. Debtor/Plaintiff seeks an accounting, (unspecified) enforcement of the automatic stay (and seemingly duplicative injunctive relief to enforce the stay), declaratory relief, and damages. *Id.* (passim).

Meanwhile, earlier on the same date the Adversary Proceeding was filed, Lienholder filed its motion for relief from the automatic stay (bankr. dkt. 21, the "R/S Motion"). Lienholder alleges that it is owed much more than Debtor asserts - it claims to be owed approximately \$2,259,346.70 - and that the value of the Property is somewhat less than Debtor asserts - only \$1,949,000.00 (based on a broker's price opinion) - *i.e.*, Lienholder alleges a negative equity of over \$300,000.00. R/S Motion (bankr. dkt. 21) p. 8. In addition, Lienholder alleges that it has not in fact received evidence of required insurance coverage.

(d) Failure to include in creditor matrix the Sellers (David Brown and

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Julian Raymond)

Debtor's creditor matrix fails to list Sellers as creditors, despite their alleged "refusal" to "allow" Debtor to be treated as a bona fide purchaser of the Property and successor in interest with respect to Lienholder, all of which strongly suggests that Sellers assert some sort of claim against Debtor to justify that refusal. Stat. Rpt. (bankr. dkt. 18) PDF p. 13. Debtor is directed to address at the hearing why Sellers were not included on the creditor matrix.

This Court notes that Debtor's managing member and sole owner, Jeffrey Thompson, apparently filed an involuntary bankruptcy petition against one of Sellers, David Brown, who is listed in Debtor's statement of related cases (dkt. 2). That involuntary petition was dismissed because Mr. Thompson did not establish that Mr. Brown has fewer than 12 creditors. See *In re David Brown* (Case No. 2:25-bk-19545-BB).

(e) Two party (or so) dispute

Debtor's bankruptcy schedules reveal that, apart from Lienholder (and the omitted Sellers), Debtor acknowledges only two creditors: LADWP with a claim for \$7,256.06 (listed as disputed, unliquidated, and contingent) and So Cal Gas Company, with a \$-0- claim. This Court questions whether there is a legitimate bankruptcy purpose for this case, or if instead this is really a dispute between Debtor on the one hand and Sellers and Lienholder on the other, which is most appropriately resolved in nonbankruptcy courts.

All parties in interest are invited to address this issue, and whether this Court should dismiss this case, or issue an order to show cause why this case should not be dismissed, or take any other action regarding this issue.

(2) Dates/procedures. This case was filed on 5/4/26.

(a) Bar date: 8/11/26, if this case is not dismissed before then (DO NOT SERVE notice yet - court will prepare an order after the status conference).

(b) Procedures Order: dkt. 4 (not timely served, dkt.11, but served in time to give notice of this Status Conference and the other matters in that order)

(c) Plan/Disclosure Statement: file by 8/25/26, if this case is not dismissed (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 7/14/26 at 1:00 p.m. No written status report required.

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Hartsook 14001, LLC

Chapter 11

Party Information

Debtor(s):

Hartsook 14001, LLC

Represented By
Robert S Altagen

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2:26-14431 THE TRUETT MEMORIAL SOUTHERN BAPTIST

Chapter 11

#3.00 Cont'd Status Conference re: Chapter 11 Case
fr. 5/20/26

Docket 0

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

This "principal" status conference was set by this Court's Procedures Order (dkt. 6). The tentative ruling is to continue this status conference to be concurrent with several "first day" motions that are set for a final hearing next week. Meanwhile, this Court has no issues to raise *sua sponte*.

(2) Dates/procedures. This case was filed on 5/5/26.

- (a) Bar date: 8/12/26 (DO NOT SERVE notice yet - this Court will prepare an order after this status conference).
- (b) Procedures Order: dkt. 6 (timely served, dkt. 10).
- (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. (concurrent with other matters). No written status Report required.

Party Information

Debtor(s):

THE TRUETT MEMORIAL

Represented By
Marcus G Tiggs

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2:26-10806 Kent Moyer and Kaoru Moyer

Chapter 11

#4.00 Hrg re: Motion for Approval of Settlement Agreement Pursuant
to 11 U.S.C Section 9019 and to Dismiss Their Chapter 11 Case

Docket 54

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 5,
6/2/26 at 1:00 p.m.).

Party Information

Debtor(s):

Kent Moyer

Represented By
Uzzi O Raanan
Jonathan Seligmann Shenson

Joint Debtor(s):

Kaoru Moyer

Represented By
Uzzi O Raanan
Jonathan Seligmann Shenson

Movant(s):

Kent Moyer

Represented By
Uzzi O Raanan
Jonathan Seligmann Shenson

Kaoru Moyer

Represented By
Uzzi O Raanan
Jonathan Seligmann Shenson

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2:26-10806 Kent Moyer and Kaoru Moyer

Chapter 11

#5.00 Cont'd Status Conference re: Chapter 11 Case
fr. 2/12/26, 2/24/26, 3/24/26, 4/21/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required. The tentative ruling is to grant in part and deny in part Debtors' motion to approve settlement etc. (dkt. 54-56, the "Settlement Motion") by (x) granting authorization for the (already partially implemented) settlement agreement among Debtors, James S. Davidson ("Davidson"), and The World Protection Group, Inc. ("Business"), but (y) not taking any position regarding enforcement of or disputes regarding the Short Form Settlement Agreement (the "Settlement"), including resolution of the parties' disputes regarding the draft Security Document and the form of Releases, and (z) denying Debtors' request to dismiss this bankruptcy case, all as set forth below.

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 Motion (dkt. 54-56), Limited opposition (dkt. 58), reply (dkt. 60)

This Court's role is very limited. As set forth in the motion, the bankruptcy system favors compromise and this Court's proper role is only to canvas the issues to determine whether a proposed settlement falls below the lowest point in the zone of reasonableness. See Settlement Motion (dkt. 54) pp. 5:10-6:3 (citing authorities).

In connection with that limited review, this Bankruptcy Court is neither required nor empowered to grant any declaratory or injunctive relief as to a party's obligations under the Settlement. These limitations are particularly

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Kent Moyer and Kaoru Moyer

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true when the Settlement provides its own dispute resolution mechanism involving a mediator, rather than this Bankruptcy Court. See Section 4 at p. 6 of Settlement, Ex. A to Nojima Decl. (dkt. 56) (PDF p. 11 of 13).

Moreover, this Court is neither required nor empowered to render advisory opinions as to the effect of the Settlement. For example, this Bankruptcy Court expresses no opinion whether the limitation on any future bankruptcy petition by Business is enforceable. See Section 1 at p. 2 of Settlement, Ex. A to Nojima Decl. (dkt. 56) (PDF p. 7 of 13).

All of that said, if these limitations are not acceptable to Debtors then they could seek to withdraw the Settlement Motion. The Settlement does not expressly state that its effectiveness is conditioned on approval by this Bankruptcy Court, but that is the law.

If this Bankruptcy Court does not approve the Settlement then, presumably, the payment of \$400,000.00 by Debtor Kent Moyer on 4/1/26 might well be an avoidable unauthorized postpetition transfer. True, it was structured as a loan from Business, but the tentative ruling is that this simply transformed the value of Debtors' equity ownership in Business into cash owned by Debtor(s), which was then transferred postpetition out of the ordinary course of business, and therefore Debtor potentially could seek to unwind the Settlement. See 11 U.S.C. 363(b), 541(a)(6), 549(a)(2)(B).

