

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

Tuesday, October 7, 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: 161 260 9340

Password: 955252

Meeting URL: <https://cacb.zoomgov.com/j/1612609340>

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

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

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

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

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

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

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

Tuesday, October 7, 2025

Hearing Room 1545

9:00 AM

CONT...

Chapter

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

Docket 0

Tentative Ruling:

Hearings in Judge Bason's courtroom (1545) are simultaneously:

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- (2) via ZoomGov video, and
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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 6109 0855

Password: 148508

Meeting URL: <https://cacb.zoomgov.com/j/1611002758>

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

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

Tuesday, October 7, 2025

Hearing Room 1545

9:00 AM

CONT...

Chapter

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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 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.

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:20-18003 Yolanda Espinosa

Chapter 13

#1.00 Hrg re: Motion for relief from stay [RP]

WELLS FARGO BANK, N.A.
vs
DEBTOR

Docket 109

***** VACATED *** REASON: Per voluntary dismissal of motion filed
9/24/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Yolanda Espinosa

Represented By
Barry E Borowitz

Movant(s):

Wells Fargo Bank N.A.

Represented By
Sharon Harris
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:22-11182 Vernon David Harm Behrens

Chapter 13

#2.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 116

Tentative Ruling:

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

- (a) whether the alleged arrears have been brought current
 - (b) whether they will agree to the terms of an adequate protection order
 - (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant
- (see Debtor's next friend's response, dkt. 121 & 122; Trustee's response, dkt. 119).

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):

Vernon David Harm Behrens

Represented By
Nima S Vokshori

Movant(s):

U.S. Bank Trust National

Represented By
Joseph C Delmotte

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Vernon David Harm Behrens

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-13110 Stephen Martin Edo

Chapter 13

#3.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 72

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

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... **Stephen Martin Edo**
(3).

Chapter 13

Co-debtor stay

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

Party Information

Debtor(s):

Stephen Martin Edo

Represented By
Stephen L Burton

Movant(s):

U.S. Bank Trust National

Represented By
Asaph Abrams

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-14404 Antonio Hernandez and Paula Angelica Hernandez

Chapter 13

#4.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 49

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 Debtors' response, dkt. 54; Trustee's response, dkt. 52).

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

Party Information

Debtor(s):

Antonio Hernandez

Represented By
Erika Luna

Joint Debtor(s):

Paula Angelica Hernandez

Represented By
Erika Luna

Movant(s):

U.S. Bank Trust National

Represented By

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT...

Antonio Hernandez and Paula Angelica Hernandez

Chapter 13

Sarah Arlene Dooley-Lewis

Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-17482 Noreen Leanora Hill

Chapter 13

#5.00 Hrg re: Motion for relief from stay [RP]

U.S. BANK TRUST COMPANY, N.A.
vs
DEBTOR

Docket 47

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. 52).

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

Party Information

Debtor(s):

Noreen Leanora Hill

Represented By
Tyson Takeuchi

Movant(s):

U.S. Bank Trust Company, National

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Noreen Leanora Hill

Chapter 13

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-14102 Lorne G Grant

Chapter 13

#6.00 Hrg re: Motion for relief from stay [RP]

SELENE FINANCE, L.P.
vs
DEBTOR

Docket 40

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. 43, and Debtor's response, dkt. 46).

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

Party Information

Debtor(s):

Lorne G Grant

Represented By
Thomas B Ure

Movant(s):

U.S. Bank Trust National

Represented By
Sarah Arlene Dooley-Lewis
Sean C Ferry

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Lorne G Grant

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-14394 Suzanne Lee

Chapter 13

#7.00 Hrg re: Motion for relief from stay [RP]

TY INVESTMENT, LLC
vs
DEBTOR

Docket 34

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 Debtor to limit any relief to allowing the matter proceed before the American Arbitration Association for a determination regarding the validity of Movant's claim and then requiring the parties to return to this Court for further proceedings.

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

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

Suzanne Lee

Represented By
Barry E Borowitz

Movant(s):

TY Investment LLC, a California

Represented By
Luis Chaves

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Suzanne Lee

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-15379 Calvin Wang

Chapter 13

#8.00 Hrg re: Motion for Relief from Co-Debtor Stay

TRANSFORM CREDIT INC.
vs
DEBTOR

Docket 37

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 co-debtor stay under 11 U.S.C. 1301(c)(2).

To the extent, if any, that the motion seeks to terminate the co-debtor 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 FRBP 4001(a) (3).

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Calvin Wang

Chapter 13

Party Information

Debtor(s):

Calvin Wang

Represented By
Kenneth H J Henjum

Movant(s):

Transform Credit Inc.

Represented By
Diana Torres-Brito

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:21-16840 Edward Roland Hayes, Jr

Chapter 13

#9.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 1/7/25, 2/25/25, 4/8/25, 5/20/25, 7/8/25,
08/19/25

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs
DEBTOR

Docket 114

***** VACATED *** REASON: Continued to 12/2/25 at 10:00 a.m. pursuant
to the parties' stipulation (dkt. 154) and order thereon**

Tentative Ruling:

Party Information

Debtor(s):

Edward Roland Hayes Jr

Represented By
Stella A Havkin

Movant(s):

Deutsche Bank National Trust

Represented By
Chad L Butler
Theron S Covey
Sean C Ferry

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:23-10115 Marilyn Warren Marks-Wynne

Chapter 13

#10.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 12/3/24, 1/7/25, 2/25/25, 4/8/25, 5/6/25, 6/17/25
8/5/25

U.S. BANK TRUST COMPANY
vs
DEBTOR

Docket 51

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

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

Tentative Ruling for 8/5/25:

Appearances required.

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

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

Chapter 13

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

Tentative Ruling for 6/17/25:

Appearances required.

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

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

Tentative Ruling for 5/6/25:

Appearances required.

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

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

Tentative Ruling for 4/8/25:

Appearances required.

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Marilyn Warren Marks-Wynne

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.

Tentative Ruling for 2/25/25:

Appearances required.

At the hearing on 1/7/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, and whether this Court should set any briefing schedules, any hearings, or any other procedures.

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

Tentative Ruling for 1/7/25:

Appearances required.

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

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

Tentative Ruling for 12/3/24:

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... **Marilynn Warren Marks-Wynne**
protection order (see Debtor's response, dkt. 54).

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):

Marilynn Warren Marks-Wynne

Represented By
Joshua Sternberg

Movant(s):

U.S. Bank Trust Company, National

Represented By
Sean C Ferry
Sarah Arlene Dooley-Lewis

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:23-12531 Christopher Geovanni Del Cid

Chapter 13

#11.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 9/9/25

PENNYMAC LOAN SERVICES, LLC
vs
DEBTOR

Docket 40

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

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Christopher Geovanni Del Cid

Represented By
Paul Y Lee

Movant(s):

PennyMac Loan Services, LLC

Represented By
Joseph C Delmotte

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:23-16770 Alfredo Neri Villegas

Chapter 13

#12.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/5/25

WILMINGTON SAVINGS FUND SOCIETY, FSB
vs
DEBTOR

Docket 60

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address their position with respect to (x) Debtor's response (dkt. 66), and (y) the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect to all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 62) and Trustee's motion to modify plan (dkt. 63)).

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... **Alfredo Neri Villegas**

Chapter 13

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

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-10524 Princess Marilyn Solomonleali

Chapter 13

#13.00 Cont'd hrg re: Motion for relief from stay [PP]
fr. 9/9/25

CAPITAL ONE AUTO FINANCE
vs
DEBTOR

Docket 57

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

Tentative Ruling:

Party Information

Debtor(s):

Princess Marilyn Solomonleali

Represented By
Peter M Lively

Movant(s):

Capital One Auto Finance, a division

Represented By
Jennifer C Wong

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-11151 Arthur Harutun Magdesian

Chapter 13

#14.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 5/6/25, 6/17/25, 8/5/25

WELLS FARGO BANK, N.A.
vs
DEBTOR

Docket 38

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required.

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

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Arthur Harutun Magdesian

Chapter 13

Tentative Ruling for 6/17/25:

Appearances required.

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

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

Tentative Ruling for 5/6/25:

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

Arthur Harutun Magdesian

Represented By
Rex Tran

Movant(s):

Wells Fargo Bank, N.A.

Represented By
Merdaud Jafarnia

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, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Arthur Harutun Magdesian

Chapter 13

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-15688 Jacqueline Nacole Merriman

Chapter 13

#15.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/5/25

U.S. BANK TRUST NATIONAL ASSOC
vs
DEBTOR

Docket 56

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address their position with respect to the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect to all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 59) and Trustee's motion to modify plan (dkt. 58)).

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Jacqueline Nacole Merriman

Chapter 13

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

Party Information

Debtor(s):

Jacqueline Nacole Merriman

Represented By
Devin Sawdayi

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
David Coats
Sean C Ferry
Sarah Arlene Dooley-Lewis

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-17136 E Teresita Lozada Santos

Chapter 13

#16.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/5/25

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
DEBTOR

Docket 37

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address their position with respect to the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect to all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 39) and Trustee's motion to modify plan (dkt. 40)).

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... E Teresita Lozada Santos

Chapter 13

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

Party Information

Debtor(s):

E Teresita Lozada Santos

Represented By
Matthew D. Resnik

Movant(s):

U.S. Bank Trust National

Represented By
Theron S Covey
Kelli M Brown
David Coats
Sean C Ferry

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-17482 Noreen Leanora Hill

Chapter 13

#17.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 9/9/25

NEWREZ LLC
vs
DEBTOR

Docket 43

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

At the hearing on 9/9/25 this Court was persuaded to continue this matter to today and set a deadline of 9/11/25 for Debtor to give notice to Movant. As of the preparation of this tentative ruling, no notice of the continued hearing or proof of service have been filed. Why not?

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

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

Tentative Ruling for 9/9/25:

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

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant
(see Debtor's response, dkt. 49; Trustee's response, dkt. 53).

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Noreen Leanora Hill

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):

Noreen Leanora Hill

Represented By
Tyson Takeuchi

Movant(s):

NewRez LLC dba Shellpoint

Represented By
Patrick Kane

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-18114 Genesis Maritza Junkermeier

Chapter 13

#18.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/5/25

SERVBANK, SB
vs
DEBTOR

Docket 35

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address their position with respect to (x) Debtor's response (dkt. 43) and (y) the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect to all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 38) and Trustee's motion to modify plan (dkt. 37)).

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Genesis Maritza Junkermeier

Chapter 13

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

Party Information

Debtor(s):

Genesis Maritza Junkermeier

Represented By
Onyinye N Anyama

Movant(s):

Servbank, SB

Represented By
Paul W Cervenka
Kirsten Martinez

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-18309 Gregory Deon Randolph

Chapter 13

#19.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 6/17/25, 8/5/25

WILMINGTON SAVINGS FUND SOCIETY, FSB
vs
DEBTOR

Docket 37

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

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

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

Tentative Ruling for 8/5/25:

Appearances required.

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

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Gregory Deon Randolph

Chapter 13

Tentative Ruling for 6/17/25:

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 (see Debtor's response (dkt. 40)), and (c) their positions with respect to the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 40), Trustee's motion to modify plan (dkt. 41), and Debtor's reply opposing Trustee's plan modification motion (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):

Gregory Deon Randolph

Represented By
Barry E Borowitz

Movant(s):

Wilmington Savings Fund Society,

Represented By
Kelli M Brown
Sean C Ferry

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-19464 Diana Cazares

Chapter 13

#20.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 6/24/25, 8/5/25

DEUTSCHE BANK NATIONAL TRUST CO
vs
DEBTOR

Docket 39

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

At the hearing on 8/5/25 this Court was persuaded to continue this matter to today. There is no tentative ruling but the parties should be prepared to address the current status of this matter, including whether the stipulation between Debtor and Trustee (dkt. 56) and related order thereon (dkt. 57) provide sufficient adequate protection of Movant's interests to take this matter 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.

Tentative Ruling for 8/5/25:

Appearances required.

At the hearing on 6/24/25 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, including what effect the stipulation between Debtor and the Trustee (dkt. 48) has on this matter, and/or 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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Diana Cazares

Chapter 13

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

Tentative Ruling for 6/24/25:

Appearances required. There is no tentative ruling, but the parties should be prepared to address (a) whether the alleged arrears have been brought current and/or (b) whether they will agree to the terms of an adequate protection order (see Debtor's response, dkt. 40), and (c) their positions with respect to the motion of the Chapter 13 Trustee ("Trustee") to modify Debtor's confirmed plan to make Trustee the disbursing agent with respect to all payments pertaining to the mortgage obligation on Debtor's primary residence (see Trustee's response (dkt. 43) and Trustee's motion to modify plan (dkt. 44)).

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):

Diana Cazares

Represented By
Jaime A Cuevas Jr.

Movant(s):

DEUTSCHE BANK NATIONAL

Represented By
Fanny Zhang Wan
Sean C Ferry

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-11637 Roberto Zepeda and Ana Lilia Victorio

Chapter 13

#21.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 7/15/25, 8/19/25

U.S. BANK NATIONAL ASSOC
vs
DEBTOR

Docket 25

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

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Roberto Zepeda

Represented By
David H Chung

Joint Debtor(s):

Ana Lilia Victorio

Represented By
David H Chung

Movant(s):

U.S. Bank National Association

Represented By
Craig A Edelman
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, October 7, 2025

Hearing Room 1545

10:00 AM

2:23-17542 Jose Ricardo Herrera

Chapter 13

#22.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 7/8/25, 8/19/25, 9/23/25

U.S. BANK TRUST COMPANY
vs
DEBTOR

Docket 70

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

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jose Ricardo Herrera

Represented By
Daniela P Romero

Movant(s):

U.S. Bank Trust Company, National

Represented By
Joseph C Delmotte

Trustee(s):

Kathy A Dockery (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

2:24-20515 Sylvia Baptista

Chapter 13

#23.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/5/25, 9/23/25

NEWREZ, LLC
vs
DEBTOR

Docket 51

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

At the hearing on 9/23/25 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 9/23/25:

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

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Trustee's response, dkt. 53–55 and Debtor's response, dkt. 56).

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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Sylvia Baptista

Chapter 13

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

[No tentative ruling was issued in connection with the 8/5/25 hearing because that hearing was continued pursuant to a stipulation (dkt. 57) and order thereon (dkt. 59).]

Party Information

Debtor(s):

Sylvia Baptista

Represented By
Onyinye N Anyama

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:23-14005 Maria Monina Suarez

Chapter 13

#24.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 8/19/25, 9/23/25

U.S. BANK, NATIONAL ASSOCIATION
vs
DEBTOR

Docket 71

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required.

At the hearing on 9/23/25 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 9/23/25:

Appearances required.

At the hearing on 8/19/25 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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... **Maria Monina Suarez**
posted tentative rulings.

Chapter 13

Tentative Ruling for 8/19/25:

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

- (a) whether the alleged arrears have been brought current
- (b) whether they will agree to the terms of an adequate protection order
- (c) the request of the Chapter 13 Trustee ("Trustee") to make Trustee the disbursing agent for payments to Movant (see Debtor's response, dkt. 77; Trustee's response, dkt. 74).

