

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

**Monday, September 22, 2025**

**Hearing Room 1545**

9:00 AM

**2:00-000000**

**Chapter**

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

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

**ZoomGov Instructions for all matters on today's calendar:**

Meeting ID: 160 671 5195

Password: 775695

Meeting URL: <https://cacb.zoomgov.com/j/1606715195>

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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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 1

**Tentative Ruling:**

- NONE LISTED -

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10:00 AM

**2:24-13431 FAME Housing Corporation and Oner Charles Mergerson**

**Chapter 7**

**#1.00** Hearing re: Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) -Trustees Motion For Order (1) Approving Trustees Sale Of Real Property Located At 2420 South Western Avenue, Los Angeles, California, Free And Clear Of Liens And Other Interests, (2) Authorizing The Assumption And Assignment Of Executory Contracts And Unexpired Leases, (3) Finding That The Buyer Is A Good Faith Purchaser Under 11 U.S.C. § 363(m), (4) Waiving The 14-Day Stay, And (5) Granting Related Relief

Docket 340

**Tentative Ruling:**

Please see the tentative ruling for the status conference (Calendar No. 2, 9/22/25 at 10:00 a.m.).

**Party Information**

**Debtor(s):**

FAME Housing Corporation

Represented By  
Gerald Edwin Rush II

**Movant(s):**

John J Menchaca (TR)

Represented By  
John N Tedford IV

**Trustee(s):**

John J Menchaca (TR)

Represented By  
John N Tedford IV

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**Chapter 7**

**#2.00** Cont'd Status Conference re: Chapter 7 Case  
fr. 6/25/24, 7/16/24, 8/27/24, 10/8/24, 11/19/24,  
12/03/24, 12/10/24, 12/17/24, 1/21/25, 2/11/25,  
3/18/25, 4/22/25, 6/3/25, 07/15/25, 9/9/25

Docket 1

**Tentative Ruling:**

**Tentative Ruling for 9/22/25:**

Grant the Sale Motion (dkt. 341) 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) Sale Motion (dkt. 340), Notice of Sale Motion (dkt. 341), Notice of Sale of Estate Property (dkt. 343), Notice of Proposed Assumption and Assignment of Executory Contracts (dkt. 342), Notice of No Qualified Overbid (dkt. 345), No opposition on file**

On 7/16/25, this Court entered an order approving bidding procedures (dkt. 331, the "Bidding Procedures Order") with respect to the sale of property located at 2420 South Western Avenue, Los Angeles, CA (the "Property"), and on 8/14/25, this Court entered an order amending certain of the deadlines set forth in the Bidding Procedures Order (see dkt. 336).

The Chapter 7 Trustee (the "Trustee") reports that he did not receive any qualified overbids for the Property (see dkt. 345). As of the preparation of this tentative ruling (which is long after the deadline), no counterparties to any of the executory contracts and unexpired leases that are proposed to be assumed and assigned in connection with the sale have filed objections to such proposed assumption and assignment. Finally, no objections to the sale

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**CONT... FAME Housing Corporation and Oner Charles Mergerson Chapter 7**

are on file. Accordingly, the tentative ruling is to grant the Sale Motion (dkt. 340) in its entirety.

This Court has reviewed the declarations of David Thompson (dkt. 340, PDF pp. 26–27) and John Menchaca (dkt. 340, PDF pp. 22–25) filed in support of the request for a determination that the proposed purchaser, CIM Group Acquisitions LLC (“Purchaser”), qualifies as a “good faith” purchaser for purposes of 11 U.S.C. 363(m). The tentative ruling is that Purchaser is entitled to a good-faith finding under section 363(m).

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

(2) Dates/procedures. This case was filed on 5/1/24. The Chapter 7 Trustee is temporarily operating the businesses of the three related debtors. See Order (dkt. 61) and 11 U.S.C. 721.

(a) Continued status conference: 11/18/25 at 11:00 a.m. *Brief* written status report due by 11/11/25.

**[PRIOR TENTATIVE RULING(S) OMITTED]**

<b>Party Information</b>
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FAME Housing Corporation

Represented By  
Gerald Edwin Rush II

**Trustee(s):**

John J Menchaca (TR)

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John N Tedford IV