This Bankruptcy Court anticipates, however, that Debtor will not seek to do so. Therefore, this Court proceeds to determine whether the Settlement should be approved under 11 U.S.C. 105, Rule 9019 (Fed. R. Bankr. P.), and the decisions interpreting those authorities. The tentative ruling is to approve the Settlement for the reasons stated in the motion papers. See especially *In re A & C Properties*, 784 F.2d 1377, 1380-81 (9th Cir. 1986).

As for the Settlement Motion's request to dismiss this case, that is contrary to the portion of the Settlement providing that the "Parties will cooperate in causing a dismissal of the Moyer Bankruptcy upon completion of the long form settlement agreement and security documentation[.]" Settlement, Section 3(d), at p. 5, Ex. A to Nojima Decl. (dkt. 56) (PDF p. 10 of 13) (emphasis added). Therefore, the tentative ruling is to deny Debtors' request to dismiss this bankruptcy case at this time without prejudice to Debtors requesting dismissal following, as set forth below, a meet and confer and, if applicable referral of their disputes to the mediator in accordance with the Settlement.

The tentative ruling is to direct the parties (as part of this Bankruptcy

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CONT... Kent Moyer and Kaoru Moyer

Chapter 11

Court's general authority to manage its own docket and the progress of this case under 11 U.S.C. 105(a)&(d)) to meet and confer no later than **6/9/26** regarding the long-form agreement, releases, security documentation, and any other issues and, if unsuccessful, refer their disputes to the mediator in accordance with the Settlement.

Proposed order(s): Unless otherwise ordered, Debtors are 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.

(b) Proposed chapter 11 plan (dkt. 62)

Debtors have filed a proposed Plan (dkt. 62). The tentative ruling is not to proceed with setting any deadlines or procedures regarding proposed confirmation of the Plan at this time.

(2) Dates/procedures. This case was filed on 1/29/26.

(a) Bar date: TBD (DO NOT SERVE notice yet - court will prepare an order after the claims bar date has been set).

(b) Procedures Order: dkt. 8 (proof of service eventually filed, see dkt. 32)

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

(d) Continued status conference: 7/14/26 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Kent Moyer

Represented By
Uzzi O Raanan

Joint Debtor(s):

Kaoru Moyer

Represented By
Uzzi O Raanan

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2:25-14931 Forrest Kent Balmain

Chapter 11

#6.00 Hrg re: Motion for reconsideration of court's memorandum of decision determining value of the real property at 11435 Frascati Street Agua Dulce CA 91390

Docket 108

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 7, 6/2/26 at 1:00 p.m.).

Party Information

Debtor(s):

Forrest Kent Balmain

Represented By
Lawrence R Fieselman
Julie J Villalobos

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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2:25-14931 Forrest Kent Balmain

Chapter 11

#7.00 Cont'd Status Conference re: Chapter 11 Case
fr. 7/8/25, 8/12/25, 8/19/25, 9/9/25, 10/21/25, 10/30/25,
11/18/25, 12/16/25, 01/06/26, 2/10/26, 3/24/26, 4/21/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

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 Motion to Reconsider Valuation Memorandum (dkt. 108, the "Reconsideration Motion") and Notice (dkt. 109); Creditor's Opposition (dkt. 111)

(i) Background

This Court issued a "Memorandum Decision Valuing Property" (dkt. 101, the "Valuation Memorandum") on 4/20/26, but has not yet issued an order implementing the Valuation Memorandum. The "Procedures of Judge Bason" (available at www.cacb.uscourts.gov, the "Procedures") generally do not permit parties to self-calendar a hearing on a motion for reconsideration; but this Court explicitly authorized Debtor to self-calendar this hearing on the Reconsideration Motion.

(ii) Legal standards

A motion for reconsideration filed within fourteen days after entry of the order is governed by Rule 59 (Fed. R. Civ. P., incorporated by Rule 9023, Fed. R. Bankr. P.); a motion for reconsideration filed more than fourteen days after entry of the order is governed by Rule 60 (Fed. R. Civ. P., incorporated by Rule 9024, Fed. R. Bankr. P.). *In re Negrete*, 183 B.R. 195, 197 (9th Cir. BAP 1995), *aff'd*, 103 F.3d 139 (9th Cir. 1996).

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The tentative ruling is that arguably either standard could apply given that, as noted above, this Court has not yet issued an order implementing the Valuation Memorandum. But the tentative ruling is that this Court need not determine this issue because – at least as applied to the present case – there are not meaningful differences between the standards set forth in Rules 59 and 60 (Fed. R. Civ. P.). See, e.g., *In re Negrete*, 183 B.R. 195, 197 (applying in the context of a Rule 60(b) motion the standards articulated in cases decided under Rule 59).

Reconsideration is "an 'extraordinary remedy, to be used sparingly in the interests of finality and conservation of judicial resources.'" *Carroll v. Nakatani*, 342 F.3d 934, 945 (9th Cir. 2003) (internal citation omitted). "Motions for reconsideration which merely revisit the same issues already ruled upon by the trial court, or which advance supporting facts that were otherwise available when the issues were originally briefed, will generally not be granted." *In re Negrete*, 183 B.R. 195, 197 (9th Cir. BAP 1995), *aff'd*, 103 F.3d 139 (9th Cir. 1996). A motion for reconsideration may not be used "to rehash the same arguments made the first time or simply express an opinion that the court was wrong." *In re Greco*, 113 B.R. 658, 664 (D. Haw. 1990), *aff'd and remanded sub nom. Greco v. Troy Corp.*, 952 F.2d 406 (9th Cir. 1991); see also *In re Mannie*, 299 B.R. 603, 608 (Bankr. N.D. Cal. 2003) ("A motion to reconsider should not be used 'to ask the court 'to rethink what the court had already thought through—rightly or wrongly'—or 'to reiterate arguments previously raised.'" (internal citation omitted).

(iii) Application of the legal standards

The tentative ruling is that the Reconsideration Motion merely reiterates arguments that Debtor previously presented at the valuation evidentiary hearing, or attempts to present new arguments or evidence (e.g., new challenges to credibility) without sufficient grounds for being permitted to present such new arguments or evidence. Debtor obviously disagrees with the conclusions and reasoning set forth in the Valuation Memorandum, but Debtor does not identify any manifest errors of law or fact, any change in intervening law, or any other reasons sufficient to warrant reconsideration.

In arriving at an ultimate conclusion as to value, this Court credited certain evidence presented by Debtor, certain evidence presented by Creditor, and made extensive adjustments and refinements to the valuation figures introduced by both parties. See *generally* Valuation Memorandum (dkt. 101) p. 10:10–26 (summarizing basis of conclusion as to value). It is not

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appropriate for this Court to restate its conclusions and reasoning here. The tentative ruling is that Debtor has not met the high burden necessary to support reconsideration.

Proposed order(s): After the hearing, this Court will prepare and issue orders implementing the Valuation Memorandum and denying the Reconsideration Motion.