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.

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):

Maria Monina Suarez

Represented By
Joshua Sternberg

Movant(s):

U.S. Bank, National Association, as

Represented By
Theron S Covey
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, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-11744 Milton Leonel Sznaider

Chapter 13

#25.00 Cont'd hrg re: Motion for relief from stay [RP]
fr. 9/23/25

CITIGROUP MORTGAGE LOAN TRUST, INC
VS
DEBTOR

Docket 37

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

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Milton Leonel Sznaider

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

Movant(s):

Citigroup Mortgage Loan Trust Inc.,

Represented By
Kirsten Martinez

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, October 7, 2025

Hearing Room 1545

10:00 AM

2:25-11982 Jose Refugio Fuentes

Chapter 7

#26.00 Cont'd hrg re: Motion for relief from stay [NA]
fr. 9/23/25

EDUARDO TORRES
vs.
DEBTOR

Docket 27

Tentative Ruling:

Tentative Ruling for 10/7/25:
Grant.

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

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

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

Key documents reviewed (in addition to motion papers): Notice of continued hearing (dkt. 29); Supplemental proof of service (dkt. 30); No opposition on file

(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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Jose Refugio Fuentes

Chapter 7

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 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).

In limiting the nonbankruptcy litigation as set forth above, this Bankruptcy Court emphasizes that it does not seek in any way to impinge on the authority of the Nonbankruptcy Courts presiding over the nonbankruptcy action. Rather, this Bankruptcy Court takes seriously its obligations, as a subordinate unit of the District Court, to manage this bankruptcy case. Those obligations include taking into consideration the interests of those creditors who are not parties to the underlying nonbankruptcy litigation, and preserving the bankruptcy estate by placing limits on any relief from the automatic stay that Congress has mandated (11 U.S.C. 362(a) & (d)).

(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

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Jose Refugio Fuentes

Chapter 7

"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 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 for the reasons stated in the motion papers.

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT... Jose Refugio Fuentes

Chapter 7

(3) Additional relief

(a) Retroactive relief

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

(b) Effective date of relief

Do not waive the 14-day stay provided by FRBP 4001(a)(3) because no such relief was requested.

(c) 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 9/23/25:

Continue to 10/7/25 at 10:00 a.m., with a **deadline of 9/24/25** for Movant to (x) file and serve a notice of the continued hearing on Debtor and Debtor's counsel, with a 9/30/25 deadline for any oppositions, and with any reply permitted orally at the continued hearing, (y) serve a copy of the motion papers on Debtor at the address listed on the docket, and (z) file a proof of service. Appearances are not required on 9/23/25 (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.

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

Tuesday, October 7, 2025

Hearing Room 1545

10:00 AM

CONT...

Jose Refugio Fuentes

Chapter 7

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 filing and serving all papers on *the day after the current hearing date*. Alternatively, the movant may self-calendar a continued hearing on *regular* notice.

Reason(s) for continuance:

The motion papers were not served:

To Debtor both (a) through counsel and (b) directly. The proof of service (dkt. 27, PDF p. 23) does not show service on both (i) Debtor's counsel and (ii) Debtor directly ("double service"), as required by Rules 7004(b)(9)&(g) and 9014(a), Fed. R. Bankr. P.). The tentative ruling is that this Court has neither the authority nor the inclination to excuse non-compliance with these rules. It is true that this double service requirement is the exact opposite of typical non-bankruptcy practice, in which it is generally impermissible to serve a represented party personally; but there are good reasons for the double service rule in bankruptcy. It helps protect Debtor and the bankruptcy estate (*i.e.*, all parties in interest) from matters "falling through the cracks" given the high volume and speed of matters in typical bankruptcy cases, and the frequent use of service via U.S. mail.

Party Information

Debtor(s):

Jose Refugio Fuentes

Represented By
Christopher J Lauria

Movant(s):

Eduardo Torres

Represented By
Chase Aleksander Stone

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, October 7, 2025

Hearing Room 1545

11:00 AM

1:12-10986 Allana Baroni

Chapter 7

Adv#: 2:25-01326 Baroni et al v. Seror et al

#1.00 Hrg re: Motion for Monetary Sanctions

Docket 223

Tentative Ruling:

Please see the tentative ruling for the Adversary Proceeding status conference (calendar no. 2 on 10/7/25 at 11:00 a.m.).

Party Information

Debtor(s):

Allana Baroni

Represented By
Michael S Riley
Richard L Antognini
Matthew D. Resnik
M. Jonathan Hayes
Kathleen P March

Defendant(s):

David Seror

Represented By
Jason B Komorsky

Brutzkus Gubner

Represented By
Jason B Komorsky

BG LAW LLP

Represented By
Jason B Komorsky

LIBERTY MUTUAL INSURANCE

Represented By
Jason B Komorsky

WELLS FARGO BANK N.A

Represented By
Justin D Balser

United States Fire Insurance

Represented By
Jason B Komorsky

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... **Allana Baroni**
Severson & Werson, PC

Represented By
Adam N Barasch

Chapter 7

Movant(s):

David Seror

Represented By
Jason B Komorsky

Brutzkus Gubner

Represented By
Jason B Komorsky

BG LAW LLP

Represented By
Jason B Komorsky

LIBERTY MUTUAL INSURANCE

Represented By
Jason B Komorsky

United States Fire Insurance

Represented By
Jason B Komorsky

Plaintiff(s):

Allana Baroni

Represented By
Richard L Antognini
Anthony R Mordente

James Baroni

Represented By
Richard L Antognini

Trustee(s):

David Seror (TR)

Represented By
Susan K Sefflin
Jessica L Bagdanov
Ryan Coy
Jason B Komorsky
Steven T Gubner

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

1:12-10986 Allana Baroni

Chapter 7

Adv#: 2:25-01326 Baroni et al v. Seror et al

- #1.10** Cont'd Status conference re: Complaint for: (1) Contempt for violations of confirmed chapter 11 plan and of Chapter 11 plan confirmation order; (2) Breach of fiduciary duty; (3) Aiding and abetting breach of fiduciary duty; (4) Gross negligence; (5) Tortious interference; (6) Elder abuse; (7) intentional infliction of emotional distress; (8) Declaratory relief (9) Recovery on bond and demand for jury trial fr. 8/5/25, 9/9/2025

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below. Appearances are not required on 10/7/25. (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) Motion for monetary sanctions (adv. dkt. 223, "Sanctions Motion"), Opposition (adv. dkt. 232), Antognini Decl. (adv. dkt. 233), Reply (adv. dkt. 236)

Continue to be concurrent with the continued status conference (see 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

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Allana Baroni

Chapter 7

issues in their status report, they need not repeat their positions at the status conference.)

(a) Venue/jurisdiction/authority

The parties have stated their positions (see adv. dkt. 155) and, to the extent necessary, this Court has ruled on these issues.

(b) Mediation

[Intentionally omitted.]

(c) Deadlines/dates

This adversary proceeding has been pending since 11/4/24.

Joint Status Report: No status report required.

Continued status conference: 10/21/25 at 11:00 a.m.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Allana Baroni

Represented By

Michael S Riley

Richard L Antognini

Matthew D. Resnik

M. Jonathan Hayes

Kathleen P March

Defendant(s):

David Seror

Represented By

Jason B Komorsky

Brutzkus Gubner

Represented By

Jason B Komorsky

BG LAW LLP

Represented By

Jason B Komorsky

LIBERTY MUTUAL INSURANCE

Represented By

Jason B Komorsky

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Allana Baroni

Chapter 7

WELLS FARGO BANK N.A

Represented By
Justin D Balser

United States Fire Insurance

Represented By
Jason B Komorsky

Severson & Werson, PC

Represented By
Adam N Barasch

Plaintiff(s):

Allana Baroni

Represented By
Richard L Antognini
Anthony R Mordente

James Baroni

Represented By
Richard L Antognini

Trustee(s):

David Seror (TR)

Represented By
Susan K Seflin
Jessica L Bagdanov
Ryan Coy
Jason B Komorsky
Steven T Gubner

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:22-11471 Cherry Man Industries, Inc.

Chapter 7

#2.00 Hrg re: Motion For Order Designating Frank Lin
as the Debtor Pursuant to Rule 9001(5) of the
Federal Rules of Bankruptcy Procedure

Docket 829

Tentative Ruling:

Grant motion of the Chapter 7 Trustee ("Trustee") for an order designating Frank Lin as "Debtor" pursuant to Rule 9001(5) (Fed. R. Bankr. P.) to enable Trustee to properly conduct the meeting of creditors (11 U.S.C. 341(a)).
Appearances are not required on 10/07/25. (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, Trustee 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)).

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)

Party Information

Debtor(s):

Cherry Man Industries, Inc.

Represented By
David S Kupetz
Asa S Hami
Victor A Sahn
Hamid R Rafatjoo
David B Golubchik

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Cherry Man Industries, Inc.

Chapter 7

Movant(s):

Jeffrey I Golden (TR)

Represented By
Anerio V Altman

Trustee(s):

Jeffrey I Golden (TR)

Represented By
Anerio V Altman

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:25-17514 NMB Mobile Urgent Care, LLC

Chapter 7

#3.00 Hrg re: United States Trustee's motion for determination that a patient care ombudsman is not necessary for the protection of patients pursuant to rule 2007.2(a)

Docket 6

Tentative Ruling:

Grant.

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

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

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

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

Party Information

Debtor(s):

NMB Mobile Urgent Care, LLC

Represented By
Sanaz Sarah Bereliani

Movant(s):

United States Trustee (LA)

Represented By
David Samuel Shevitz

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... NMB Mobile Urgent Care, LLC

Chapter 7

Trustee(s):

Elissa Miller (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

#4.00 Hrg re: Trustee's Motion for Order Approving Compromise
with Equity Trust Company Pursuant to Bankruptcy Rule 9019

Docket 130

Tentative Ruling:

Continue to 10/21/25 at 11:00 a.m. No appearances required on 10/7/25.

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Movant(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

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

#5.00 Hrg re: Motion of Defendant Laura Adler for an Order to:
(1) Release the Sum of \$125,000 from the Sales Proceeds
of the Larrabee Street Property; and (2) An Order Modifying
the Injunctive Relief Order to Allow the Sale of the Wrightwood
Property Subject to the Adlers' Homestead Exemption

Docket 151

Tentative Ruling:

Please see the tentative ruling for the Adversary Proceeding status
conference (calendar no. 8 on 10/7/25 at 11:00 a.m.).

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Jonathan Adler

Represented By
Michael Jay Berger

Pedram Granfar

Represented By
Marc Weitz

Patrick Granfar

Pro Se

Laura Adler

Pro Se

Movant(s):

Laura Adler

Pro Se

Plaintiff(s):

Carolyn Dye

Represented By
James A Dumas Jr
Christian T Kim

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc.

Chapter 7

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

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

#6.00 Hrg re: Motion of Defendant John Adler for an order:
(I) Declaring that the Writs of Attachment against The
Wrightwood Property and The Larrabee Property are
void AB initio: or (II) In the alternative to increase the
bond amount of trustee's Writ of Attachment to \$100,000
and (III) Require a bond in the amount of \$50,000 to be
posted by the trustee on the Preliminary Injunction

Docket 160

Tentative Ruling:

Please see the tentative ruling for the Adversary Proceeding status
conference (calendar no. 8 on 10/7/25 at 11:00 a.m.).

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Jonathan Adler

Represented By
Michael Jay Berger

Pedram Granfar

Represented By
Marc Weitz

Patrick Granfar

Pro Se

Laura Adler

Pro Se

Movant(s):

John Adler

Pro Se

Plaintiff(s):

Carolyn Dye

Represented By

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc.

Chapter 7

James A Dumas Jr
Christian T Kim

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

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

#7.00 Hrg re: Motion to Compel Deposition Testimony of Laura Adler and for Sanctions

Docket 163

Tentative Ruling:

Please see the tentative ruling for the Adversary Proceeding status conference (calendar no. 8 on 10/7/25 at 11:00 a.m.).

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Jonathan Adler

Represented By
Michael Jay Berger

Pedram Granfar

Represented By
Marc Weitz

Patrick Granfar

Pro Se

Laura Adler

Pro Se

Movant(s):

Carolyn Dye

Represented By
James A Dumas Jr
Christian T Kim

Plaintiff(s):

Carolyn Dye

Represented By
James A Dumas Jr
Christian T Kim

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc.

Chapter 7

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:24-16947 Oxford Gold Group Inc.

Chapter 7

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

#8.00 Cont'd status conference re: Amended Complaint for: 1. Actual fraudulent transfer [bankruptcy code section 548(1)(a); CAL. CIV.Code section 3439.04 (A)(1)]; 2. Constructive fraudulent transfer [bankruptcy code section 548 (1)(b); CAL. CIV. CODE sections 3439.04(B)(2) and 3439.05]; 3 To recover shareholder loans; 4. For money had and received fr. 3/4/25, 4/8/25, 6/17/25, 8/19/25, 9/23/25

Docket 103

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue all matters on calendar today in this adversary proceeding, as set forth below. Appearances are not required on 10/7/25.

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) Laura Adler's motion to release sale proceeds (adv. dkt. 151) and Amended notice (adv. dkt. 162); Opposition of Chapter 7 Trustee ("Trustee") (adv. dkt. 169) and supporting declaration of James Dumas (adv. dkt. 170); Laura's reply (adv. dkt. 180), evidentiary objections (adv. dkt. 181), and supporting declaration (adv. dkt. 179); Trustee's reply to Laura's evidentiary objections (adv. dkt. 185)

Continue to be concurrent with the continued status conference (see below).

(b) Johnathan Adler's motion to void writs of attachment (adv. dkt. 160) and Laura Adler's supporting declaration (adv. dkt. 161); Trustee's opposition and supporting declaration of James Dumas (adv. dkt. 172)

Continue to be concurrent with the continued status conference (see

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... **Oxford Gold Group Inc.**
below).

Chapter 7

(c) Trustee's motion to compel Laura Adler's deposition (adv. dkt. 163), amended supporting declaration of James Dumas (adv. dkt. 166), and notice (adv. dkt. 165); Laura Adler's opposition (adv. dkt. 176) and evidentiary objections (adv. dkt. 175); Trustee's reply (adv. dkt. 182), supplemental supporting declaration of James Dumas (adv. dkt. 183), and reply to Laura Adler's evidentiary objections (adv. dkt. 184)

Continue to be concurrent with the continued status conference (see 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

The tentative ruling is that issues of venue, jurisdiction, and authority have been determined and/or waived or forfeited in the parties' filed papers, or at prior status conferences.

(b) Mediation

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

(c) Deadlines

This adversary proceeding has been pending since 12/30/24. Pursuant to LBR 9021-1(b)(1)(B), Trustee is directed to lodge a proposed order via LOU within 7 days after the status conference, attaching a copy of this tentative ruling or otherwise memorializing the following.