(b) Debtor's deadline to file a Plan

This Court has previously determined that it would be a waste of time and resources to require Debtor to file a Plan until the valuation dispute is resolved, and that the delays associated with the valuation dispute qualify as "circumstances for which debtor should not justly be held accountable," 11 U.S.C. 1189(b), thereby warranting a further extension of Debtor's deadline to file a Plan. The current deadline for Debtor to file a Plan is 7/10/26 (dkt. 106, p. 2:5–6). Debtor is directed to address whether a further extension if warranted.

2) Dates/procedures. This case was filed on 6/12/25.

- (a) Bar date: 8/21/25 per General Order 20-01 (70 days after petition date in Subchapter V cases) (DO NOT SERVE any notice: one will be sent).
- (b) Procedures Order: dkt. 6 (timely served, dkt. 11).
- (c) Plan/Disclosure Statement: see part "(1)(b)," above (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
- (d) Continued status conference: 8/4/26 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Forrest Kent Balmain

Represented By
Lawrence R Fieselman
Julie J Villalobos

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Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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2:25-13881 Dedication & Everlasting Love To Animals

Chapter 11

#8.00 Hrg re: Chapter 11 Trustees Motion For Entry Of An Order: (I) Approving Compromise Of Controversies And Settlement Agreement Pursuant To Rule 9019 of The Federal Rules of Bankruptcy Procedure And (II) Authorizing Trustee To Liquidate Additional Investments In Order To Fund Settlement Payments

Docket 240

Tentative Ruling:

Overrule the opposition and grant the Chapter 11 Trustee's motion to approve the settlement agreement. 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): Opposition filed by Erica Grillo, Leo Grillo, Charles Leonard, and John Rustin (dkt. 243, the "Opp."); Reply of Chapter 11 Trustee ("Trustee") (dkt. 245), Proof of Service (dkt. 246), Hsu Decl. (dkt. 248), and Requests for Judicial Notice (dkt. 248–49); Opponents' objections re reply evid. (dkt. 250-52)

(1) Standing of Objecting Parties

The Opposition (dkt. 243) was filed by Erica Grillo (Debtor's secretary), Leo Grillo (Debtor's founder), and Charles Leonard and John Rustin (board members of Debtor) (collectively, the "Objectors"). The Chapter 11 Trustee ("Trustee") argues that "the Objectors are not the Debtor" and "lack standing to oppose the [Settlement] Agreement." Reply (dkt. 245) p. 7:26–8:1.

The tentative ruling is that, although more formal documentation from Debtor would have been better, Objectors do have standing to oppose the Settlement Agreement in their capacity as apparent representatives of Debtor. The fact that the appointment of Trustee has divested Debtor of the ability to manage the estate as a debtor in possession does not mean that Debtor (acting through its (apparently authorized) representatives) no longer qualifies

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as a "party in interest" who "may raise and may appear and be heard on any issue in a case under this chapter." 11 U.S.C. 1109(b).

(2) Legal standard

In determining the fairness, reasonableness, and adequacy of a proposed settlement under Rule 9019(a) (Fed. R. Bankr. P.), this Court must consider:

- (a) the probability of success in litigation;
- (b) the difficulties, if any, to be encountered in the matter of collection;
- (c) the complexity of the litigation involved, and the expense, inconvenience and delay necessarily attending it; and
- (d) the paramount interest of the creditors and a proper deference to their reasonable views on the premises.

[*In re A&C Properties*, 784 F.2d 1377, 1381 (9th Cir. 1986)].

"Each factor need not be treated in a vacuum; rather, the factors should be considered as a whole to determine whether the settlement compares favorably with the expected rewards of litigation." *In re Western Funding Inc.*, 550 B.R. 841, 851 (9th Cir. BAP 2016). "[C]ompromises are favored in bankruptcy, and the decision of the bankruptcy judge to approve or disapprove the compromise of the parties rests in the sound discretion of the bankruptcy judge." *In re Sassalos*, 160 B.R. 646, 653 (D. Or. 1993). In approving a settlement, the Court must "canvass the issues and see whether the settlement falls below the lowest point in the range of reasonableness." *In re W.T. Grant Co.*, 699 F.2d 599, 608 (2d Cir. 1983) (internal quotation marks omitted).

(3) Application of the legal standard

The tentative ruling is that Trustee has easily satisfied his burden of demonstrating that the proposed settlement does not fall "below the lowest point in the range of reasonableness." *In re W.T. Grant Co.*, 699 F.2d 599, 608 (2d Cir. 1983) (internal quotation marks omitted). That is because none of the arguments asserted by Objectors as to why the settlement is unreasonable are persuasive.

- (a) Assets of the estate, or donor restricted assets/charitable trusts
Objectors question whether the investment assets that will be

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liquidated to fund the proposed settlement even qualify as "property of the estate." Their theory is that those investment assets might qualify as "donor restricted assets," or alternatively assets held in a charitable trust under California law, that are not estate property. Opp. (dkt. 243) p. 6:9–15; Evid. Obj. (dkt. 250) pp. 2:23-3:16.

Objectors are correct that, in certain limited circumstances, contributions to a non-profit organization would not become property of the estate if that non-profit organization seeks bankruptcy protection. But, as Trustee points out, Objectors have provided no evidence and detailed analysis showing that any of Debtor's investment assets so qualify. Instead, the record before this Court shows precisely the opposite:

- (i) Debtor's Amended Schedule A/B (dkt. 150) states that Debtor has a legal, equitable, or future interest in the assets in its investment accounts. Reply (dkt. 245) p. 11:13–15.
- (ii) In response to question 21 on its Statement of Financial Affairs (dkt. 85, "SOFA"), Debtor responded that it did not hold or control "any property borrowed from, being stored for, or held in trust." Reply (dkt. 245) p. 11:16–19.
- (iii) Debtor's two most recent Form 990 Internal Revenue Service tax filings indicated that "Debtor did not maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts." Reply (dkt. 245) p. 9:20–24.
- (iv) Debtor's audited financial statements do not support Objectors' assertions. Reply (dkt. 245), Frealy Decl., p. 25, para. 10 (PDF p. 27 of 135).

True, Trustee's evidence was largely presented in the reply papers. But, given that Debtor's bankruptcy schedules, SOFA, and tax forms all appeared to show that there were no "donor restricted assets" or charitable trust limitations, and given Trustee's prior inquiries and lack of evidence to support Objectors' current position, it was not incumbent on Trustee to brief an issue that did not appear to be a genuine issue.

Moreover, Debtor knew (and Objectors, to the extent they have standing to represent Debtor knew or should have known) that Trustee previously had inquired and asked for documentation to support any such theories as they now present. See Reply (dkt. 245), Frealy Decl., pp.

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25:21-26:4, para. 12 (PDF pp. 27-28 of 135). That gave Debtor plenty of time to organize any evidence and analysis in support of Objectors' current theories, and present any documentation, detailed analysis, and argument as part of their written Opposition.

This Court is well aware of the risks to the animals that Debtor has attempted to help. But, as Trustee points out, disapproval of this proposed settlement, or even delay, is likely to cause more harm than good. To the extent that Debtor is facing financial stress, that is evidence of the urgent need for resolution of the disputed claim before accruing interest, attorney fees, and other charges further threaten Debtor's mission, or impair its ability to pay creditors. See Reply (dkt. 245) p. 4:25-27 at n. 1, pp. 15:2-8, and p. 17:9-18.

For all of these reasons, and the additional reasons stated in the motion and reply papers, the tentative ruling is that Trustee has made a sufficient *prima facie* showing that the investment assets which will be used to fund the settlement payment constitute property of the estate, and that showing has not been adequately rebutted. Accordingly, the tentative ruling is to overrule this objection.

(b) Attorney fees

Objectors assert that insufficient evidence has been presented substantiating the amount of judgment creditor Adriana Duarte Valentines' claim for attorney fees. Opp. (dkt. 243) pp. 7:8–8:3. But judgment creditor has filed two proofs of claim, one of which includes the motion she filed with the State Court for attorney fees. She has also filed a Request for Judicial Notice (dkt. 81) that contains a number of pleadings pertaining to her attorney fee claim. Reply (dkt. 245) pp. 4:21–5:8. The tentative ruling is that Trustee has shown that the terms of the proposed settlement relating to judgment creditor's attorney fee claim are reasonable.

(c) Insurance issues

Objectors maintain that the settlement unfairly caps the exposure of Debtor's insurance carrier at \$726,000.00. Opp. (dkt. 243) p. 8:13–14. The tentative ruling is that Objectors' framing of the settlement's terms as they related to the insurance carrier is misleading. True, the settlement requires the insurance carrier to contribute \$726,000.00. But it is not correct to characterize the \$726,000.00 contribution as a "liability cap," because as

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explained by Trustee, the settlement agreement "expressly does not provide a release of Debtor's insurer with respect to any claims the Debtor may have against the insurer, including any bad faith claims." Reply (dkt. 245) p. 14:3-5.

(4) Conclusion

Again, this Court is well aware that innocent animals will suffer if Debtor is unable to carry out its mission. But that cannot change the reality that Debtor suffered an adverse judgment after trial; Trustee has made a *prima facie* showing that Debtor's assets are available to pay that judgment and attorney fees; Objectors have not rebutted that *prima facie* showing; and the settlement is better than the delays, expenses, and risks of any challenge to the judgment or to the associated attorney fees, and the risks of any delays, to creditors, Debtor, and the animals whom Debtor hopes to help.

For the reasons set forth approve, the tentative ruling is overrule Objectors' opposition and approve the settlement agreement.

Proposed order(s): Unless otherwise ordered, Trustee is directed to lodge a proposed order 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):

Dedication & Everlasting Love To

Represented By
William R Hess
Krikor J Meshefejian

Movant(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

Trustee(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

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2/10/26, 4/7/26, 5/12/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Approve the settlement agreement and continue the status conference, 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.

(1) Current issues

(a) Chapter 11 Trustee's Motion to Approve Settlement Agreement (dkt. 240); Opposition (dkt. 243); Reply (dkt. 245), Proof of Service (dkt. 246), Hsu Decl. (dkt. 248), and Requests for Judicial Notice (dkt. 248-49); Opponents' objections re reply evid. (dkt. 250-52)

Approve the settlement agreement for the reasons set forth in the tentative ruling for Calendar No. 8 (6/2/26 at 1:00 p.m.).

(2) Dates/procedures. This Chapter 11 case was filed on 5/9/25. On 5/16/25, this Court both (x) directed the United States Trustee to appoint a Chapter 11 Trustee (dkt. 20) and (y) approved the appointment of Todd Frealy as Trustee (dkt. 24).

(a) Bar date: 9/19/25 (Bar Date Order (dkt. 113) timely served, dkt. 114)

(b) Procedures Order: dkt. 6 (not timely served, but eventually served, per dkt. 36, 37, thereby providing notice to all parties in interest of the matters therein)

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

(d) Continued status conference: 7/14/26 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Dedication & Everlasting Love To

Represented By
William R Hess
Krikor J Meshefejian

Trustee(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

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2:26-13477 Bobby Dee Presents Inc

Chapter 11

#10.00 Final hrg re: Debtor's in possession's motion for authority to use cash collateral
fr. 5/12/26

Docket 16

***** VACATED *** REASON: Duplicate of Cal. No. 12.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Bobby Dee Presents Inc

Represented By
Marc A Goldbach

Movant(s):

Bobby Dee Presents Inc

Represented By
Marc A Goldbach

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#11.00 Cont'd hrg re: Application to employ general bankruptcy counsel
fr. 5/12/26

Docket 14

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
6/2/26 at 1:00 p.m.).

Party Information

Debtor(s):

Bobby Dee Presents Inc

Represented By
Marc A Goldbach

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2:26-13477 Bobby Dee Presents Inc

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#12.00 Cont'd hrg re: Debtor's in possession's motion for authority to use cash collateral fr. 5/12/26

Docket 16

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13, 6/2/26 at 1:00 p.m.).

Party Information

Debtor(s):

Bobby Dee Presents Inc

Represented By
Marc A Goldbach

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#13.00 Cont'd Status Conference re: Chapter 11 case
fr. 5/12/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

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) Cash Collateral Motion (dkt. 16–17), Cash Collateral Stipulation (dkt. 22), Order Approving Cash Collateral Stipulation on an Interim Basis (dkt. 24), No opposition on file

On 5/5/26, this Court entered an order approving the use of cash collateral on an interim basis (dkt. 24, the "Interim Cash Collateral Order"). The Interim Cash Collateral Order set a deadline for Debtor to serve notice of this final hearing. As of the preparation of this tentative ruling, no proof of service indicating that Debtor provided notice as directed by this Court is on file. Why not?

Presuming that no such timely notice was provided, the tentative ruling is to further continue this matter to be concurrent with the continued Status Conference (see part "(2)(d)" of this tentative ruling, below), with a **deadline of 6/3/26** for Debtor to serve notice of that continued hearing and file a proof of service. Meanwhile, the tentative ruling is to extend the authorization to use cash collateral on the same terms, through the conclusion of that continued hearing.

(b) Debtor's Application to Employ General Bankruptcy Counsel (dkt. 14, the "Employment Application"), Order Setting Hearing on Employment

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Application (dkt. 26); Notice of Preliminary Hearing (dkt. 29); Notice of Continued Hearing (dkt. 31); Supplement to Employment Application (dkt. 32)

(i) Background

This Court's 5/7/26 order (dkt. 26) setting a 5/12/26 preliminary hearing and this continued hearing on the Employment Application set forth various concerns of this Court, and directed Debtor to address those concerns in supplemental papers. Some of this Court's concerns arose from certain provisions in the engagement agreement attached to the Employment Application (dkt. 14, PDF pp. 15–23, the "Original Engagement Agreement").

On 5/17/26, Debtor filed supplemental papers containing an amended engagement agreement (dkt. 32, PDF pp. 13–20, the "Amended Engagement Agreement"). The Amended Engagement Agreement deletes provisions providing for possible fee sharing and the possible use of contract attorneys that this Court flagged as concerning in its 5/7/26 order (dkt. 26), and so was clearly drafted subsequent to the issuance of that order. Yet the Amended Engagement Agreement purports to have been executed "this 18th day of March, 2026" (dkt. 32, PDF p. 20).