Joinder of parties/amendment of pleadings-deadline: 11/17/25

Discovery cutoff (for completion of discovery): 12/1/25

Expert(s) - deadline for reports: 12/8/25 if any expert testimony will be presented.

Expert(s) - discovery cutoff (if different from above): 12/15/25 if any

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT... Oxford Gold Group Inc.

Chapter 7

expert testimony will be presented.

Dispositive motions to be heard no later than: 2/10/26

Joint Status Report: N/A

Continued status conference: 10/21/25 at 11:00 a.m.

Lodge Joint Proposed Pretrial Order: TBD

Pretrial conference: TBD

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

Trial commencement: TBD

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Oxford Gold Group Inc.

Pro Se

Defendant(s):

Jonathan Adler

Represented By
Michael Jay Berger

Pedram Granfar

Represented By
Marc Weitz

Patrick Granfar

Pro Se

Laura Adler

Pro Se

Plaintiff(s):

Carolyn Dye

Represented By
James A Dumas Jr
Christian T Kim

Trustee(s):

Carolyn A Dye (TR)

Represented By
James A Dumas Jr
Christian T Kim
Maria Severson

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:23-13187 Vista Studios, LLC

Chapter 7

Adv#: 2:25-01199 Gonzalez v. City National Bank

#9.00 Cont'd Status Conference re: Complaint (1) To Avoid Fraudent Transfer Pursuant to 11 U.S.C. Sections 544 ad 548; (2) To Recover Avoided Transfers Pursuant to 11 U.S.C. Section 550; and (3) Automatic Preservation of Avoided Transfer Pursuant to 11 U.S.C. Section 551 fr. 8/5/25, 09/09/25

Docket 1

***** VACATED *** REASON: Order approving stip to cont'd hearing to 11/18/25 at 11:00 a.m. [dkt. 17]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Vista Studios, LLC

Represented By
David B Golubchik

Defendant(s):

City National Bank

Represented By
Allison C. Murray

Plaintiff(s):

Rosendo Gonzalez

Represented By
Rosendo Gonzalez

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Rosendo Gonzalez

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

2:23-13187 Vista Studios, LLC

Chapter 7

Adv#: 2:25-01198 Gonzalez v. Tech. Finance Co., LLC

#10.00 Cont'd status conference re: Complaint: (1) To avoid fraudulent transfer pursuant to 11 U.S.C. sections 544 and 548; (2) To recover avoided transfers pursuant to 11 U.S.C. section 550; and (3) Automatic preservation of avoided transfer pursuant to 11 U.S.C. section 551; and, (4) Unjust enrichment/restitution fr. 8/5/25, 9/9/25, 9/23/25

Docket 1

Tentative Ruling:

Continue the status conference as set forth below. Appearances are not required on 10/7/25. (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

This Court has reviewed the unilateral status reports submitted by Plaintiff/Trustee (adv. dkt. 26) and Defendant (adv. dkt. 28), and has no issues to raise *sua sponte*.

(2) Standard requirements

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

(a) Venue/jurisdiction/authority

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

Tuesday, October 7, 2025

Hearing Room 1545

11:00 AM

CONT...

Vista Studios, LLC

Chapter 7

The tentative ruling is that it would be premature to determine issues of venue, jurisdiction, or authority until after Defendant's Motion to Dismiss (adv. dkt. 23-25) has been adjudicated.

(b) Mediation

The tentative ruling is that it would be premature to direct the parties to attend formal mediation until after Defendant's Motion to Dismiss (adv. dkt. 23-25) has been adjudicated.

(c) Deadlines

This adversary proceeding has been pending since 5/20/25. The tentative ruling is to decline to set any litigation deadlines other than a continued status conference (see below).

Joint Status Report: Not required

Continued status conference: 11/18/25 at 11:00 a.m., concurrent with the hearing on Defendant's Motion to Dismiss (adv. dkt. 23-25).

Party Information

Debtor(s):

Vista Studios, LLC

Represented By
David B Golubchik

Defendant(s):

Tech. Finance Co., LLC

Represented By
Alex Darcy

Plaintiff(s):

Rosendo Gonzalez

Represented By
Rosendo Gonzalez

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Rosendo Gonzalez

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-13881 Dedication & Everlasting Love To Animals

Chapter 11

#1.00 Hrg re: Chapter 11 Trustee's Motion For Entry Of An Order: (I) Authorizing Use Of Cash Collateral On An Interim Basis Pending A Final Hearing; And (II) Granting Adequate Protection

Docket 130

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 3, 10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

Dedication & Everlasting Love To

Represented By
William R Hess
Krikor J Meshefejian

Movant(s):

Dedication & Everlasting Love To

Represented By
William R Hess
William R Hess
Krikor J Meshefejian
Krikor J Meshefejian

Trustee(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-13881 Dedication & Everlasting Love To Animals

Chapter 11

#2.00 Hrg re: Stipulation Between Chapter 11 Trustee and Judgment Creditor Adriana Duarte Valentines Regarding Expedited Hearing on Chapter 11 Trustee's Motion for Entry of An Order: (I) Authorizing Use of Cash Collateral on an Interim Basis Pending a Final Hearing; and (II) Granting Adequate Protection
fr. 8/28/25

Docket 132

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for the status conference (Calendar No. 3, 10/7/25 at 1:00 p.m.).

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Dedication & Everlasting Love To

Represented By
William R Hess
Krikor J Meshefejian

Movant(s):

Dedication & Everlasting Love To

Represented By
William R Hess
William R Hess
Krikor J Meshefejian
Krikor J Meshefejian

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

Trustee(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Dedication & Everlasting Love To Animals

Chapter 11

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-13881 Dedication & Everlasting Love To Animals

Chapter 11

#3.00 Cont'd Status Conference re: Chapter 11 Case
fr. 5/16/25, 5/20/25, 5/28/25, 6/17/25, 7/8/25, 07/15/25,
8/19/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Grant the Cash Collateral Motion (dkt. 130) on a final basis, and continue the status conference, all as set forth below. Appearances are not required on 10/7/25. (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) Cash collateral motion (dkt. 130), Stipulation re: cash collateral motion (dkt. 132), Stipulation re expedited hearing (dkt. 132), Order setting hearing on shortened time (dkt. 133), Notice of hearing and proof of service (dkt. 134–135), Interim cash collateral order (dkt. 143), Notice of final hearing (dkt. 141), No opposition on file

Grant the Cash Collateral Motion (dkt. 130) on a final basis, on the same terms and conditions as set forth in the Interim Cash Collateral Order (dkt. 143).

Proposed orders: Unless otherwise ordered, Chapter 11 Trustee is directed to lodge proposed orders on the matter(s) addressed here via LOU within 7 days after the hearing date. See LBR 9021-1(b) (1)(B).

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Dedication & Everlasting Love To Animals Chapter 11

(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)

(c) Plan/Disclosure Statement: filing deadline TBD

(d) Continued status conference: 10/21/25 at 1:00 p.m., concurrent with other matters. 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

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-14827 Dog Robber Inc.

Chapter 11

#4.00 Hrg re: Motion to value assets of the bankruptcy estate

Docket 94

Tentative Ruling:

Please see the tentative ruling for the status conference in Dog Robber Inc.
(Calendar No. 5, 10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

Dog Robber Inc.

Represented By
Richard L. Sturdevant
Andy C Warshaw

Movant(s):

Dog Robber Inc.

Represented By
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Richard L. Sturdevant
Andy C Warshaw
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**United States Bankruptcy Court
Central District of California
Los Angeles
Neil Bason, Presiding
Courtroom 1545 Calendar**

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-14827 Dog Robber Inc.

Chapter 11

#5.00 Cont'd Status Conference re: Chapter 11 Case
fr. 6/12/25, 6/17/25, 7/8/25, 8/19/25, 9/9/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

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) Dog Robber valuation motion (dkt. 94), Notice (dkt. 95), No opposition on file

Grant the valuation motion (dkt. 94).

Proposed order(s): Unless otherwise ordered, Debtor is directed to lodge a 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) Joint Plan (dkt. 93)

(i) Renaming

The tentative ruling is that Debtors' joint Plan should be renamed as a "Plan and Disclosure Statement." One of the three Debtors is not a Subchapter V debtor and therefore, technically, a Disclosure Statement is required, although this Court has already ruled that it can be combined with the Plan. See Plan (dkt. 93) p. 4:5-8 & n. 3.

(ii) NewCo, and any other pre-voting matters

Debtor is directed to address whether any preliminary procedures or additional amendments to the Plan should be required before the Plan (and Disclosure Statement) are mailed to creditors as part of a voting packet; and

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Dog Robber Inc.

Chapter 11

other parties in interest are invited to address the same issues.

Specifically, this Court is unsure whether any disputed claims reserve or claim objection is required as to NewCo Capital Group LLC ("NewCo"). Those things might not be necessary if Debtors anticipate that NewCo will not object to the Plan or if Debtors believe that the Plan can be crammed down as to NewCo (and that cramdown litigation would be more efficient than the other alternatives noted in the preceding sentence of this paragraph).

Note: The tentative ruling is that 11 U.S.C. 502(c), which allows this Court to estimate "contingent" or "unliquidated" claims for purposes of allowance, is likely not available to address NewCo's claims, because it does not appear that those claims are either "contingent" or "unliquidated"; instead, it appears that the claims are simply "disputed." See *In re Audre, Inc.*, 216 B.R. 19, 30 (9th Cir. BAP 1997), *overruled on other grounds as recognized by In re Lopez*, 367 B.R. 99, 104 (9th Cir. BAP 2007) (defining "contingent" and "unliquidated" claims).

By way of background, this Court notes that NewCo asserts a secured claim, in an amount in excess of \$1.1 million, against all assets of jointly-administered debtor Benny and Marys Irvine, LLC ("Benny and Marys"). See Proof of Claim 7-1 (filed in Case No. 2:25-bk-14830-NB). Debtors assert that "NewCo's alleged secured claim is fully unsecured because NewCo did not record a lien reflecting Benny and Mary's as a debtor." Joint Plan (dkt. 93) p. 33:22–26. The Joint Plan provides that NewCo's claim will be paid as a general unsecured claim, and that upon plan confirmation, "NewCo's alleged lien shall be extinguished and released and NewCo shall be forever barred from asserting a secured claim or lien against assets of Benny and Mary's." Joint Plan (dkt. 93) pp. 33:25–34:4.

NewCo also asserts a secured claim, in the same amount as the claim asserted against Benny and Marys, against all assets of jointly-administered debtor Mimosas A Cali Life LLC ("Mimosas"). See Proof of Claim 6-1 (filed in Case No. 2:25-bk-14956-NB). Debtors assert that the majority of NewCo's claim against Mimosas is unsecured, because when "NewCo obtained a judgment [against Mimosas], the underlying loan and security agreement was replaced with" that judgment, and NewCo failed to record a judgment lien before Mimosas sought bankruptcy protection. Joint Plan (dkt. 93) pp. 34:14–35:5. (Debtors concede that \$300,000.00 of NewCo's claim against Mimosas is secured. Joint Plan (dkt. 93) p. 35:6–14.) Except for the

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Dog Robber Inc.

Chapter 11

\$300,000.00 portion of NewCo's claim that Debtor's concede is secured, the Joint Plan provides that NewCo's claim will be paid as a general unsecured claim. Joint Plan (dkt. 93) pp. 33:22–34:11.

The tentative ruling is to authorize and direct Debtors **no later than 10/14/25** to file (but not serve) a renamed Plan and Disclosure Statement, and, if there are any other changes to the document, file a declaration authenticating a blackline showing those changes, and concurrently lodge a proposed order setting a combined hearing on confirming the Plan and approving any disclosures, with appropriate associated dates and deadlines (using the form of order posted on the "Judge Bason" portion of this Court's website, at www.cacb.uscourts.gov).

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

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

- (a) Bar date: Dog Robber 9/15/25 (per Order dkt. 55; timely served dkt. 59); Benny & Marys 8/15/25 (per General Order 20-01); Mimosas 8/21/25 (*id.*).
- (b) Procedures Order: Dog Robber dkt. 4 (timely served, dkt. 6); Benny & Marys dkt. 3 (timely served, dkt. 5); Mimosas Mimosas dkt. 6 (timely served, dkt. 8)
- (c) Plan/Disclosure Statement: Dog Robber file by 12/15/25 (per adopted tentative ruling for 7/8/25) (*see* Order, dkt. 72, re combined Plan(s) and Disclosure Statement(s) for Debtor(s)); Benny & Mary's file by 9/4/25 (per 11 U.S.C. 1189(b)); Mimosas file by 9/10/25 (*id.*) (DO NOT SERVE - except on the U.S. Trustee). *See* Procedures Order.
- (d) Continued status conferences (all related cases): 11/4/25 at 1:00 p.m., concurrent with other matters. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Dog Robber Inc.

Chapter 11

Debtor(s):

Dog Robber Inc.

Represented By
Richard L. Sturdevant
Andy C Warshaw

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-14830 Benny and Marys Irvine, LLC

Chapter 11

#6.00 Cont'd Status conference re: Chapter 11 case
fr. 6/17/25, 6/24/25, 7/8/25, 8/5/25, 8/19/25, 9/9/25

Docket 1

Tentative Ruling:

Please see the tentative ruling for the status conference in Dog Robber Inc.
(Calendar No. 5, 10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

Benny and Marys Irvine, LLC

Represented By
Christopher A, Minier
David M Goodrich

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, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-14956 MIMOSAS A CALI LIFE LLC

Chapter 11

#7.00 Cont'd status conference re: Chapter 11 case
fr. 6/20/25, 7/8/25, 8/19/25, 9/9/25

Docket 1

Tentative Ruling:

Please see the tentative ruling for the status conference in Dog Robber Inc.
(Calendar No. 5, 10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

MIMOSAS A CALI LIFE LLC

Represented By
David M Goodrich

Trustee(s):

Susan K Seflin (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:23-14528 Brian D Witzer

Chapter 7

Adv#: 2:23-01445 Pravati Credit Fund III, LP v. Witzer

#8.00 Cont'd Status Conference re: Complaint for Determination of Nondischargeability of Debt Pursuant to Section 523(a)(2)(A) & (B) and Section 523(a)(4)
fr. 1/2/24, 5/7/24, 6/26/24, 8/6/24, 10/08/24, 11/5/24, 12/3/24, 1/21/25, 3/18/25, 6/17/25, 6/23/25, 7/23/25, 7/25/25, 7/29/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below. Appearances are not required on 10/7/25. (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

This Court has no issues to raise *sua sponte* at this time. The matter is under submission and this Court anticipates issuing a written disposition prior to the continued hearing.

(2) Standard requirements

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

(a) Venue/jurisdiction/authority

Matters of venue, jurisdiction, and authority have been determined

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Brian D Witzer

Chapter 7

and/or waived or forfeited (adv. dkt. 5, 13, 21).

(b) Mediation [N/A]

(c) Deadlines

This adversary proceeding has been pending since 10/23/23. Trial took place on 7/23/25, 7/25/25 and 7/29/25 and the matter is under submission. The tentative ruling is to continue the status conference to 11/4/25 at 1:00 p.m. No written status report is required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Brian D Witzer

Represented By
David S Hagen
Michael S Kogan

Defendant(s):

Brian D Witzer

Represented By
Michael S Kogan

Plaintiff(s):

Pravati Credit Fund III, LP

Represented By
Jennifer Witherell Crastz
Christopher Crowell

Trustee(s):

Sam S Leslie (TR)

Represented By
Jeremy Faith
Jonathan Serrano

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:23-16758 Clark Edward Parker

Chapter 11

#9.00 Cont'd Status Conference re: Chapter 11 Case
fr. 11/14/23, 11/28/23, 12/5/23, 12/19/23, 3/5/24,
3/12/24, 4/30/24, 6/4/24, 7/16/24, 8/27/24, 10/22/24,
11/19/24, 12/10/24, 1/21/25, 8/12/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below. Appearances are not required on 10/7/25. (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

This Court has no issues to raise *sua sponte* at this time.

(2) Dates/deadlines. This case was filed on 10/16/23. On 1/14/25, this Court issued an order granting Debtor's motion to dismiss this case (dkt. 153). On 7/23/25, the case was reopened. Dkt. 161. The tentative ruling is to continue this status conference to 10/21/25 at 1:00 p.m., concurrent with the hearing on DoEd's motion to appoint a chapter 11 trustee and enforce settlement agreement. Dkt. 168 & 169.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Clark Edward Parker

Chapter 11

Debtor(s):

Clark Edward Parker

Represented By
Leslie A Cohen

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

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

Chapter 11

#10.00 Cont'd Status Conference re: 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

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue the status conference as set forth below based on this Court's review of Debtor's latest status report. Dkt. 358. Appearances are not required on 10/7/25. (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

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-

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... LAX In-Flite Services, LLC

Chapter 11

Confirmation Status Conference for 1/20/26 at 1:00 p.m., with a post-confirmation status report due by 1/6/26.

[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, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-12114 Patriot Linen Services LLC

Chapter 11

#11.00 Status conference re: Chapter 11 post confirmation
fr. 4/4/24, 4/9/24, 5/15/24, 6/25/24, 7/16/24,
8/6/24, 9/10/24, 10/22/24, 12/3/24, 1/28/25, 4/8/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below based on this Court's review of Debtor's latest status report. Dkt. 199 & 200. Appearances are not required on 10/7/25. (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

This Court has no issues to raise *sua sponte* at this time.

(2) Deadlines/dates

This Subchapter V case was filed on 3/19/24, and Debtor's plan was confirmed on 12/16/24 (dkt. 164). The tentative ruling is to set a further continued Post-Confirmation Status Conference for 4/7/26 at 1:00 p.m., with a post-confirmation status report due by 3/24/26.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Patriot Linen Services LLC

Represented By

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Patriot Linen Services LLC

Chapter 11

David Tran
Steven R Fox

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-13052 Raymond Martin Camarillo

Chapter 11

#12.00 Cont'd Status conference re: Chapter 11 case
fr. 5/20/25, 6/3/25, 6/24/25, 8/19/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue the status conference as set forth below. Appearances are not required on 10/7/25. (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) Chapter 11 plan of reorganization (dkt. 93, "Plan") and Disclosure statement (dkt. 94, "D/S")

The tentative ruling is to set a **deadline of 10/14/25** for Debtor to file (but NOT SERVE on anyone except for the U.S. Trustee) an amended Plan and amended D/S addressing the following issues.

(i) Omitted secured claim of Newrez c/o PHH Mortgage Services ("Newrez")

Debtor's Bankruptcy Schedule D (dkt. 98, PDF p. 14) lists a \$399,888.36 secured claim held by Newrez c/o PHH Mortgage Services that is secured by Debtor's principal residence located at 6012 Greentop Street Lakewood, CA 90713 ("Greentop Property"). But neither the Plan nor D/S classify or propose any treatment for Newrez's secured claim. The tentative ruling is that Newrez's claim must be provided for in the Plan and D/S, even if

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Raymond Martin Camarillo

Chapter 11

(x) Debtor is current on monthly mortgage payments, (y) intends to continue making regular monthly mortgage payments, and (z) believes Newrez is not impaired.

(ii) Secured claims of Disney Vacation Development, LLC
("Disney")

Based on this Court's review of the claims register, Disney timely filed six proofs of claim (Claims 8-13), which assert secured claims totaling approximately \$122,000 based on Debtor's fractional interests in timeshares and unpaid annual dues.

Debtor's Plan (dkt. 93, p. 8) classifies three of those claims as secured classes 2A, 2B, and 2C and the other three as general unsecured claims in Class 4A without any providing any explanation about the basis for the different treatment or whether the proposed classifications are appropriate.

Additionally, Debtor's D/S (dkt. 94) states that Debtor intends to surrender his interest in the Disney timeshares. *Id.*, pp. 11-12. Debtor takes the position that Disney's claims would not be impaired by this proposed treatment and neither the Plan nor the D/S provide any information about whether Debtor can simply surrender those interests without being in breach of any contractual obligations that might give rise to a claim of damages. Finally, in this Court's experience, timeshares typically include ongoing contractual obligations so, unless Debtor files a motion to reject any such executory contracts, there might be ongoing postpetition administrative expenses for those timeshares, and even if Debtor obtains an order approving rejection there might be postpetition administrative expense claims for the postpetition period prior to rejection (unless Debtor has grounds to request retroactive effectiveness of the rejection, which can be difficult to establish). Alternatively, Debtor might address any rejection and damages issues through his plan. Alternatively, some sort of negotiated or other resolution conceivably might be possible. Whatever alternative(s) Debtor pursues, any revised Plan must take these issues into consideration.

(iii) Liquidation Analysis (dkt. 94, PDF p. 16)

Line 7a of Debtor's liquidation analysis appears to have inadvertently used the "net disbursements" figure listed in the box for "Hypothetical chapter 7 trustee fees" rather than the amount of any secured claims.

Additionally, Exhibit D (dkt. 94, PDF p. 9) states that Debtor currently has \$59,837.00 in cash on hand, but Debtor's liquidation analysis only includes \$3,658.58 in the category for "Bank accounts, or equivalent." *Id.*,

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Raymond Martin Camarillo

Chapter 11

PDF p. 16.

(iv) Financial projections

Neither the Plan nor the D/S attach financial projections for the duration of the plan.

(v) Cramdown (11 U.S.C. 1129(b))

Debtor's Plan proposes to pay general unsecured Class 4A \$0.00 on account of their claims while still allowing Debtor to retain his ownership interest in the Greentop and La Lindura Properties. Accordingly, unless all classes vote in favor of the Plan, Debtor will not be able to satisfy the new value exception to the absolute priority rule unless Debtor is willing to contribute sufficient new value towards the plan.

(2) Dates/procedures. This case was filed on 4/14/25.

(a) Bar date: 8/18/25 (dkt. 53) (timely served, dkt. 54)

(b) Procedures Order: dkt. 6 (timely served, dkt. 9)

(c) Plan/Disclosure Statement (dkt. 93 & 94): See above.

(d) Continued status conference: 10/21/25 at 1:00 p.m., concurrent with other matters. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Raymond Martin Camarillo

Represented By
Onyinye N Anyama

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-11337 RHDM Oil, Inc. and Mohammed Ehtesham Ansari

Chapter 11

#13.00 Cont'd status conference re: Chapter 11 case
fr. 3/18/25, 4/22/25, 6/3/25, 6/17/25, 7/8/25,
8/5/25, 8/12/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Conclude this status conference (no continuance) in view of the dismissal of these cases on 8/21/25 (see dkt. 124), the absence of an appeal, and the absence of any requests for post-dismissal relief. 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.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

RHDM Oil, Inc.

Represented By
Andrew S Bisom
Matthew John Salcedo

Mohammed Ehtesham Ansari

Represented By
Fritz J Firman

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... RHDM Oil, Inc. and Mohammed Ehtesham Ansari

Chapter 11

Trustee(s):

Moriah Douglas Flahaut (TR)

Represented By
M Douglas Flahaut

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-12614 Boisson Inc.

Chapter 11

#14.00 Cont'd hrg re: Motion To Extend The Time To Object To
Proof Of Claim 55 Filed By The California Department
Of Resources Recycling And Recovery
fr. 4/8/25, 5/20/25, 7/8/25, 8/5/25, 9/9/25

Docket 248

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for the status conference (Calendar No. 16,
10/7/25 at 1:00 p.m.).

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Boisson Inc.

Represented By
Ron Bender
Todd M Arnold

Movant(s):

Boisson Inc.

Represented By
Ron Bender
Todd M Arnold

Trustee(s):

Caroline Renee Djang (TR)

Pro Se

Gregory Kent Jones (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-12614 Boisson Inc.

Chapter 11

#15.00 Cont'd hrg re: Motion for Order to Allow / Deem Timely Filing
of Proof of Claim by California Department of Resources
Recycling and Recovery
fr. 2/25/25, 4/8/25, 5/20/25, 7/8/25, 8/5/25, 9/9/25

Docket 237

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for the status conference (Calendar No. 16,
10/7/25 at 1:00 p.m.).

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Boisson Inc.

Represented By
Ron Bender
Todd M Arnold

Movant(s):

CA Department of Resources

Represented By
Annadel A Almendras
Barbara Spiegel

Trustee(s):

Caroline Renee Djang (TR)

Pro Se

Gregory Kent Jones (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-12614 Boisson Inc.

Chapter 11

#16.00 Cont'd Status Conference re: Post Confirmation
fr. 4/9/24, 4/30/24, 5/7/24, 5/14/24, 5/21/24, 6/25/24,
7/9/24, 7/16/24, 10/8/24, 12/17/24, 1/7/25, 2/25/25,
4/8/25, 5/20/25, 7/8/25, 8/5/25, 9/9/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required by Debtor's counsel and CalRecycle's counsel. All other parties in interest are welcome, but not required, to appear.

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

(1) Current issues

(a) Motion of California Department of Resources Recycling and Recovery ("CalRecycle") to deem proof of claim 55 ("Claim 55") as timely and allow claim in unspecified amount (dkt. 237, "Motion to Allow Claim") & Notice of errata (dkt. 244), Debtor's opposition (dkt. 243), CalRecycle's reply (dkt. 245), Order continuing hearing (dkt. 249), status reports of Debtor (dkt. 256) and CalRecycle (dkt. 257), Order granting motion in part (dkt. 264); Debtor's Status Report (dkt. 271)

There is no tentative ruling. The parties are directed to appear to address the status of this motion.

(b) Debtor's motion to extend the time to object to proof of claim 55 (dkt. 248), CalRecycle's conditional non-opposition (dkt. 254), Debtor's reply (dkt. 255), Order granting motion in part (dkt. 263)

See above.

(2) Dates/deadlines

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Boisson Inc.

Chapter 11

This subchapter V case was filed on 4/4/24, and this Court confirmed a plan on 8/29/24 (dkt. 185). The tentative ruling is to continue this status conference to 11/4/25 at 1:00 p.m. No written status report is required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Boisson Inc.

Represented By
Ron Bender
Todd M Arnold

Trustee(s):

Caroline Renee Djang (TR)

Pro Se

Gregory Kent Jones (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#17.00 Cont'd hrg re: Notice of Insider Compensation Expense
Reimbursement for Evergreen Adequate Protection Payments
fr. 9/23/25

Docket 162

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 19,
10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#18.00 Cont'd Combined hrg re: Final Approval of Disclosures and
Plan Confirmation
fr. 07/17/25, 8/19/25, 9/23/25

Docket 1

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 19,
10/7/25 at 1:00 p.m.).

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-18171 Hays Tabernacle CME Church

Chapter 11

#19.00 Cont'd status conference re: Chapter 11 Case
fr. 4/8/25, 4/22/25, 6/24/25, 07/17/25, 8/19/25, 9/23/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Approve Debtor's request to pay \$50,000.00 to CME Church as an administrative expense, 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) Insider compensation request for Christian Methodist Episcopal Church (dkt. 162), Evergreen Advantage, LLC's objection (dkt. 165, the "Obj."), Motion to approve insider compensation request (dkt. 176), and Order authorizing Debtor to set insider compensation request for hearing (dkt. 169); Reply (dkt. 184)

The tentative ruling is to overrule the objection of the Evergreen Advantage, LLC ("Evergreen") to Debtor's request to pay \$50,000.00 as an administrative expense to the Department of Finance of the Christian Methodist Episcopal Church ("CME Church"), for the purpose of reimbursing CME Church for funds it advanced to Debtor so that Debtor could make adequate protection payments to Evergreen.

This Court's order approving the stipulation governing the adequate protection payments provided that those payments would be made "from the Debtor's rent collections and other cash available in the Debtor's discretion." Stipulated Order (dkt. 56) p. 2:2–3 (emphasis added). Evergreen asserts that "[t]here was no notice given by Debtor that a significant percentage of the

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

payments to Evergreen Advantage were going to be made from advances made to Debtor by the CME Church." Obj. (dkt. 165) p. 7:25–27. But, as Debtor points out, Evergreen was in fact fully informed that some of the adequate protection payments would be funded by the CME Church. As set forth in an e-mail sent by Debtor's counsel to Evergreen's counsel on 1/30/25:

Nonetheless, the Ninth District [the CME Church] is willing to consider paying Evergreen nondefault interest of 8.99% on the principal balance of the note \$1,560,000 (\$11,687 monthly) starting April 1. The delay in the start is because the Ninth District has quarterly meetings to approve funding and can't secure the commitment to that payment until its next meeting.

[Reply (dkt. 184) Ex. 1.]

Accordingly, the tentative ruling is to overrule Evergreen's contention that an alleged lack of notice prevents Debtor from reimbursing CME Church.

The tentative is that the \$50,000.00 advanced by CME Church to Debtor qualifies as an administrative expense, and it is appropriate to authorize Debtor to pay that administrative expense at this time.

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)).

(b) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45); Debtor's status report re: Plan confirmation (dkt. 163); Order on case status hearing and plan confirmation matters (dkt. 169)

The parties are directed to provide an update regarding the status of discovery.

(2) Dates/procedures. This case was filed on 10/6/24 and reassigned to Judge Bason on 3/3/25 (dkt. 65).

(a) Bar date: 3/14/25 (Bar Date Order (dkt. 60) timely served, dkt. 59)

(b) Procedures Order: dkt. 67 (served on 3/11/25, dkt. 79 pp. 15–16)

(c) Plan/Disclosure Statement: timely filed on 5/29/25 (dkt. 129).

(d) Continued status conference: 11/4/25 at 1:00 p.m. *Brief* status

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... **Hays Tabernacle CME Church**
report due by 10/28/25.

Chapter 11

[EXCERPTS FROM:] Tentative Ruling for 8/19/25:

* * *

(1) Current issues

* * *

(e) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45); Debtor's status report re: Plan confirmation (dkt. 163)

The tentative ruling is not to set any briefing schedule at this time, and instead to direct the parties to continue their efforts to conclude discovery and continue to meet and confer about scheduling and procedures. Meanwhile, the tentative ruling is to continue the confirmation hearing to be concurrent with the continued Status Conference (see part "(2)(d)" of this Tentative Ruling, below).