(ii) Gating Issue – Date of Execution of Amended Engagement Agreement

This Court presumes that the Amended Engagement Agreement should be dated "as of" 3/18/26, and was actually signed later. At the hearing, Debtor's representative is directed to confirm this, and confirm that he read and understood the amended agreement.

(iii) Fee Sharing Provisions

As noted, the Amended Engagement Agreement deletes the provisions contemplating possible fee sharing and the possible use of contract attorneys that this Court had identified as concerning. Accordingly, the tentative ruling is that concerns with respect to fee sharing have been resolved.

(iv) Funding of Retainer through a Loan

The tentative ruling is to approve the funding of Proposed Counsel's retainer through a loan from BDP Worldwide, Inc. ("BDP Worldwide"), because the terms of the loan do not undermine Proposed Counsel's disinterestedness. Specifically, the loan bears interest at a rate of 1% and does not become payable for ten years. The tentative ruling is that a loan structured in this manner does not appear to create a meaningful risk that Proposed Counsel might have an incentive to advise Debtor to favor repaying

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BDP Worldwide over other creditors.

In addition, this Court notes that BDP Worldwide has submitted a Statement of Disinterestedness (see dkt. 32, PDF pp. 21–23), and that no parties in interest have raised any objections in connection with BDP Worldwide's funding of the retainer.

(v) Lien Rights

The Amended Engagement Agreement removes the provision granting Proposed Counsel a lien and other rights in causes of action. The tentative ruling is that the removal resolves this Court's concerns.

(vi) Missing Resume

The supplement to the Employment Application still does not contain a full resume for Proposed Counsel.

(vii) Debtor's Principal's Guarantee of Proposed Counsel's

Attorney Fees

In the Original Engagement Agreement, payment of Proposed Counsel's attorney fees was guaranteed by Debtor's principal, but this provision has been removed from the Amended Engagement Agreement, so the tentative ruling is that the concerns regarding that issue have been resolved.

(viii) Conclusion

The tentative ruling is to further continue this matter to be concurrent with the continued Status Conference (see part "(2)(d)" of this tentative ruling, below), with **a deadline of 6/9/26** for Proposed Counsel to file a declaration attaching (A) a copy of the amended retainer agreement with a current signature and (B) a copy of his resume. If an order approving employment is issued prior to that hearing then that continued hearing will go off calendar.

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.

(2) Dates/procedures. This case was filed on 4/10/26.

(a) Bar date: 7/10/26 (timely served, dkt. 35).

(b) Procedures Order: dkt. 4 (timely served, dkt. 10).

(c) Plan/Disclosure Statement: File by 10/10/26 (DO NOT SERVE -

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except on the U.S. Trustee). See Procedures Order.

(d) Continued status conference: 7/14/26 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Bobby Dee Presents Inc

Represented By
Marc A Goldbach

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2:26-14197 Eco-Alpha Environmental and Engineering Services,

Chapter 11

#14.00 Cont'd hrg re: Emergency Motion for Order Approving Prepetition Receivables Purchase Agreement with Marble Bridge Funding Group, Inc. and Authorizing Sale of Accounts Receivable on a Continuing Basis Under Receivables Purchase Agreement
fr. 5/4/26

Docket 4

***** VACATED *** REASON: Cont'd to June 9, 2026 at 1:00 PM (see dkt. 44)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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2:26-14197 Eco-Alpha Environmental and Engineering Services,

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#15.00 Cont'd hrg re: Emergency Motion for Authority to Continue
to Utilize Existing Cash Management System and Maintain
Existing Bank Accounts on an Interim Basis
fr. 5/4/26

Docket 6

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 17,
6/2/26 at 1:00 p.m.).

Party Information

Debtor(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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

Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-14197 Eco-Alpha Environmental and Engineering Services,

Chapter 11

#16.00 Cont'd hrg re: Emergency motion for authority
to use cash collateral on an Interim basis
fr. 5/4/26

Docket 3

Tentative Ruling:

Tentative Ruling for 6/2/26:

Please see the tentative ruling for the status conference (Calendar No. 17,
6/2/26 at 1:00 p.m.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

Eco-Alpha Environmental and

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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

Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-14197 Eco-Alpha Environmental and Engineering Services,

Chapter 11

#17.00 Status Conference re: Chapter 11 Case
fr. 5/4/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

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) Cash Collateral Motion (dkt. 3), Interim Cash Collateral Order (dkt. 23), Notice of Continued Hearing (dkt. 31), No opposition on file

The tentative ruling is to authorize the use of cash collateral on a final basis, on the same terms and conditions as set forth in the Interim Cash Collateral Order (dkt. 23).

Debtor represents that "[a]ll income is cash collateral." Status Report (dkt. 47) Section B(2) (p. 3). Therefore, the tentative ruling is to excuse Debtor from the requirement of filing a budget motion.

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)).

(b) Cash Management Motion (dkt. 6), Interim Cash Management Order (dkt. 25), Notice of Continued Hearing (dkt. 33), No opposition on file; withdrawal/dismissal of motion (dkt. 54)

The tentative ruling is that the withdrawal/dismissal of this motion is effective, and therefore this matter is moot (and no written order is needed to reflect those facts).

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Central District of California
Los Angeles
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Hearing Room 1545

1:00 PM

CONT...

Eco-Alpha Environmental and Engineering Services,

Chapter 11

(c) Debtor's Application to Employ General Bankruptcy Counsel

Debtor has submitted an application to employ RHM Law LLP as its general bankruptcy counsel ("Proposed Counsel") (dkt. 51, the "Employment Application"). Melanie Okoro owns 51% of Debtor and Uzomo Okoro owns the remaining 49%. Employment Application (dkt. 51) p. 2:9–10. Melanie and Uzomo Okoro have paid Proposed Counsel's prepetition retainer (\$25,000.00) from their personal funds as a gift to Debtor, and intend to pay Proposed Counsel's postpetition retainer (\$16,738.00) from their personal funds, also as a gift to Debtor. Employment Application (dkt. 51) PDF p. 16:7–12.

As set forth in the "Procedures of Judge Bason" (available at www.cacb.uscourts.gov, the "Procedures"), when a retainer is paid by a third party (a "Funder"), both Funder and Debtor must sign Local Form F 2014-1.STMT.DISINTEREST.PROF (statement of disinterestedness), clearly marked up to reflect that it is being signed by a Funder and Debtor rather than by a professional. See Procedures at section VIII(D)(4) (p. 12).

The tentative ruling is to set a **deadline of 6/9/26** for Melanie and Uzomo Okoro to file, in their capacity as Funders, signed copies of Local Form F 2014-1, and to set the **same deadline** for Debtor (acting through its owners Melanie and Uzomo Okoro or other responsible person) to also file a signed copy of Local Form F 2014-1.

(2) Dates/procedures. This case was filed on 4/29/26.

- (a) Bar date: 8/7/26 (DO NOT SERVE notice yet - court will prepare an order after the status conference).
- (b) Procedures Order: dkt. 18 (timely served, dkt. 30).
- (c) Plan/Disclosure Statement: 9/11/26 (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
- (d) Continued status conference: 6/9/26 at 1:00 p.m., concurrent with other matters.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Eco-Alpha Environmental and

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

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

Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#18.00 Hrg re: Application for Payment of Interim Compensation
and Reimbursement of Expenses for Counsel to the Debtor

Docket 299

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 25,
6/2/26 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, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#19.00 Hrg re: Application for Payment of Interim Fees and/or Expenses of GlassRatner

Docket 301

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 25, 6/2/26 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, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#20.00 Hrg re: Motion for Order Extending Time to Assume or Reject Unexpired
Nonresidential Real Property Lease Under 11 U.S.C. 365(d)(4)

Docket 290

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 25,
6/2/26 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
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Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#21.00 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, 3/10/26, 3/24/26, 4/7/26, 4/21/26, 5/12/26, 5/20/26

Docket 15

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 25, 6/2/26 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
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Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#22.00 Cont'd hrg re: Motion for Order Approving Financing as Unsecured
Credit Allowable as an Administrative Expense
fr. 4/21/26, 5/12/26, 5/20/26

Docket 241

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 25,
6/2/26 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, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

Adv#: 2:26-01040 Alpine Corporation v. Samson MCA LLC

#23.00 Cont'd hrg re: Motion for Preliminary Injunction Against Samson MCA LLC
fr. 3/24/26

Docket 4

***** VACATED *** REASON: Vacated per order issued 4/23/26 (adv. dkt.
18)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Alpine Corporation

Represented By
Michael S Kogan

Defendant(s):

Samson MCA LLC

Pro Se

Movant(s):

Alpine Corporation

Represented By
Michael S Kogan

Plaintiff(s):

Alpine Corporation

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1545 Calendar**

Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

Adv#: 2:26-01042 Alpine Corporation v. Israel Discount Bank of New York

#24.00 Cont'd Status Conference re: Complaint for: (1) Declaratory Relief;
(2) Injunctive Relief; (3) Amount of IDB Claim; (4) Offset
Against IDB Claim; and (5) Subordination
fr. 5/12/26

Docket 1

***** VACATED *** REASON: Cont'd per stipulation (dkt.17) and order
thereon (dkt.19)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Alpine Corporation

Represented By
Michael S Kogan

Defendant(s):

Israel Discount Bank of New York

Represented By
Christopher Crowell
Michael J Gomez
Gerrick Warrington

Plaintiff(s):

Alpine Corporation

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1545

1:00 PM

2:26-10067 Alpine Corporation

Chapter 11

#25.00 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, 3/10/26, 3/24/26, 4/7/26, 4/21/26, 5/12/26,
5/20/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Grant the interim fee applications filed by the estate's professionals; grant Debtor's motion to extend its deadline to assume or reject an unexpired lease; and continue the status conference and other matters on calendar, all as set forth below. Appearances are not required on 6/2/26. (If you wish to contest the tentative ruling, see the "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) 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, 233, 261, 319); Bank's Supplements and Status Reports (dkt. 66, 100, 123, 132, 135, 175, 200, 207, 242, 298); Debtor's Supplements (dkt. 121, 128, 131, 176, 203, 238); Bank's Supplemental Opposition (dkt. 276); Debtor's Supplemental Reply (dkt. 297, amending dkt. 291); Bank's Status Report (dkt. 298)

Continue to the date of the continued status conference (see part "(2)(d)" of this tentative ruling, below) per the request of Debtor and Bank.

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CONT...

Alpine Corporation

Chapter 11

(b) Debtor's Financing Motion (dkt. 241) and Rule 4001 Statement (dkt. 244), Notice (dkt. 243), Opposition filed by Israel Discount Bank (dkt. 249), Debtor's Reply (dkt. 291), Notice of Continued Hearing (dkt. 317)

Continue to the date of the continued status conference (see part "(2) (d)" of this tentative ruling, below) per the request of Debtor and Bank.

(c) Debtor's Motion to Extend Deadline to Assume or Reject Unexpired Lease (dkt. 290, the "Section 365(d)(4)(B) Motion"), Notice of and Amended Notice of Hearing (dkt. 292), Notice of Errata (dkt. 294), No opposition on file

Paragraph 23 of the underlying lease (the "Lease") states "[t]he addresses noted adjacent to a Party's signature on this Lease shall be that Party's address for delivery or mailing of notices." Lease (dkt. 290-1) PDF p. 12. There is no address noted adjacent to the signature line of the lessor, IMA LLC (the "Lessor"). But Robby Soofer, the principal of Debtor, is also the managing member of Lessor, and Mr. Soofer has submitted a declaration in support of the Section 365(d)(4)(B) Motion. The tentative ruling is that Lessor has received sufficient notice of the motion.

The tentative ruling is to extend Debtor's deadline to assume or reject the Lease through and including 8/3/26, as requested in the Section 365(d)(4) (B) Motion.

(d) Fee Application of Debtor's General Bankruptcy Counsel Kogan Law Firm, APC (dkt. 299), Soofer Decl. (dkt. 300), Notice (dkt. 302), Opposition filed by Israel Discount Bank ("Bank") (dkt. 315), Reply (dkt. 322)

The tentative ruling is to overrule Bank's opposition on two independent and alternative grounds. First, the tentative ruling is that to the extent Mr. Kogan's fees are paid from Bank's cash collateral, Bank is adequately protected. Second, this Court recently approved a settlement agreement (see dkt. 310) under which Transcend Logistics, LLC will pay the estate \$250,000.00 (the "Transcend Settlement Proceeds"). Therefore, even if the Bank were not adequately protected (which it is), the tentative ruling is that Mr. Kogan's fees are payable from the Transcend Settlement Proceeds, which are not Banks' cash collateral since this Court has declined to grant Bank a replacement lien on the estate's causes of action.

(This Court notes that the amount of the Transcend Settlement Proceeds (\$250,000.00) is not quite sufficient to pay the entirety of the unpaid fees and expenses requested by Debtor's general bankruptcy counsel and its

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CONT... Alpine Corporation

Chapter 11

financial advisors. After deducting amounts already received through retainers, general counsel seeks to be paid \$214,010.21 and financial advisors seek to be paid \$45,857.40 in fees and expenses – for total of \$259,867.61 on account of both professionals, which is \$9,867.61 more than the amount of the Transcend Settlement Proceeds. Nonetheless, the fact that the majority of the unpaid fees and expenses requested are payable from a source of funds upon which Bank lacks a replacement lien still constitutes an additional and alternative basis for overruling Bank's opposition.)

The tentative ruling is to allow \$245,910.00 in fees and \$3,100.21 in expenses, for a total interim award of \$249,010.21, and to authorize and direct payment of the outstanding balance of the allowed fees and expenses.

(e) Fee Application of Debtor's Financial Advisors GlassRatner (dkt. 301), Notice (dkt. 302), Opposition filed by Israel Discount Bank ("Bank") (dkt. 315), Reply (dkt. 322)

For the same reasons set forth in part "(1)(d)," above, the tentative ruling is to overrule the Bank's opposition, to allow \$95,815.50 in fees and \$41.90 in expenses, for a total interim award of \$95,857.40, and to authorize and direct payment of the outstanding balance of the allowed fees and expenses.

Proposed order(s): Unless otherwise ordered, 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 - or appropriate excerpts - thereby incorporating it as this Court's actual ruling.

(2) Dates/procedures. This case was filed on 1/5/26.