* * *

[EXCERPTS FROM:] Tentative Ruling for 7/17/25:

Appearances required.

* * *

(1) Current issues

(a) Background

Debtor, a church with historic roots that is located in the Watts neighborhood of Los Angeles, seeks confirmation of its Subchapter V Plan of Reorganization (dkt. 98, the "Plan"). A key component of the Plan is the sale of property located at 1407 E. Kramer Drive, Carson, CA 90746 (the "Kramer Property"), which Debtor previously used as a parsonage. The hearing to confirm Debtor's Plan (the "Confirmation Hearing") has been scheduled to take place concurrently with the hearing on Debtor's motion to approve the sale of the Kramer Property (dkt. 131–32, 134, & 136–37, the "Sale Motion").

In addition to the Kramer Property, Debtor also owns several adjacent parcels of real property – located at 10121 S. Central Ave., 10207 S. Central Ave., 10203 S. Central Ave., and 1143/1149 E. 102d St., Los Angeles, CA – which Debtor operates as a church (the "Church Property"). (The Church Property consists of a commercial building that Debtor uses to conduct

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

worship services and an adjacent parking lot.)

Evergreen Advantage, LLC ("Evergreen") asserts a secured claim against the Church Property, in the amount of approximately \$2,587,622.91, plus attorney fees, costs of collection, and interest (the "Evergreen Claim"). Evergreen Opp. (dkt. 138) p. 4:13–17. Debtor has commenced an action against Evergreen in the Superior Court of the State of California for the County of Los Angeles (the "State Court") challenging the validity of the Evergreen claim. Plan (dkt. 98) Ex. E (the "State Court Litigation").

Debtor's plan hinges upon a sale of the Kramer Property [which has been authorized and has now closed, with net proceeds of \$575,643.53: see dkt. 161]. * * * [See *also*] Issa Decl. (dkt. 144) ¶ 6 (p. 15:7–14) [projecting \$587,179.00 net proceeds available to fund the Plan]. Debtor also represents that it has received "a Plan funding commitment from the Christian Methodist Church for up to \$125,000.00 to fund any operating or Plan requirements over the Plan term" Plan (dkt. 98) art. 7, ¶ 2 (p. 5).

Pending resolution of Debtor's challenge to the validity of the Evergreen Claim, Debtor's Plan proposes to make interest-only payments to Evergreen of \$12,500.00 per month for 36 months (calculated by paying 6.2% interest on the \$2,445,201.54 amount set forth in Evergreen's proof of claim). Issa Decl. (dkt. 144) ¶¶ 11 & 14 (p. 16:15–16 & 17:13–16); Plan (dkt. 98) art. 7 ¶ 8 (p. 5); Reply (dkt. 144) p. 5:19–25. J. Michael Issa, Debtor's valuation expert, testifies that the contemplated interest payments are "consistent with the current market terms for church real estate loans." Issa Decl. (dkt. 144) ¶ 14 (p. 17:13–18). These interest-only payments would be funded from the net proceeds of the sale of the Kramer Property and the contribution from Christian Methodist Church. Issa Decl. (dkt. 144) ¶ 18(a) (p. 19:4–7). The Plan provides that any amount remaining on the Evergreen Claim after the 36 months of interest-only payments will be satisfied through a balloon payment funded "from additional contributions" or "refinancing or sale" of the Church Property. Plan (dkt. 98) art. 7 ¶ 8 (p. 5).

* * *

(b) Sale motion ...

* * *

(c) Debtor's proposed Plan (dkt. 98); Objections by Evergreen Advantage, LLC ("Evergreen") (dkt. 138, 139); Ballot Summary (dkt. 143); Debtor's response (dkt. 144-45)

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

(i) Cramdown standards

The requirements for confirmation of a Subchapter V plan are set forth in 11 U.S.C. 1191, which generally incorporates with modifications 11 U.S.C. 1129(a)-(b). A nonconsensual plan nevertheless may be confirmed if "the plan does not discriminate unfairly, and is fair and equitable, with respect to each class of claims or interests that is impaired under, and has not accepted, the plan." 11 U.S.C. 1191(b).

(A) Unfair discrimination

A plan unfairly discriminates if similar claims are treated differently without a reasonable basis for the disparate treatment. *See, e.g., In re Acequia, Inc.*, 787 F.2d 1352, 1364 (9th Cir. 1986) ("The Collier treatise states that this provision requires that a plan 'allocate[] value to the class in a manner consistent with the treatment afforded to other classes with similar legal claims against the debtor'" (citation omitted)).

(B) Fair and equitable

"[T]he condition that a plan be fair and equitable with respect ... to a class of secured claims" includes the requirement that "the plan meets the requirements of section 1129(b)(2)(A)." 11 U.S.C. 1191(c)(1). Under 11 U.S.C. 1129(b)(2)(A), the "fair and equitable" requirement includes the following requirement:

(i)

- (I) that the holders of such claims retain the liens securing such claims, whether the property subject to such liens is retained by the debtor or transferred to another entity, to the extent of the allowed amount of such claims; and
- (II) that each holder of a claim of such class receive on account of such claim deferred cash payments totaling at least the allowed amount of such claim, of a value, as of the effective date of the plan, of at least the value of such holder's interest in the estate's interest in such property;

(ii) for the sale, subject to section 363(k) of this title, of any property that is subject to the liens securing such claims, free and clear of such liens, with such liens to attach to the proceeds of such sale, and the treatment of such liens on proceeds under clause (i) or (iii) of this subparagraph; or

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

(iii) for the realization by such holders of the indubitable equivalent of such claims. [11 U.S.C. 1129(b)(2)(A).]

Section 1191(b) specifies additional requirements that are necessary, but not sufficient, to satisfy the “fair and equitable” test. (As one court explained in, the statute uses the term “includes” to make clear that the specific requirements delineated therein are only the “minimal standards [that] plans must meet,” and that the statute “is not to be interpreted as requiring that every plan not prohibited be approved.” *Matter of D & F Const. Inc.*, 865 F.2d 673, 675 (5th Cir. 1989).) Those additional requirements are as follows:

- (2) As of the effective date of the plan--
 - (A) the plan provides that all of the projected disposable income of the debtor to be received in the 3-year period, or such longer period not to exceed 5 years as the court may fix, beginning on the date that the first payment is due under the plan will be applied to make payments under the plan; or
 - (B) the value of the property to be distributed under the plan in the 3-year period, or such longer period not to exceed 5 years as the court may fix, beginning on the date on which the first distribution is due under the plan is not less than the projected disposable income of the debtor.
- (3)
 - (A) The debtor will be able to make all payments under the plan; or
 - (B)
 - (i) there is a reasonable likelihood that the debtor will be able to make all payments under the plan; and
 - (ii) the plan provides appropriate remedies, which may include the liquidation of nonexempt assets, to protect the holders of claims or interests in the event that the payments are not made. [11 U.S.C. 1191(c)(2)–(3).]

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Hays Tabernacle CME Church

Chapter 11

(ii) "Good faith" and allegedly "unfair discrimination" objections:
overrule in part

The tentative ruling is that the "good faith" inquiry is narrow. The authorities cited by Debtor are far more on point about the scope of the "good faith" inquiry than Evergreen's citations. As Debtor correctly notes, the Court of Appeals for the Ninth Circuit (the "Ninth Circuit") has held that the statute "directs courts to look only to the proposal of a plan, not the terms of the plan." *Garvin v. Cook Investments NW, SPNWX, LLC*, 922 F.3d 1031, 1035 (9th Cir. 2019) (emphasis added, citations omitted).

Note 3: *Garvin* also stated that "[c]ases directing courts to look to the 'totality of the circumstances' to determine whether a plan was proposed in good faith do not change the analysis here," and courts must still "determine whether the plan achieves a result consistent with the objectives and purposes of the Code." *Id.* at 1036 n. 3 (citations omitted; emphasis added). In this Court's view, *Garvin* is best understood as refining but not changing the analysis. That is, the primary focus of the "good faith" inquiry must be upon whether the plan "was lawfully proposed," *Garvin*, 922 F.3d. 1031, 1036. But in conducting that inquiry, this Court need not disregard other considerations – including, for example, whether the Plan achieves results consistent with the objectives and purposes of the Code.

The tentative ruling is that Evergreen has not made a sufficient showing that the filing of this bankruptcy case was lacking in good faith, for two reasons. (A) Debtor is a charitable/religious institution, and Evergreen has not shown any way that Debtor could have posted a bond or paid Evergreen without liquidating some of the assets that it uses for its charitable/religious activities, so Debtor had a legitimate need for bankruptcy relief. (B) Although Evergreen emphasizes that it is in the business of short term and high interest loans, it took the risk when it made the loan of a future bankruptcy case by Debtor, including the possibility that the loan repayment terms would be adjusted as permitted by the Bankruptcy Code.

Similarly, the tentative ruling is that Evergreen has not shown that it is unfair to provide for payment of (undisputed and small) claims immediately upon the effective date of the proposed Plan while deferring payments on the (much larger, disputed) claim of Evergreen until after final resolution of that claim, and thereafter for some months so that Debtor has some time to pay

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

any such allowed claim through a refinance, a sale, or other means, without unduly disrupting Debtor's charitable/religious functions. *See, e.g., In re Barakat*, 99 F.3d 1520, 1524–25 (9th Cir. 1996) (permitting separate classification where supported by a legitimate business or economic justification).

On the other hand, Debtor has not responded to Evergreen's allegation that Debtor has allowed the State Court litigation to languish during this bankruptcy case, including that Debtor has not filed a motion for leave to file its proposed Fifth Amended Complaint. *See* Evergreen Obj. (dkt. 138) p. 7:10-12. Debtor is directed to address that issue at the hearing.

(iii) Feasibility and "appropriate remedies" objection: overrule

On the one hand, it is true that there are some weaknesses in Debtor's evidence of feasibility. Debtor's cash flow has not been shown to be as reliable as it might be, and Debtor provides insufficient evidence of "back stop" funding by the Ninth Episcopal District Christian Methodist Episcopal Church, Inc. because this Court does not interpret Bishop Hames' declaration as a contractual or otherwise binding and enforceable commitment to fund the full dollar amount that might be needed (up to \$125,000.00). *See* Decl. (dkt. 144) p. 13.

On the other hand, the tentative ruling is that Debtor's net proceeds from the sale of the Kramer Property (well over \$500,000.00) plus Debtor's ability in future to refinance or sell the collateral already pledged to Evergreen, are more than sufficient evidence of feasibility. *See, e.g.,* Liquidation Analysis (Plan, dkt. 98, Ex. B, at Bates p. 25) (based on Debtor's sworn schedules etc.).

Because of this more than sufficient evidence that Debtor "will" be able to make all payments under the plan (11 U.S.C. 1191(c)(3)(A)), the tentative ruling is that Debtor is not required to provide specific remedies such as liquidation of its assets (11 U.S.C. 1191(c)(3)(B)). The tentative ruling is that this is particularly appropriate in view of Debtor's charitable/religious mission, and the disruption if not destruction of that mission if liquidation were to be the draconian result of any default under the Plan. In addition, the tentative ruling is that it would be inappropriate to lock Debtor into any specific remedy, such as liquidation, in view of the uncertain future of interest rates and hence Debtor's ability to refinance its debt to Evergreen (if that debt is eventually allowed), as well as the uncertain future regarding any sale of the Church

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

Property, and all other unknowns. In sum, the tentative ruling is that Debtor will be able to make all payments under the Plan, and that even if Debtor were to default under the Plan Evergreen is adequately protected, and it would be inappropriate to lock Debtor into specific remedies in the event of such a default.

(iv) Failure to provide proper calculations for present value of lien (11 U.S.C. 1191(c)(1)): sustain in part

The Plan contemplates that Evergreen has a secured claim of roughly \$2.45 million (Plan section 2.04, dkt. 98 p. 2), and apparently contemplates an interest rate of 6.2% (see Issa Decl., dkt. 144, p. 17:14-15) (although this Court has not found that rate stated in the Plan), apparently resulting in estimated payments of \$12,500.00 per month if the claim were to be allowed in full and were to be amortized on a straight line basis. See Plan (dkt. 98) p. 5, Article 7, section 8. The parties disagree whether these provisions satisfy the "present value" requirement in 11 U.S.C. 1191(c)(1) (incorporating 11 U.S.C. 1129(b)(2)(A)).

Evergreen objects that its claim is much higher when postpetition default interest is taken into account (closer to \$2.6 million), not to mention attorney fees and any other costs and charges. See Evergreen Obj. (dkt. 138) pp. 4:28-5:7 & p. 13:8-13. Debtor counters by objecting to Evergreen's evidence of this dollar amount (dkt. 145) but, although the tentative ruling is to sustain that objection, the tentative ruling is also that this Court can take into account, as argument by Evergreen, that Debtor has not provided any backup for its own calculations, and that, under 11 U.S.C. 506(b) and decisions of higher courts, Evergreen's potential claim must include default interest during the pendency of this bankruptcy case prior to any new interest rate under any confirmed Plan. See, e.g., *Gen. Elec. Cap. Corp. v. Future Media Prods., Inc.*, 547 F.3d 956, 961 (9th Cir. 2008) (citing 4 *Collier on Bankruptcy*, ¶ 506.04[2][b][iii] (15th Ed.1996) ("The bankruptcy court should apply a presumption of allowability for the contracted for default rate, 'provided that the rate is not unenforceable under applicable nonbankruptcy law.'"); *Beltway One*, *supra*, 547 B.R. 819, 826-31.

The tentative ruling is that an evidentiary hearing will be required (absent an agreement of the parties) in order to determine (A) the proper dollar amount of Evergreen's (disputed) claim for purposes of any proposed Plan (e.g., as of 7/17/25 with a daily adjustment for every day thereafter) and

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Hays Tabernacle CME Church

Chapter 11

(B) the appropriate cramdown rate of interest. The parties are directed to address whether this Court should set any evidentiary hearing and related procedures.

Alternatively, instead of setting any deadlines and evidentiary hearing at this current hearing it might be appropriate to provide a continuance and direct the parties to meet and confer about whether they can agree on the procedures or substance related to the Evergreen claim. The tentative ruling is to adopt the latter procedure and continue the hearing on confirmation of the Plan to address any proposed amendment to it, with a continued hearing on the same date and time as the continued Status Conference set forth below (see part "(2)(d)" of this Tentative Ruling, below). Meanwhile, the tentative ruling is to direct the parties to meet and confer about a possible resolution of the Evergreen objections.

(2) Dates/procedures. This case was filed on 10/6/24 and reassigned to Judge Bason on 3/3/25 (dkt. 65).

- (a) Bar date: 3/14/25 (Bar Date Order (dkt. 60) timely served, dkt. 59)
- (b) Procedures Order: dkt. 67 (served on 3/11/25, dkt. 79 pp. 15–16)
- (c) Plan/Disclosure Statement: timely filed on 5/29/25 (dkt. 129).
- (d) Continued status conference: 8/19/25 at 1:00 p.m. No written status report is required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Hays Tabernacle CME Church

Represented By
Lewis R Landau

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-11042 Kingsman Real Estate Corporation

Chapter 11

#20.00 Cont'd hrg re: Motion for an Order for Dismissal of
Chapter 11 Case or Conversion to Chapter 7
fr. 9/9/25

Docket 115

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for the status conference (Calendar No. 21,
10/7/25 at 1:00 p.m.).

Tentative Ruling for 9/9/25:

Please see the tentative ruling for the status conference (Calendar No. 3,
9/9/25 at 1:00 p.m.).

Party Information

Debtor(s):

Kingsman Real Estate Corporation

Represented By
Frank J Alvarado

Movant(s):

Pizazz Investments, LLC

Represented By
Lane M Nussbaum
Marc A Lieberman
Alan W Forsley

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:25-11042 Kingsman Real Estate Corporation

Chapter 11

#21.00 Cont'd Status Conference re: Chapter 11 Case
fr. 3/4/25, 3/18/25, 4/8/25, 5/20/25, 6/24/25, 8/5/25,
9/9/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Deny Landlord's motion to dismiss or convert this case, and continue the Status Conference, all as set forth below. Appearances are not required on 10/7/25. (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) Motion to dismiss or convert case to chapter 7 filed by Pizazz Investments, LLC ("Landlord") (dkt. 115, "MTD"), Notice (dkt. 116), Request for judicial notice (dkt. 117), Lieberman Declaration (dkt. 118), Limited opposition of U.S. Trustee (dkt. 121), Debtor's opposition (dkt. 122), Landlord's reply (dkt. 125), evidentiary objections (dkt. 126-127) & Crivello Decl. (dkt. 128), Supplemental papers filed by Landlord (dkt. 136-139, 141), Supplemental opposition of Debtor (dkt. 142), Reply papers (dkt. 143-149)

The tentative ruling is to deny Landlord's motion to dismiss or convert this case, for the reasons set forth below and in the Tentative Ruling for 9/9/25 (reproduced below). The tentative ruling is also to deny Landlord's recently added requests in its supplemental papers for it to be granted access to the premises to make repairs, and/or for Debtor to pay rent into a segregated account, and/or for any other relief, for the same reasons as

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Kingsman Real Estate Corporation

Chapter 11

denial of dismissal or conversion, and also because this Court did not authorize Landlord to expand its motion. This Court only authorized Landlord to supplement the reasons for seeking dismissal or conversion.

The tentative ruling is that these dispositions are all without prejudice to renewing any such requests after the State Court has made interim or final rulings. Landlord may file a new motion at that time, seeking dismissal, conversion, various forms of adequate protection, or any other appropriate form of relief.

This Court's analysis is as follows. This Court has reviewed the parties' supplemental papers and the tentative ruling is that this Court is not persuaded that dismissal or conversion or other relief from this Bankruptcy Court is appropriate at this time because the State Court is in the best position to address the issues in the context of all the other disputes between the parties. For example, if Debtor's subtenant Pico is not properly licensed, as Landlord asserts, then the State Court is in the best position to determine whether that is a basis for Landlord to terminate the lease, or whether Landlord is estopped to do so because of its own acts or omissions, or if some other remedy is appropriate.

Of course, if the State Court determines that Debtor has breached the lease and that gives Landlord a right to terminate the lease, that is not the end of the story because the Bankruptcy Code might (or might not) give Debtor an ability to cure defaults that ordinarily cannot be cured under applicable nonbankruptcy law. See 11 U.S.C. 365. Any proposed cure under the Bankruptcy Code would be complicated by the fact that Debtor's business historically has been associated with subtenants whose business focuses on cannabis, and that embroils Debtor in activities that are illegal under federal law, so therefore perhaps no cure and assumption would be possible, or no assumption and assignment of the lease would be possible. But, on the other hand, if Debtor proposes to lease to someone, or assign the lease to someone, who is not embroiled in any business that is illegal under federal or California law, then perhaps assumption and assignment would be possible. It is premature to decide those issues.

Beyond these hypothetical scenarios there are numerous other variations, depending on the findings of fact and conclusions of law determined by the State Court. The tentative ruling is that this Bankruptcy Court should not dismiss or convert this bankruptcy case at this time, given the uncertainty in the facts and how the State Court might rule on a host of

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Kingsman Real Estate Corporation

Chapter 11

issues, and the added uncertainty of whether assumption, assumption and assignment, rejection, or other forms of bankruptcy relief might or might not be appropriate given all the (presently unknown) facts and circumstances.

Moreover, if this Bankruptcy Court were to hear the same disputes that are being litigated before the State Court, or overlapping disputes, that would waste judicial resources and risk inconsistent rulings. It would also involve duplicative efforts by the parties, thereby increasing litigation expense.

This Court's order modifying the automatic stay (dkt. 101) contemplates that the State Court will determine all the parties' disputed issues, subject only to restrictions on Landlord's ability to "collect against property of the estate" or "evict Debtor" without leave of this Bankruptcy Court (and subject to any superseding powers to cure defaults, or other bankruptcy powers and remedies). See Order (dkt. 101) p. 2 *and passim*. The tentative ruling is that Landlord's supplemental papers do not establish sufficient cause to modify or expand upon the relief granted by that order.

Similarly, the State Court is in the best position to determine the effects on the parties' respective rights under the lease due to the criminal complaint against Mr. Bekhrad, including for violations that Landlord asserts Debtor has not fully cured more than three years later. For example, did Landlord fail timely to raise those issues in the State Court, such that waiver or estoppel might apply; or did Landlord raise those issues only for the State Court to reject them based on, *e.g.*, some act or omission of Landlord such as failing to cooperate in curing those issues; or is it appropriate to hold that Debtor's rights under the lease can be terminated or modified based on these issues; or is some other disposition appropriate? Those decisions are inherently intertwined with the parties' other disputes that are being litigated in the State Court.

Similarly, the State Court is in the best position to determine, in the first instance, whether Debtor should set aside funds to pay ongoing or past-due rent in the event that Landlord prevails. Of course, any actual use of funds of the bankruptcy estate would require a further order of this Bankruptcy Court, but the parties are always free to come back to this Bankruptcy Court with respect to any such proposed use of funds.

In sum, the tentative ruling is that this Court is not persuaded to dismiss or convert this bankruptcy case at this time. Nor is this Court persuaded to direct Debtor, based on Landlord's motion, to set aside funds to pay whatever rent the State Court might or might not determine to be owed,

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Kingsman Real Estate Corporation

Chapter 11

or to order access to the premises to make repairs, or any other relief.

In addition, the tentative ruling is that it is unnecessary to rule on Landlord's evidentiary objections, because even if every objection were sustained that would not alter the foregoing tentative ruling.

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.

(2) Dates/procedures. This case was filed on 2/11/25.

(a) Bar date: 5/1/25 (dkt. 25) (timely served, dkt. 27)

(b) Procedures Order: dkt. 2 (timely served, dkt. 5)

(c) AmPlan/AmDisclosure Statement: TBD

(d) Continued status conference: 11/18/25 at 1:00 p.m. with a *brief* written status report due 11/11/25.

Tentative Ruling for 9/9/25:

Continue all matters as set forth below. Appearances are not required on 9/9/25. (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) Motion to dismiss or convert case to chapter 7 filed by Pizazz Investments, LLC ("Landlord") (dkt. 115, "MTD"), Notice (dkt. 116), Request for judicial notice (dkt. 117), Lieberman Declaration (dkt. 118), Limited opposition of U.S. Trustee (dkt. 121), Debtor's opposition (dkt. 122), Landlord's reply (dkt. 125), evidentiary objections (dkt. 126-127) & Crivello Decl. (dkt. 128)

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Kingsman Real Estate Corporation

Chapter 11

The tentative ruling is to continue this matter to the same date and time as the continued status conference (see "Part (2)(d)" below). Although this Court is troubled that Debtor's generation of income appears to come primarily, if not entirely, from a sublease that involves activities that are illegal under federal law and possibly unlicensed under California law, and although this Court is dubious about any debtor whose revenues are derived from illegal activities attempting to use the Bankruptcy Code to accomplish things that could not be accomplished under non-bankruptcy law - including a financial restructuring under any plan of reorganization or any assumption and assignment of the lease - nevertheless, (x) Landlord appears to have known, consented to, and been complicit in Debtor's use, and/or sub-lease of the subject property to an entity, for the purpose of operating commercial cannabis activities since at least 10/19/18 (MTD (dkt. 115), PDF p. 56), (y) it is unclear, among other things, whether on the one hand the lease terminated prepetition and/or Debtor is greatly indebted to Landlord or if, on the other hand, the lease continues to exist and it is Landlord who is indebted to Debtor, and (z) the interplay between cannabis and bankruptcy is an evolving area of law, and the bankruptcy system encompasses a variety of options including structured dismissals, as well as tools such as assumption and assignment of leases. Until after the trial before the State Court has concluded and the State Court has determined whether any of Debtor's claims and/or defenses are meritorious, or at least until partial findings of fact and conclusions of law by the State Court, it appears inappropriate for this Bankruptcy Court to attempt to decide how all of the foregoing issues might or might not affect what can or cannot be done in this bankruptcy case.

(2) Dates/procedures. This case was filed on 2/11/25.

(a) Bar date: 5/1/25 (dkt. 25) (timely served, dkt. 27)

(b) Procedures Order: dkt. 2 (timely served, dkt. 5)

(c) Plan/Disclosure Statement: TBD

(d) Continued status conference: 11/18/25 at 1:00 p.m. with a *brief* written status report due 11/11/25.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Kingsman Real Estate Corporation

Chapter 11

Debtor(s):

Kingsman Real Estate Corporation

Represented By
Frank J Alvarado

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-19904 Georgia K Bode

Chapter 11

#22.00 Cont'd hrg re: Motion in Individual Ch 11 Case for Order approving budget for the use of the debtor's cash and postpetition income fr. 2/25/25, 5/6/25, 8/5/25, 9/23/25

Docket 31

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for Calendar No. 25 on today's calendar (10/7/25 at 1:00 p.m.).

Tentative Ruling for 9/23/25:

Please see the tentative ruling for Calendar No. 21 on today's calendar (9/23/25 at 1:00 p.m.).

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

Movant(s):

Georgia K Bode

Represented By
David B Zolkin
David B Zolkin
Sean A OKeefe
Sean A OKeefe

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-19904 Georgia K Bode

Chapter 11

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

#23.00 Cont'd hrg re: Debtor's motion for summary adjudication
of facts and issues of law
fr. 8/5/25, 9/23/25

Docket 74

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for Calendar No. 25 on today's calendar
(10/7/25 at 1:00 p.m.).

Tentative Ruling for 9/23/25:

Please see the tentative ruling for Calendar No. 21 on today's calendar
(9/23/25 at 1:00 p.m.).

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

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

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Georgia K Bode

Chapter 11

Lisa Yun Pruitt

Movant(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

Georgia K Bode

Represented By
David B Zolkin

Plaintiff(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-19904 Georgia K Bode

Chapter 11

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

#24.00 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

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for Calendar No. 25 on today's calendar
(10/7/25 at 1:00 p.m.).

Tentative Ruling for 9/23/25:

Please see the tentative ruling for Calendar No. 21 on today's calendar
(9/23/25 at 1:00 p.m.).

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

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

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Georgia K Bode

Lisa Yun Pruitt

Chapter 11

Plaintiff(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

2:24-19904 Georgia K Bode

Chapter 11

#25.00 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

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below. Appearances are not required on 10/7/25. (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) Budget motion (dkt. 31), Opposition of Judgment Creditor (dkt. 42), Notice of hearing (dkt. 46), Debtor's reply (dkt. 49), Order granting budget motion in part (dkt. 54)

The tentative ruling is to (x) defer any final determination on Debtor's budget for the time being, in view of Debtor's pending disputes with Judgment Creditor regarding the extent of her claimed exemptions, and (y) continue this matter to be concurrent with the continued status conference (see Part "(2)(d)" below).

(b) Turnover Action (Adv. No. 2:24-ap-01273-NB)

Continue Calendar Nos. 23 & 24 on today's calendar (10/7/25 at 1:00 p.m.) to be concurrent with the continued status conference (see Part "(2)(d)" below).

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT... Georgia K Bode

Chapter 11

- (2) Dates/procedures. This case was filed on 12/4/24.
- (a) Bar date: 4/11/25 (dkt. 33) (timely served, dkt. 36).
 - (b) Procedures Order: dkt. 6 (not timely served, but served soon after deadline, which gives notice of matters therein, dkt. 10)
 - (c) Plan/Disclosure Statement: file by 11/26/25 (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
 - (d) Continued status conference: 11/4/25 at 1:00 p.m. No written status report required.

Tentative Ruling for 9/23/25:

Continue as set forth below. Appearances are not required on 9/23/25.

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

- (1) Current issues
- (a) Budget motion (dkt. 31), Opposition of Judgment Creditor (dkt. 42), Notice of hearing (dkt. 46), Debtor's reply (dkt. 49), Order granting budget motion in part (dkt. 54)

The tentative ruling is to (x) defer any final determination on Debtor's budget for the time being, in view of Debtor's pending disputes with Judgment Creditor regarding the extent of her claimed exemptions, and (y) continue this matter to be concurrent with the continued status conference (see Part "(2)(d)" below).

- (b) Turnover Action (Adv. No. 2:24-ap-01273-NB)
Continue Calendar Nos. 19 & 20 on today's calendar (9/23/25 at 1:00 p.m.) to be concurrent with the continued status conference (see Part "(2)(d)" below).

- (2) Dates/procedures. This case was filed on 12/4/24.
- (a) Bar date: 4/11/25 (dkt. 33) (timely served, dkt. 36).
 - (b) Procedures Order: dkt. 6 (not timely served, but served soon after

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

Tuesday, October 7, 2025

Hearing Room 1545

1:00 PM

CONT...

Georgia K Bode

Chapter 11

- deadline, which gives notice of matters therein, dkt. 10)
- (c) Plan/Disclosure Statement: file by 11/26/25 (DO NOT SERVE - except on the U.S. Trustee). See Procedures Order.
- (d) Continued status conference: 10/7/25 at 1:00 p.m. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Georgia K Bode

Represented By
David B Zolkin
Sean A OKeefe

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#1.00 Hrg re: Motion of Chapter 11 Trustee for Order (A) Expunging Lis Pendens Recorded Against 322 N. June Street, Los Angeles, California from Property Records, (B) Voiding Lis Pendens Ab Initio and Finding It Having No Force or Effect, and (C) Authorizing Trustee to Record an Order Granting the Motion for the Purpose of Clearing Title

Docket 1228

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Movant(s):

Bradley D. Sharp (TR)

Represented By
Jeffrey W Dulberg
Jeffrey N Pomerantz
John W Lucas
Jeffrey P Nolan
Pachulski Stang Ziehl & Jones LLP

Trustee(s):

Bradley D. Sharp (TR)

Represented By
Jeffrey W Dulberg
Jeffrey N Pomerantz
John W Lucas
Jeffrey P Nolan
Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#2.00 Hrg re: Motion of Chapter 11 Trustee for Order Authorizing (A) Abandonment of Personal Property Located at 322 N. June Street, Los Angeles, California to the Debtor and Barbara Klein, and (B) Donation or Disposal of Unclaimed Personal Property

Docket 1223

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#3.00 Cont'd hrg re: Second application of Pachulski Stang Ziehl & Jones LLP for Interim approval of compensation and reimbursement of expenses as General Bankruptcy Counsel to the Chapter 11 Trustee
fr. 09/23/25

Docket 1216

Tentative Ruling:

Appearances are not required. The tentative ruling is (A) to sustain in part and overrule in part the Vagos' objection to Pachulski Stang Ziehl & Jones LLP's ("Trustee's Counsel") fees on an interim basis, without prejudice to revisiting these issues in connection with any final allowance of such fees, but also without "20/20 hindsight," (B) to approve the requested fees of Trustee's Counsel, subject to a 10% fee reduction (in addition to the "Temporary Cap" reduction approved in connection with Trustee's Counsel's employment, see dkt. 1216, p. 2, n. 2), for allowance in the amount of \$1,313,167.95 ($\$1,459,075.70 - \$145,907.57 (10\%) = \$1,313,167.95$), and \$14,311.17 in expenses, for a total second interim award of **\$1,327,479.12**, (C) to prohibit payment of the approved fees until further order of the Court, and (D) to authorize payment of the approved expenses as funds allow, all for the reasons set forth below. (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, Applicant 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.

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Leslie Klein

Chapter 11

Key documents reviewed (in addition to motion papers): Trustee declaration (dkt. 1222), Opposition of Erica and Joseph Vago (dkt. 1225, "Opposition"), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Gestetner Response (dkt. 1237)

Analysis:

This Court is keenly aware of, and troubled by, the likelihood that there might be only a small distribution to creditors and the sensitivity to high administrative fees and expenses. This Court also recognizes that it has only a limited window into any counsel's strategy and tactics in the middle of litigation, especially when requiring more detail might reveal that strategy and tactics to opposing parties, which makes it difficult to gauge the prudence of Trustee's Counsel's billing judgment at this stage.

In an attempt to balance these things, and based on the record presently before this Court, the tentative ruling is to allow the requested fees, but with a 10% reduction and with no actual payment until further order of this Court, which will depend in part on the actual and projected distributions to creditors, and additional information to better assess the factors under 11 U.S.C. 330(a)(3)(C) & (D) (billing judgment), all as explained below.

(1) Issues of concern to this Court

The Vagos have not cited any specific time entries that they find objectionable. Their arguments that advocate for (x) a retrospective review of Trustee's Counsel's services, and/or (y) measuring the appropriateness of any fee award against actual recoveries remain unpersuasive. But this Court again acknowledges that Trustee's Counsel's billing rates are unusually high for the typical chapter 11 cases filed in this district and the *quid pro quo* for billing at a high hourly rate is that creditors and this Court expect superior legal skills (which are unquestioned), and (what is challenged by the Vagos) efficient services, high quality work product, and a superior likelihood of positive results. With that in mind, this Court's independent review of Trustee's Counsel's billing records raises some specific concerns about those considerations, in addition to the more general concerns raised by the Vagos. For example:

(a) Travel time

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

Trustee's Counsel seeks \$6,412.50 in fees for nine hours (billed at ½ rate) of counsel's time spent traveling to and from San Francisco to Los Angeles to attend hearings before this Court in person on 4/8/25 (dkt. 1216, Ex. A, PDF p. 85) and another \$2,137.50 in fees for three hours (billed at ½ rate) for appearing at a hearing on 5/6/25. *Id.*, PDF p. 123. On the one hand, it can be very important, especially when there are significant dollars at stake and when a new judge has been assigned to a case, to appear in person – and, of course, appearing in person was standard practice until recently. On the other hand, given the likelihood that administrative expenses will be proportionately high and distributions to creditors will be very low, this Court has concerns about whether repeated appearances in person are an appropriate use of billing judgment.

(b) Billing paralegal time for work that arguably should have been performed by a well qualified legal secretary and internally billed to overhead

The billing records contain entries performed by a paralegal that appear to be secretarial in nature, as with prior fee applications. Examples are:

(i) dkt. 1216, Ex. A, PDF p. 122, 5/1/25 entry by BDD for "[r]eview today's tentative ruling re Motion to Stay Pending Appeal Motion to Stay Order Granting MSJ re June Street (.10) and email DSI team re same (.10)";

(ii) *id.*, PDF p. 140, 6/10/25 entry by BDD for "[r]eview logistics for 6/12 Zoom hearing (.10) and emails to J. Lucas, B. Anavim and M. Kulick re same (.10)";

(iii) *id.*, PDF p. 149, 6/2/25 entry by BDD for "[r]eview Judge Bason's tentatives throughout the day re 6/3 hearing (.60) and emails/texts to J. Dulberg re same (.20)";

(iv) *id.*, PDF p. 156, 6/9/25 entry by BDD for "[m]essage to court (.10) and emails J. Dulberg re entered fee orders (.10)";

(v) *id.*, PDF p. 183, 7/24/25 entry by BDD for "[r]eview entered order on K & S Klein settlement motion (.10) and email J. Dulberg re same (.10)";

(vi) *id.*, PDF p. 187, 7/29/25 entry by BDD for "[c]all with Sharon (Judge Bason's clerk) re upcoming status conferences (8/5 and 8/12) (.20) and emails J. Dulberg and J. Lucas re same (.10)."

True, without more information, this Court is not persuaded that it is

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

appropriate to second guess Trustee's Counsel's delegation of any specific daily tasks between secretaries and paralegals, because it may be important to have the skills and background of a paralegal in performing certain tasks, particularly given the litigious nature of this case. On the other hand, in aggregate the use of paralegals rather than legal secretaries appears to be excessive, which factors into the tentative ruling for a 10% reduction (along with the Vagos' objections and the other more specific issues raised in this tentative ruling).

(c) Substantial time on projects that do not appear, without explanation, to require such time

Trustee's Counsel expended more time performing certain services than appears to have been necessary, at least without the benefit of more information. For example:

(i) 6/27/25 entry by JWL for "[r]eview and revise letter to L. Klein re disposition of personal property located at June St. (1.20)" (dkt. 1216, Ex. A, PDF p. 138); and

(ii) 6/30/25 entry by JWD for "[w]ork on letter to Debtor regarding personal property (1.50)" (*id.*).

Conceptually, a letter advising a debtor to "come and pick up your personal property" does not inherently appear to be something that would take 2.7 hours. That said, this Court takes judicial notice that tasks that sound simple can require careful consideration of a myriad of legal issues and thoughtful crafting of written communications and it may be difficult for counsel to explain more fully the services performed without showing their cards to opposing parties, at least in an interim fee application, when litigation is still pending.

(2) Countervailing considerations

Notwithstanding the foregoing concerns, and although Trustee's Counsel's hourly rates are high for this district, this Court has previously ruled that it is inappropriate to subject Trustee's Counsel's fees to a "20/20 hindsight" review. In cases like this one, it is also important to acknowledge that a disappointing dividend to creditors might have been "baked in" from the start of the case. While tragic, creditors' money has already been largely dissipated, and it is the unenviable task for bankruptcy professionals to attempt to salvage whatever can be salvaged, with no assurances of a

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

likelihood of success or even of getting paid.

To use a hypothetical example (exaggerated for illustrative purposes), it would be unrealistic to presume that a trustee's counsel could turn a likely 1% dividend to creditors into a 50% dividend, and to suppose that results would have been better if only they had been more efficient or if their fees were subjected to "20/20 hindsight" review. In fact, taking on a matter of this nature often exposes a law firm to a potential "catch 22." The firm is expected to aggressively pursue potential recoveries and produce miraculous results, while simultaneously assuming all risk that litigation will not result in enough funds to appropriately compensate it for its work, especially if counsel is expected to cap its own compensation so as to generate a meaningful dividend for creditors.

This Court also takes judicial notice of the record in this case, which highlights that Debtor and his affiliates have been unusually litigious and uncooperative - far more than the vast majority of cases before this Court. Although many of the arguments advanced by Debtor and his affiliates have been determined to be without merit and frequently frivolous, Trustee's Counsel had no choice but to litigate those disputes.

Given all the foregoing, and the limited window that any court has into the amount of work that is appropriate for a given issue based solely on daily timesheets and the parties' briefs, this Court has to rely to some extent on creditors, if they are concerned about particular items, to highlight specific items and provide evidence to support any suspicions of inefficiency, poor billing judgment, or other issues. Requiring any objecting party to do these things also gives the counsel who are seeking any fees an opportunity to respond and provide a more detailed explanation.

Based on all of the foregoing, although this Court has noted some items of concern, and has tentatively determined that a 10% reduction is appropriate, this Court has also noted reasons why, on the present record, it does not appear to be appropriate to impose any more substantial reduction in fees. If any creditor believes that there is good cause for this Court to rule otherwise, they would have needed to set forth in detail, with reference to specific time entries and/or other actual evidence, why greater cuts would be appropriate.

This Court recognizes that requiring such "due diligence" of any creditor would force that creditor into the dilemma of possibly throwing good money after bad when attempting to object to seemingly high fees. But that

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Leslie Klein

Chapter 11

only proves the point that it is difficult, and frequently inappropriate, to second guess what skilled professionals have attempted to do with a difficult case.

(3) Frequency of fee applications

The tentative ruling is that this Court is not persuaded that it would be appropriate to prohibit Trustee's Counsel, or any other estate professional, from filing future fee applications. This Court agrees with Trustee's Counsel that more frequent fee applications are actually beneficial because they allow creditors and this Court to remain informed about the fees and expenses being incurred by estate professionals and the work they are undertaking.

(4) Conclusion

For the foregoing reasons, the tentative ruling is to sustain in part and overrule in part the Vagos' objection on an interim basis, as set forth at the start of this tentative ruling.

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#4.00 Cont'd hrg re: Second interim application for allowance and payment of fees and reimbursement of expenses of Development Specialists, Inc., as Forensic Accountant fr. 9/23/25

Docket 1217

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Movant(s):

Development Specialists, Inc.

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#5.00 Cont'd hrg re: Fourth application of The Law Offices of Goldfarb Gross Seligman & Co. for interim approval of compensation and reimbursement of expenses as Special Litigation and Real Estate Counsel to the Chapter 11 Trustee fr. 9/23/25

Docket 1218

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#6.00 Cont'd hrg re: Second application of Kieckhafer Schiffer LLP for interim approval of compensation and reimbursement of expenses as Tax Accountant to the Chapter 11 Trustee fr. 9/23/25

Docket 1219

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Movant(s):

Kieckhafer Schiffer LLP

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By
Jeffrey W Dulberg
Jeffrey N Pomerantz
John W Lucas
Jeffrey P Nolan
Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#7.00 Cont'd hrg re: Fourth and final application of The Law Office of Eric Everett Hawes for approval of compensation and reimbursement of expenses as Landlord/Tenant Counsel to the Chapter 11 Trustee
fr. 9/23/25

Docket 1220

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 8, 10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Leslie Klein

Pro Se

Movant(s):

Law Office of Eric Everett Hawes

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-10990 Leslie Klein

Chapter 11

#8.00 Cont'd Status Conference re: Chapter 11 Case
fr. 4/8/25, 4/22/25, 05/01/25, 5/6/25, 5/20/25, 6/3/25,
6/17/25, 6/24/25, 07/15/25, 8/5/25, 8/12/25, 9/9/25,
9/23/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required by counsel for Trustee for the status conference only. Other parties in interest are welcome to appear for the status conference, but are not required. Appearances are excused for all other matters.

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) Deadline to file plan and disclosure statement

Counsel for Trustee to appear and address (i) why the 9/15/25 deadline to file (but NOT SERVE on anyone except the U.S. Trustee) a plan and disclosure statement was not met, and (ii) what new deadline this Court should set for filing a plan and disclosure statement. (Note: per the "Procedures of Judge Bason," available at www.cacb.uscourts.gov, draft plans and disclosure statements should not be served until this Court authorizes such service, and other specific procedures apply.)

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

(b) Stay violation motion (dkt. 1228), Application for hearing on shortened time (dkt. 1229), Order shortening time (dkt. 1230, "OST"), Notice of hearing (dkt. 1231), Proofs of service (dkt. 1233 & 1234), No opposition on file

Grant.

(c) Motion to abandon (dkt. 1223), no opposition on file
Grant.

(d) Interim fee application of Pachulski Stang Ziehl & Jones LLP ("Trustee's Counsel") (dkt. 1216), Trustee declaration in support of fee application (dkt. 1222), Omnibus opposition of Erica & Joseph Vago (dkt. 1225, "Omnibus Vago Opposition"), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Response of Gestetner Charitable Remainder Unitrust and A. Gestetner Family Trust (dkt. 1237, "Gestetner Response")

The tentative ruling is to (x) sustain in part and overrule in part the Omnibus Vago Opposition with respect to this fee application, and (y) allow Trustee's Counsel's fees on an interim basis, the amount of \$1,313,167.95 in fees and \$14,311.17 in expenses, for a total second interim award of \$1,327,479.12, all as set forth in greater detail in the tentative ruling for calendar no. 3 on today's calendar (10/7/25 at 2:00 p.m.).

(e) Interim fee application of Development Specialists, Inc. (dkt. 1217), Trustee declaration in support of fee application (dkt. 1222), Omnibus Vago Opposition (dkt. 1225), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Gestetner Response (dkt. 1237)

The tentative ruling is to (x) overrule the Omnibus Vago Opposition with respect to this fee application, and (y) allow \$100,830.25 in fees and \$120.42 in expenses, for a total award of \$100,950.67. The tentative ruling is that the Trustee is (x) not authorized to make any payment(s) on account of the approved interim fees absent further order of this Court but (y) may pay the allowed expenses as funds allow.

(f) Interim fee application of The Law Offices of Goldfarb Gross Seligman & Co. (dkt. 1218), Trustee declaration in support of fee application (dkt. 1222), Omnibus Vago Opposition (dkt. 1225), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Gestetner Response (dkt. 1237)

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

The tentative ruling is to (x) overrule the Omnibus Vago Opposition with respect to this fee application, (y) approve \$11,944.55 in fees and \$0.00 in expenses, for a total award of \$11,944.55, and (z) authorize and direct payment of the full amounts allowed.

(g) Interim fee application of Kieckhafer Schiffer LLP (dkt. 1219), Trustee declaration in support of fee application (dkt. 1222), Omnibus Vago Opposition (dkt. 1225), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Gestetner Response (dkt. 1237)

The tentative ruling is to (x) overrule the Omnibus Vago Opposition with respect to this fee application, (y) approve \$19,899.00 in fees and \$302.34 in expenses, for a total award of \$20,201.34, and (z) authorize and direct payment of the full amounts allowed.

(h) Final fee application of The Law Offices of Eric Everett Hawes (dkt. 1220), Trustee declaration in support of fee application (dkt. 1222), Omnibus Vago Opposition (dkt. 1225), Notice of hearing (dkt. 1226), Reply (dkt. 1236), Gestetner Response (dkt. 1237)

The tentative ruling is to (w) overrule the Omnibus Vago Opposition with respect to this fee application, (x) allow \$8,415.00 in fees and \$1,287.68 in expenses, for a total award of \$9,702.68 on a final basis, (y) authorize all previously approved interim fees and expenses on a final basis, and (z) authorize and direct payment of the full amounts allowed.

Proposed orders: Unless otherwise ordered, Trustee or Trustee's Counsel is directed (x) to lodge proposed orders on each of the foregoing motions via LOU within 7 days after the hearing date, (y) to attach a copy of the tentative ruling for calendar no. 3 on today's calendar (10/7/25 at 2:00 p.m.) to the order on the Trustee's Counsel's fee application, and (z) incorporate that tentative ruling into every order, by cross-reference, thereby adopting it as this Court's actual ruling on each of the fee applications. See LBR 9021-1(b)(1)(B).

(2) Dates/procedures. This case was filed on 2/22/23 as a Subchapter V case. The petition was amended to remove the Subchapter V election and proceed as a chapter 11 case on 3/8/23. See dkt. 33, 37 & 43. On 5/17/23 this Court directed the appointment of a chapter 11 trustee (dkt. 142) and on

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Leslie Klein

Chapter 11

5/24/23 Bradley D. Sharp was appointed as trustee. Dkt. 151, 154, 155 & 156.

- (a) Bar date: 5/3/23 (see dkts. 10, 12 & 18)
- (b) Procedures Order: dkt. 950 (timely served, dkt. 953)
- (c) Plan/Disclosure Statement: see Part (1)(a), above.
- (d) Continued status conference: 10/21/25 at 2:00 p.m., concurrent with other matters. No written status report required.

Tentative Ruling for 9/23/25:

Continue, with directions to Trustee regarding the (missed) deadline for filing a proposed chapter 11 plan and disclosure statement, all as set forth below. Appearances are not required on 9/23/25. (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) Deadline to file plan and disclosure statement

At a hearing on 6/24/25, this Court orally granted Trustee's oral request to continue the deadline to file a plan and disclosure statement from 7/15/25 for approximately 60 days, to 9/15/25. As of the preparation of this tentative ruling, no plan or disclosure statement has been filed (note: per the "Procedures of Judge Bason," available at www.cacb.uscourts.gov, any proposed plan or disclosure statement should be filed but NOT SERVED on any one except the U.S Trustee and persons requesting a copy).

No party in interest has filed any status report complaining about the missed deadline, nor is this Court particularly troubled by the missed deadline because this Court is aware of other matters that presumably have delayed Trustee's ability to finalize any plan and disclosure statement. Nevertheless, Trustee is cautioned that ignoring deadlines can lead to adverse consequences, and in future the better practice would be to request an additional extension before the deadline expires, probably by means of an

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT...

Leslie Klein

Chapter 11

oral request at a status conference.

Prior to the continued status conference this Court anticipates posting a tentative ruling directing counsel for Trustee to appear and address (i) why the existing deadline was not met and (ii) what new deadline to set for filing a plan and disclosure statement.

(b) Adversary proceeding status conferences for Adv. No. 2:23-ap-01152-NB and 2:23-ap-01167-NB

Please see the tentative rulings for calendar nos. 8 and 9 (on the 2:00 p.m. calendar for 9/23/25).

(2) Dates/procedures. This case was filed on 2/22/23 as a Subchapter V case. The petition was amended to remove the Subchapter V election and proceed as a chapter 11 case on 3/8/23. See dkt. 33, 37 & 43. On 5/17/23 this Court directed the appointment of a chapter 11 trustee (dkt. 142) and on 5/24/23 Bradley D. Sharp was appointed as trustee. Dkt. 151, 154, 155 & 156.

(a) Bar date: 5/3/23 (see dkts. 10, 12 & 18)

(b) Procedures Order: dkt. 950 (timely served, dkt. 953)

(c) Plan/Disclosure Statement: see Part (1)(a), above.

(d) Continued status conference: 10/7/25 at 2:00 p.m., concurrent with other matters. No written status report required.

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Leslie Klein

Pro Se

Trustee(s):

Bradley D. Sharp (TR)

Represented By

Jeffrey W Dulberg

Jeffrey N Pomerantz

John W Lucas

Jeffrey P Nolan

Pachulski Stang Ziehl & Jones LLP

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:22-14320 Golden Sphinx Limited

Chapter 15

#9.00 Cont'd Status Conference
fr. 11/14/23, 12/5/23, 12/19/23, 3/5/24, 3/12/24,
4/9/24, 7/16/24, 10/22/24, 11/19/24, 12/17/24,
1/28/25, 3/18/25, 6/3/25, 8/5/25, 8/19/25, 9/9/25

Docket 116

Tentative Ruling:

Tentative Ruling for 10/7/25:

Continue as set forth below. Appearances are not required on 10/7/25. (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.

Reasons:

This Court has reviewed the status report (dkt. 181) filed by Foreign Representatives Andrew Wood and Alexander Adam. Foreign Representatives state that the Royal Court of Jersey (the "Royal Court") conducted a hearing on 9/22/25, and that they anticipate a ruling from the Royal Court shortly.

The tentative ruling is to continue this status conference to 12/16/25 at 2:00 p.m. No written status report is required; however, should there be any developments which either Mr. Itkin or the Foreign Representatives wish to bring to this Court's attention, either one of them is free to file a *brief* written status report by no later than 12/9/25.

[PRIOR TENTATIVE RULINGS OMITTED]

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Golden Sphinx Limited

Chapter 15

Party Information

Debtor(s):

Golden Sphinx Limited

Represented By
Kyle Ortiz
Kurt Ramlo

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-13307 Seyed Mustafa Maghloubi

Chapter 11

#10.00 Cont'd Status conference re: Chapter 11 case
fr. 11/14/23, 11/28/23, 1/23/24, 2/20/24, 3/12/24,
4/2/24, 4/9/24, 4/23/24, 6/12/24, 8/8/24, 8/23/24,
9/11/24, 10/10/24, 10/22/24, 10/29/24, 12/3/24,
12/10/24, 1/21/25, 2/25/25, 4/8/25, 6/3/25, 8/5/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Appearances required by Debtor Seyed Mustafa Maghloubi (Case No. 2:23-bk-13307-NB) and his counsel Daryoush (Darius) Shahrouzi; Mr. Maghloubi's Chapter 11 Trustee Todd A. Frealy ("Trustee"); and Michael R. Totaro (Case No. 2:23-bk-11397-NB).

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) Orders to Show Cause and related papers (dkt. 60, 78–79, 81–83, 89, 97–98, 101, 120, 141, 144, 150–51, 154, 156, 176, 178–83, 186–87, 207–08, 217–18, 224, 227, 233, 248, & 260)

(i) Background

This matter is ***NOT on for hearing***. (For a brief summary, including references to other docket entries including additional information, see dkt. 224, Ex. A.) This matter is only noted here because (i) it is relevant to the status conferences in the Maghloubi and Totaro bankruptcy cases and (ii) the parties conceivably might have reached a consensual agreement that they will jointly ask this Court to amend its existing order directing Mr. Maghloubi to surrender himself for renewed coercive incarceration on 10/21/25. Dkt. 260

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Seyed Mustafa Maghloubi

Chapter 11

p. 2:2–13.

As this Court has stated repeatedly, at this point the burden is on Mr. Maghloubi to file papers showing why this Court should excuse him from being incarcerated (and to lodge any appropriate proposed orders). Unless and until he files appropriate papers this Court does not intend to re-set any hearing on the OSC.

(ii) Status of Mr. Maghloubi's compliance

Based on the information set forth in the status report (dkt. 263) filed by Mr. Totaro on 9/30/25, the tentative ruling is to maintain the **10/21/25 deadline** for Mr. Maghloubi "to surrender himself for coercive incarceration, to be held indefinitely, until further order of this Court after he has met his burden to show that he has fully complied with this Court's prior orders or that such compliance is impossible (see 'Memorandum Decision for Coercive Incarceration of Seyed Mustafa Maghloubi' (dkt. 186) and this Court's subsequent orders suspending enforcement of the Commitment Order issued on January 27, 2025 (dkt. 224), February 26, 2025 (dkt. 227), April 10, 2025 (dkt. 233), and June 6, 2025 (dkt. 248))." Fifth Order: (1) Further Suspending Enforcement of Judgment and Commitment Order and (2) Continuing Status Conference (dkt. 260).

(2) Dates/procedures. The involuntary petition commencing this case was filed on 5/30/23. An Order for Relief was entered on 6/27/23, dkt. 11. The case was converted from Chapter 7 to Chapter 11 on 10/12/23, dkt. 29.

(a) Bar date: TBD

(b) Procedures Order: dkt. 88 (not timely served, but eventually served which gives notice of matters therein, dkt. 133–134)

(c) Plan/Disclosure Statement: TBD

(d) Continued status conference: 11/18/25 at 2:00 p.m. No written status report required.

[PRIOR TENTATIVE RULINGS OMITTED (see dkt. 224 for a summary of these proceedings)]

Party Information

Debtor(s):

Seyed Mustafa Maghloubi

Represented By

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Seyed Mustafa Maghloubi

Darius Shahrouzi

Chapter 11

Trustee(s):

Todd A. Frealy (TR)

Represented By
David Wood

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-11397 Michael R Totaro

Chapter 11

#11.00 Cont'd Status Conference re: Chapter 11 case
fr. 3/21/23, 4/4/23, 4/28/23, 5/16/23, 6/13/23,
7/18/23, 8/15/23, 10/17/23, 11/14/23, 11/28/23,
1/23/24, 2/6/24, 2/20/24, 3/5/24, 3/12/24, 4/9/24,
4/23/24, 5/7/24, 6/4/24, 6/12/24, 8/8/24, 9/10/24,
9/11/24, 10/10/24, 10/22/24, 10/29/24, 12/10/24,
1/21/25, 2/25/25, 4/8/25, 6/3/25, 7/8/25, 8/5/25,
8/12/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Maintain the stay in the removed state court action, and continue the status conference in Mr. Totaro's bankruptcy case-in-chief, 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) Removed state court action (Adv. No. 2:24-ap-01271-NB)

This proceeding has been stayed pending further order of this Court. See Stay Order (adv. dkt. 5). The tentative ruling is to maintain the stay, and to conduct a continued status conference in the removed action on 1/20/26 at 2:00 p.m. (no written status report is required).

Note: A continued status conference in Mr. Totaro's bankruptcy case-in-chief will take place prior to the continued status conference in the removed action (see part "(2)(d)" of this tentative ruling, below).

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

CONT... Michael R Totaro

Chapter 11

- (2) Dates/procedures. This case was filed on 3/8/23.
- (a) Bar date: 6/15/23 (dkt. 73, 90); Proof of Service (dkt. 91)
 - (b) Procedures order: dkt. 30 (timely served, dkt. 41).
 - (c) Plan/Disclosure Statement: TBD
 - (d) Continued status conference: 11/18/25 at 2:00 p.m., concurrent with the continued status conference in Mr. Maghloubi's bankruptcy case-in-chief (Case No. 2:23-bk-13307-NB). No written status report required.

[PRIOR TENTATIVE RULINGS OMITTED]

Party Information

Debtor(s):

Michael R Totaro

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:23-11397 Michael R Totaro

Chapter 11

Adv#: 2:24-01271 Maghloubi et al v. Totaro et al

#12.00 Cont'd Status Conference re: Removal Of Case Pending in
the Los Angeles Superior Court, West Judicial District
as Case No. 22SMCV02069
fr. 2/25/25

Docket 1

Tentative Ruling:

Tentative Ruling for 10/7/25:

Please see the tentative ruling for Cal. No. 11 (10/7/25 at 2:00 p.m.).

[PRIOR TENTATIVE RULING(S) OMITTED]

Party Information

Debtor(s):

Michael R Totaro

Pro Se

Defendant(s):

Maureen J Totaro

Represented By
Maureen J Shanahan

Michael R Totaro

Pro Se

Plaintiff(s):

Seyed Mustafa Maghloubi

Pro Se

Nelly Maghloubi

Pro Se

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:25-18746 Completely Concrete Structures Inc.

Chapter 11

#13.00 Status Conference re: Chapter 11 Case

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

(a) Cash Collateral Motion (dkt. 8-9), Application for order shortening time (dkt. 12, "App for OST"), Order shortening time (dkt. 20, "OST")

Subject to Debtor's counsel and Debtor's principal adequately addressing the issues set forth in the OST (dkt. 20, pp. 3-5), and any opposition(s) and reply made orally at the hearing, the tentative ruling is to (x) grant limited relief ***solely with respect to paying employees***, which this Court anticipates spelling out in more detail on the record after considering any arguments by Debtor, the U.S. Trustee, and any other parties in interest, and (y) continue this matter to the same date and time as the continued status conference (see part (2)(d) below).

(b) Payroll Motion (dkt. 10), App for OST (dkt. 12), OST (dkt. 20)
Same as above.

(c) Budget Motion (dkt. 10), App for OST (dkt. 12), OST (dkt. 20)
Same as above.

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

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

**CONT... Completely Concrete Structures Inc.
See LBR 9021-1(b)(1)(B).**

Chapter 11

- (2) Dates/procedures. This case was filed on 10/1/25.
- (a) Bar date: TBD.
 - (b) Procedures Order: dkt. 4 (proof of service due 10/6/25)
 - (c) Plan/Disclosure Statement: TBD
 - (d) Continued status conference: 9/9/25 at 2:00 p.m. No written status report is required.

Party Information

Debtor(s):

Completely Concrete Structures Inc.

Represented By
Michael Jay Berger

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:25-18746 Completely Concrete Structures Inc.

Chapter 11

#14.00 Hrg re: Debtor's Motion for an Order Authorizing Interim
Use of Cash Collateral Pursuant To 11 U.S.C. § 363

Docket 8

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Completely Concrete Structures Inc.

Represented By
Michael Jay Berger

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:25-18746 Completely Concrete Structures Inc.

Chapter 11

#15.00 Hrg re: Debtor's Motion for Order Authorizing Payment
of Pre-Petition Wages and Related Expenses

Docket 10

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Completely Concrete Structures Inc.

Represented By
Michael Jay Berger

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

Tuesday, October 7, 2025

Hearing Room 1545

2:00 PM

2:25-18746 Completely Concrete Structures Inc.

Chapter 11

#16.00 Hrg re: Motion in Chapter 11 Case for Order Approving a Budget
for the Use of the Debtor's Cash and Post-Petition Income

Docket 11

Tentative Ruling:

Please see the tentative ruling for the status conference (Calendar No. 13,
10/7/25 at 2:00 p.m.).

Party Information

Debtor(s):

Completely Concrete Structures Inc.

Represented By
Michael Jay Berger