(a) Bar date: 7/31/26 (Bar Date Order (dkt. 323) timely served, dkt. 324)

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

[PRIOR TENTATIVE RULING(S) OMITTED]

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Central District of California
Los Angeles
Neil Bason, Presiding
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Hearing Room 1545

1:00 PM

CONT... Alpine Corporation

Chapter 11

Party Information

Debtor(s):

Alpine Corporation

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:21-10956 LAX In-Flite Services, LLC

Chapter 11

#26.00 Cont'd Status Conference re: Chapter 11 Post Confirmation
fr. 02/25/21, 03/02/21, 4/6/21, 4/27/21, 5/11/21, 5/19/21,
5/26/21, 6/15/21, 6/29/21, 7/6/21, 7/20/21, 8/31/21, 9/28/21,
10/26/21, 11/9/21, 12/14/21, 12/21/21, 2/15/22, 3/1/22, 03/29/22,
4/12/22, 5/10/22, 5/31/22, 8/9/22, 8/23/22, 10/11/22, 10/25/22,
11/15/22, 2/21/23, 5/30/23, 12/19/23, 4/9/24, 8/6/24, 9/10/24,
12/17/24, 4/8/25, 5/6/25, 10/7/25, 01/20/26, 2/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Continue the status conference as set forth below. Appearances are not required on 6/2/26. (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 no issues to raise *sua sponte* at this time.

(2) Deadlines/dates

This case was filed on 2/5/21, and Debtor's plan was confirmed on 8/23/22 (dkt. 302). The tentative ruling is to set a further continued Post-Confirmation Status Conference for 8/4/26 at 1:00 p.m., with a **7/21/26 deadline** to file a post-confirmation status report, subject to being vacated if

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CONT... LAX In-Flite Services, LLC

Chapter 11

this Court has entered an order granting Debtor's anticipated motion for entry of a final decree before the continued hearing.

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

LAX In-Flite Services, LLC

Represented By
Jeremy H Rothstein
Yi Sun Kim
James R Felton

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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

Tuesday, June 2, 2026

Hearing Room 1545

1:00 PM

2:23-12137 Vistam, Inc.

Chapter 11

#27.00 Cont'd Status Conference re: Chapter 11 Case
fr. 5/2/23, 5/10/23, 5/23/23, 5/30/23, 6/13/23,
7/18/23, 8/8/23, 10/31/23, 11/14/23, 2/6/24,
2/20/24, 4/2/24, 4/9/24, 5/7/24, 6/25/24, 8/27/24,
11/19/24, 1/21/25, 4/22/25, 07/15/25, 10/21/25,
12/2/25
[CASE DISMISSED ON 6/14/2023]

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Continue the status conference as set forth below, with a caution to the parties regarding the importance of timely submitting a status report. Appearances are not required on 6/2/26. (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) Appeal on sanctions matters

On 9/24/25, the United States District Court for the Central District of California (the "District Court") affirmed this Bankruptcy Court's order imposing sanctions upon Ms. Whitehead and Mr. Tamayo. Dkt. 211. On 10/24/25, Ms. Whitehead and Mr. Tamayo appealed the District Court's affirmance to the Court of Appeals for the Ninth Circuit (the "Ninth Circuit"). Status Report (dkt. 217) p. 2:8–10 (the appeal has been assigned Case No. 25-6782).

This Court takes judicial notice that, as of the preparation of this

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CONT... Vistam, Inc.

Chapter 11

tentative ruling, the appeal before the Ninth Circuit has been fully briefed but that the matter has not yet been submitted for decision.

(The parties did not timely submit a status report, and are cautioned that in future, the failure to do so may result in adverse consequences. In other words, the fact that this Court was able to ascertain the status of the appeal from publicly available records should not be construed as excusing the obligation to file status reports as directed.)

(2) Dates/deadlines. This case was dismissed on 6/14/23 with a 180-day bar to being a debtor in bankruptcy. Dkt. 93. A Memorandum Decision holding Appellants in contempt was issued on 5/7/24 (dkt. 160); the Sanctions Order (dkt. 163) implementing that Memorandum Decision was issued on 5/13/24; and an order imposing additional sanctions (compensatory attorney fees) was entered on 6/27/24 (dkt. 182).

(a) Continued status conference: 12/15/26 at 1:00 p.m. *Brief* joint status report (or, if the parties cannot agree, separate status reports) due 12/1/26.

Tentative Ruling for 12/2/25:

Continue the status conference as set forth below. Appearances are not required on 12/2/25. (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) Appeal on sanctions matters

On 9/24/25, the United States District Court for the Central District of California (the "District Court") affirmed this Bankruptcy Court's order imposing sanctions upon Ms. Whitehead and Mr. Tamayo. Dkt. 211. On 10/24/25, Ms. Whitehead and Mr. Tamayo appealed the District Court's affirmance to the Court of Appeals for the Ninth Circuit. Status Report (dkt.

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Hearing Room 1545

1:00 PM

CONT...

Vistam, Inc.

Chapter 11

217) p. 2:8–10 (the appeal has been assigned Case No. 25-6782). Therefore, the tentative ruling is to continue this status conference as set forth in part "(2) (a)," below, with directions to file a status report so that this Bankruptcy Court can determine what action, if any, may be appropriate.

(2) Dates/deadlines. This case was dismissed on 6/14/23 with a 180-day bar to being a debtor in bankruptcy. Dkt. 93. A Memorandum Decision holding Appellants in contempt was issued on 5/7/24 (dkt. 160); the Sanctions Order (dkt. 163) implementing that Memorandum Decision was issued on 5/13/24; and an order imposing additional sanctions (compensatory attorney fees) was entered on 6/27/24 (dkt. 182).

(a) Continued status conference: 6/2/26 at 1:00 p.m. *Brief* joint status report (or, if the parties cannot agree, separate status reports) due 5/19/26.

[PRIOR TENTATIVE RULINGS OMITTED (for principal issues see dkt. 160, 182, 185, 211)]

Party Information

Debtor(s):

Vistam, Inc.

Represented By
Selwyn Whitehead

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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

Tuesday, June 2, 2026

Hearing Room 1545

2:00 PM

2:26-11888 ME Development Company, LLC

Chapter 11

#1.00 Hrg re: Motion In Chapter 11 Case For Order Approving A Budget
For The Use Of The Debtor's Cash And Postpetition Income

Docket 24

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 3,
6/2/26 at 2:00 p.m.).

Party Information

Debtor(s):

ME Development Company, LLC

Represented By
Giovanni Orantes

Movant(s):

ME Development Company, LLC

Represented By
Giovanni Orantes

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 2, 2026

Hearing Room 1545

2:00 PM

2:26-11888 ME Development Company, LLC

Chapter 11

#2.00 Cont'd Order (1) Directing debtor to appear and show cause why this court should not (W) Remove debtor as debtor-in-possession and appoint a Chapter 11 Trustee, (X) Dismiss this case, (Y) Convert this case to Chapter 7, or impose other remedies, and (2) Setting related deadlines fr. 5/12/26

Docket 1

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 3, 6/2/26 at 2:00 p.m.).

Party Information

Debtor(s):

ME Development Company, LLC

Represented By
Giovanni Orantes

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, June 2, 2026

Hearing Room 1545

2:00 PM

2:26-11888 ME Development Company, LLC

Chapter 11

#3.00 Cont'd Status conference re: Chapter 11 case
fr. 4/7/26, 4/21/26, 5/12/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Dismiss this case with a 180-day bar, with the condition and caveats set forth below. Appearances are not required. (If you wish to contest the tentative ruling, see the "Procedures of Judge Bason," available at 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) Order to Show Cause (dkt. 27, "OSC"); Response to OSC (dkt. 36); Second Amended Status Report (dkt. 33 & 34); Amended Budget Motion (dkt. 32); Amended Schedules and SOFA (dkt. 35 and 37); Debtor's Reply (dkt. 42); Supplemental Declarations of Moctesuma Esparza (dkt. 38 and 43); Subchapter V Trustee's Conditional Opposition to Case Dismissal (dkt. 44)

The tentative ruling is to grant Debtor through 6/9/26 to pay the accrued fees of the Subchapter V Trustee ("Trustee"), after verifying the latest dollar amount, which was reported by Trustee to be not less than \$5,254.00 as of 5/27/26. See Conditional Opp. to Dism. (dkt. 44) p. 1:27-28. If Debtor fails timely to make that payment, Trustee is authorized to file a declaration confirming that situation and lodge a proposed order converting this case to chapter 7.

The tentative ruling is to include a 180 day bar, for willful failure to appear in proper prosecution of this case, under 11 U.S.C. 109(g)(1). True,

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ME Development Company, LLC

Chapter 11

Debtor offers excuses for prior problems with its financial disclosures. But the tentative ruling is that Debtor admits at the very least an inattention to the accuracy, completeness, and comprehensibility of its disclosures that is entirely incompatible with Debtor's duties as a debtor in possession. In other words, Debtor willfully failed meaningfully to attempt, let alone assure, that proper disclosures were made of its finances or to address the other items described in the OSC.

Debtor is cautioned that any future motion to reconsider the 180-day bar will need to comply with the "Procedures of Judge Bason" (available at www.cacb.uscourts.gov). At a minimum Debtor would need to (x) file a declaration explaining good faith efforts to obtain consent to lifting that bar, and (y) file a declaration establishing that Debtor can make appropriate use of the bankruptcy system notwithstanding its acts and omissions in this case, supported by comprehensive financial information and disclosures to show precisely how a feasible reorganization would be possible, which probably would have to include joint administration with a bankruptcy case to be filed by Debtor's affiliate. Debtor is cautioned that the foregoing should not be interpreted as any sort of invitation to seek such reconsideration, and any such motion might well be denied.

Proposed order: After the hearing, *this Court will prepare an appropriate order.*

(b) Amended Budget Motion (dkt. 32), Response (dkt. 36),
Supplemental Declarations of Moctesuma Esparza (dkt. 38 and 43)

Deny as moot in light of the tentative ruling on the OSC.

(2) Dates/procedures. This case was filed on 2/27/26.

(a) Bar date: 5/8/26 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. 10).

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

(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: n/a.

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CONT... ME Development Company, LLC

Chapter 11

[PRIOR TENTATIVE RULING(S) OMITTED. For key issues, see Order to Show Cause (dkt. 27).]

Party Information

Debtor(s):

ME Development Company, LLC

Represented By
Giovanni Orantes

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1545

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2:24-10037 Orlando F. Cabanday, Jr.

Chapter 11

#4.00 Cont'd Status conference re: Chapter 11 Post Confirmation
fr. 2/6/24, 2/20/24, 4/2/24, 5/7/24, 5/14/24, 6/25/24, 8/27/24,
9/24/24, 10/22/24, 11/19/24, 1/28/25, 3/18/25, 6/17/25, 8/19/25,
10/21/25, 01/20/26, 3/24/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Appearances required by counsel to Debtor, to provide an update regarding Debtor's performance under the Plan, including payments owed to the plan trustee of the Catherine Trinh Plan Trust (the "Trinh Claim").

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 post-confirmation status report filed by Reorganized Debtor on 5/19/26 (dkt. 141) and the other documents and records on file in this bankruptcy case.

(a) Payment of Trinh Claim

The Trinh Claim is the largest claim under Reorganized Debtor's confirmed plan. In his 5/19/26 status report, Reorganized Debtor reports that the current balance of the Trinh Claim is \$284,000.00 plus interest, but that he "expects to cure the delinquency in payments to the Trinh Trustee shortly." Status Report (dkt. 141) p. 4:1–7.

Reorganized Debtor is directed to provide an update regarding his ability to satisfy the Trinh Claim, including any accommodations that may have been extended by the plan trustee of the Catherine Trinh Plan Trust.

(2) Dates/procedures. This subchapter V case was filed on 1/3/24.

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CONT...

Orlando F. Cabanday, Jr.

Chapter 11

- (a) Bar date: 3/13/24 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. 12)
- (b) Procedures Order: dkt. 8 (timely served, dkt. 14)
- (c) Amended Plan (dkt. 92): Plan confirmed on 2/6/25 (dkt. 109).
- (d) Post-confirmation status conference: 9/15/26 at 2:00 p.m. *Brief* written status report due by 9/1/26.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Orlando F. Cabanday, Jr.

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, June 2, 2026

Hearing Room 1545

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2:24-19904 Georgia K Bode

Chapter 11

Adv#: 2:24-01273 Bode v. Luna et al

#5.00 Cont'd status conference re: Complaint for Turnover of
Property and Release of Frozen Accounts
fr. 2/25/25, 5/6/25, 8/5/25, 9/23/25, 10/7/25, 11/4/25,
11/18/25, 3/25/26, 4/7/26

Docket 1

Tentative Ruling:

Tentative Ruling for 6/2/26:

Continue the status conference as set forth below. Appearances are not required on 6/2/26. (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

[Intentionally omitted.]

(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. 45, p. 4, para. f).

(b) Mediation

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CONT...

Georgia K Bode

Chapter 11

According to a stipulation filed in the main bankruptcy case on 5/27/26 (dkt. 236), the parties participated in a mediation on 5/21/26 that did not result in a consensual resolution. (See dkt. 236 at p. 2:13-17). The tentative ruling is to not direct the parties to attend any further mediation at this time.

(c) Deadlines

This adversary proceeding has been pending since 12/4/26. The tentative ruling is to decline to set any litigation deadlines other than the date of a continue status conference (see below).

Joint Status Report: Brief status report due by 6/16/26.

Continued status conference: 6/30/26 at 2:00 p.m.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin

Defendant(s):

Robert G Luna

Pro Se

Antonio Leon

Represented By
Armen Manassarian

JPMORGAN CHASE BANK, N.A.

Represented By
Christopher R Fredrich

J.P. Morgan Securities, LLC

Represented By
Christopher R Fredrich

CITIBANK, N.A.

Pro Se

WELLS FARGO BANK, N.A.

Represented By
Lisa Yun Pruitt

Plaintiff(s):

Georgia K Bode

Represented By
David B Zolkin

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Chapter 11

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2:24-19904 Georgia K Bode

Chapter 11

#6.00 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, 3/10/26, 3/24/26, 4/7/26,
4/21/26, 5/5/26

Docket 1

***** VACATED *** REASON: Cont'd to 6/30/26 at 2:00 PM per stip (dkt.
239)**

Tentative Ruling:

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin