

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

10:30 AM

1: -

**Chapter**

**#0.00 All hearings on this calendar will be conducted in Courtroom 301 at 21041 Burbank Boulevard, Woodland Hills, California, 91367. All parties in interest, members of the public and the press may attend the hearings on this calendar in person.**

**Additionally, (except with respect to evidentiary hearings, or as otherwise ordered by the Court) parties in interest (and their counsel) may connect by ZoomGov audio and video free of charge, using the connection information provided below. Members of the public and the press may only connect to the zoom audio feed, and only by telephone. Access to the video feed by these individuals is prohibited.**

Parties in interest may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Members of the public, the press and parties in interest may participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate remotely and there are no fees for doing so. No pre-registration or prior approval is required.

The audio portion of each hearing will be recorded electronically by the Court and that recording will constitute its official record. Recording, retransmitting, photographing or imaging Court proceedings by any means is strictly prohibited.

**Join CACB ZoomGov Meeting**

Video/audio web address: <https://cacb.zoomgov.com/j/1618827346>

Meeting ID: 161 882 7346

Password: 801195

**Join by Telephone**

Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 161 882 7346

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

---

10:30 AM

CONT...

**Chapter**

Password: 801195

For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

10:30 AM

**1:23-11059 CPI Luxury Group**

**Chapter 11**

**#1.00** First Interim Fee Application of ArentFox Schiff LLP, Chapter 11 General Bankruptcy and Restructuring Counsel to Debtor, for Allowance of Compensation and Reimbursement of Expenses for the Period from July 30, 2023 Through and Including January 31, 2024

Docket 154

**Tentative Ruling:**

ArentFox Schiff, LLP ("ArentFox"), counsel to debtor and debtor in possession – approve fees of \$269,008.50 (based on ArentFox’s consent to reduce fees sought) and reimbursement of expenses of \$8,492.69 for the period covering July 30, 2023 through January 31, 2024, pursuant to 11 U.S.C. § 331, on an interim basis.

The Court will allow ArentFox to apply the remaining pre-petition retainer balance in the amount of \$12,775.08.

On April 1, 2024, the Court entered an order approving the sale of substantially all of the debtor’s assets. Given the sale of the debtor’s assets, the potential conversion of this case to one under chapter 7 and the possible employment of additional professionals, e.g., accountants, it appears premature to authorize payment to ArentFox of the balance of the approved fees, at this point in time.

ArentFox must submit the order within seven (7) days.

**Party Information**

**Debtor(s):**

CPI Luxury Group

Represented By

M Douglas Flahaut

Aram Ordubegian

Christopher K.S. Wong

**Movant(s):**

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

10:30 AM

**CONT... CPI Luxury Group**  
Arentfox Schiff LLP

Represented By  
Aram Ordubegian

**Chapter 11**

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:23-10664 Kane Picoy**

**Chapter 11**

**#2.00** Status conference re: chapter 11 case  
fr. 7/20/23; 11/16/23; 2/22/24; 3/14/24

Docket 1

**\*\*\* VACATED \*\*\* REASON: Case dismissed on 3/29/24 [doc. 102]**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Kane Picoy

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:23-11148 D'RIA Group Inc.**

**Chapter 11**

**#3.00 Debtor's Disclosure Statement Hearing Descibing  
Chapter 11 Plan of Reorganization**

fr. 4/4/24

Docket 69

**Tentative Ruling:**

The Court will not approve the *Debtor's Disclosure Statement Describing Chapter 11 Plan of Reorganization* (the "Disclosure Statement") [doc. 69] as containing adequate information.

Pursuant to 11 U.S.C. § 1125(b), "an acceptance or rejection of a plan may not be solicited after the commencement of the case under this title from a holder of a claim . . . with respect to such claim . . . , unless, at the time of or before such solicitation, there is transmitted to such holder the plan or a summary of the plan, and a written disclosure statement approved, after notice and hearing, by the court as containing adequate information." As defined under 11 U.S.C. § 1125(a):

- (1) "adequate information" means information of a kind, and in sufficient detail, as far as is reasonably practicable in light of the nature and history of the debtor and the condition of the debtor's books and records, . . . that would enable such a hypothetical investor of the relevant class to make an informed judgment about the plan, . . .and in determining whether a disclosure statement provides adequate information, the court shall consider the complexity of the case, the benefit of additional information to creditors and other parties in interest, and the cost of providing additional information.

The debtor should be prepared to discuss the following issues:

*Class 2(b):* The Disclosure Statement describes this class as an unimpaired class of general unsecured claims (the "Contingent Claimants") "who do not assert any claim against the Debtor or the property of the Debtor, and only intend to pursue a recovery against any applicable insurance policies." Disclosure Statement, p. 15. These

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**CONT... D'RIA Group Inc.**

**Chapter 11**

creditors filed proofs of claims numbers 5 through 53. Declaration of Ani Vartabetian [doc. 69], p. 28.

As set forth in the proofs of claims filed by the Contingent Claimants, these claims are based on personal injuries and unliquidated. Contrary to what is set forth in the Disclosure Statement, these proofs of claims do **not** state that the claimants will pursue recovery solely from applicable insurance policies.

Unless the proofs of claim are amended to state that the holders of the Contingent Claims will accept a recovery **only from** available insurance, the debtor must submit an amended disclosure statement and amended chapter 11 plan which describes any class into which the Contingent Claims are placed as impaired.

In addition, the amended disclosure statement must provide a sufficient explanation regarding the feasibility of making required payments under the chapter 11 plan to holders of all nonpriority, unsecured claims, including the Contingent Claims, which have not yet been liquidated. The debtor must give notice of the hearing on the adequacy of the amended disclosure statement and the deadline to file any objections to the adequacy of the disclosure statement 14 days prior thereto.

By what date can the debtor file such an amended disclosure statement and amended chapter 11 plan?

The debtor must submit the order within seven (7) days.

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

**Debtor(s):**

D'RIA Group Inc.

Represented By  
Michael Jay Berger

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:23-11148 D'RIA Group Inc.**

**Chapter 11**

**#4.00** Status conference re: chapter 11 case  
fr. 9/28/23; 12/21/23; 3/7/24; 4/4/24

Docket 1

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

D'RIA Group Inc.

Represented By  
Michael Jay Berger



**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:23-11762 Tony Kian Djie**

**Chapter 7**

**#5.00** Motion to Dismiss Involuntary Bankruptcy Petition; Annulment of the Automatic Stay; Sanctions Against Petitioner and Other Relief  
[AS TO ATTORNEYS FEES AND COSTS AND DAMAGES ONLY]

fr. 2/29/24

Docket 30

**Tentative Ruling:**

In accordance with 11 U.S.C. § 303(i)(1), the Court will grant judgment against the petitioning creditor Jubilio Escalera ("Escalera") and in favor of the alleged debtor Tony Kian Djie ("Alleged Debtor") for reasonable attorney's fees in the amount of \$8,200 and costs in the amount of \$769.

Regarding compensatory and/or punitive damages, Alleged Debtor has provided copies of documents concerning the damage and harm that Alleged Debtor has suffered as a result of Escalera's filing of the involuntary petition, including: (1) documents illustrating Alleged Debtor's credit score drop; and (2) losses in Alleged Debtor's relationship and creditworthiness with lenders. *See* Exh. 3 to the *Alleged Debtor's Reply to Petitioner's Opposition to Motion to Dismiss Sanctions Against Petitioner and Other Relief* (the "Reply") [doc. 52]. However, Alleged Debtor did not include a declaration authenticating the exhibits attached to the Reply.

In addition, Alleged Debtor did not request a specific amount of compensatory and/or punitive damages (aside from attorney's fees and costs) in the *Alleged Debtor's Supplemental Brief Re: Dismissal of Involuntary Bankruptcy Filing, Attorney's Fees and Costs, and Damages Caused by Petitioner* [doc. 49] or in the Reply.

Consequently, the Court will continue the hearing in order for Alleged Debtor to supplement the Reply with: (1) an analysis, based on the evidence, of the **amount** of damages proximately caused by the filing of the involuntary petition; and (2) a declaration which sets forth the type and amount of the damages proximately caused by the filing of the involuntary petition **and** authenticates the exhibits attached to the Reply.

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**CONT... Tony Kian Djie**

**Chapter 7**

**Party Information**

**Debtor(s):**

Tony Kian Djie

Represented By  
John D Sarai

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:24-10228 Mr. Tortilla, Inc.**

**Chapter 11**

**#6.00** Status conference re: chapter 11 case

Docket 0

**Tentative Ruling:**

The parties should address the following:

The debtor has not submitted evidence regarding the debtor's actual income, expenses and cash flow for the last six months preceding the filing of this case on a month to month basis.

Deadline to file proof of claim: **May 31, 2024**. *See* Order Setting Bar Date for Filing Proofs of Claim [doc. 86].

Continued chapter 11 case status conference to be held at **1:00 p.m. on June 27, 2024**.

The debtor(s) in possession or any appointed chapter 11 trustee must file a status report, addressing the debtor's progress to confirming a chapter 11 plan, to be served on the Official Committee of Unsecured Creditors [*see* doc. 82], all secured creditors and the United States Trustee, no later than **14 days** before the continued status conference. The status report must be supported by evidence in the form of declarations and supporting documents.

The Court will prepare the order setting the deadlines for the debtor(s) and/or debtor(s) in possession to file a status report and continuing the hearing on the status conference.

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

**Debtor(s):**

Mr. Tortilla, Inc.

Represented By  
Michael Jay Berger

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**CONT... Mr. Tortilla, Inc.**

**Chapter 11**

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:00 PM

**1:24-10252 Christopher Mc Ghee**

**Chapter 7**

**#7.00** U.S. Trustee's Motion to Dismiss Debtor Pursuant to 11 U.S.C. §§ 109(h), 521, and 707(a); Memorandum of Points and Authorities

Docket 9

**Tentative Ruling:**

Grant.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

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

**Debtor(s):**

Christopher Mc Ghee

Pro Se

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:30 PM

**1:23-10270 Linda Ezor Swarzman**

**Chapter 11**

**#8.00** Chapter 11 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363 (m); (4) Authorizing Payment of any Liens, Real Estate Broker's Commissions, and Other Ordinary Costs of Sale

Docket 503

**Tentative Ruling:**

Grant.

Movant must submit the order within seven (7) days.

**Party Information**

**Debtor(s):**

Linda Ezor Swarzman

Represented By  
Paul A Beck

**Movant(s):**

David M Goodrich (TR)

Represented By  
Matthew A Lesnick

**Trustee(s):**

David M Goodrich (TR)

Represented By  
Matthew A Lesnick

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:30 PM

**1:23-11200 Windsor Terrace Healthcare, LLC**

**Chapter 11**

**#9.00 Debtors Omnibus Motion For An Order Disallowing  
Claims Filed After The Bar Date**

Docket 685

**Tentative Ruling:**

Except as to claim no. 160, filed by Denisa Caldwell in case no. 1:23-bk-11200-VK (as to which movants have withdrawn their objection to the claim), the Court will grant the *First Omnibus Motion for an Order Disallowing Claims Filed After the Bar Date* [doc. 685].

Claim No. 34, filed by Covenant Transportation/Ayoade Moses Oyewole ("Covenant") in Windsor Hampton Care Center, LLC ("Hampton"), case no. 1:23-bk-11215-VK, in the amount of \$17,485, was filed after the claims bar date of January 31, 2024 (the "Bar Date"). Consequently, this claim is subject to disallowance pursuant to 11 U.S.C. § 502(b)(9). The Court will allow this claim as a general unsecured claim in the amount of \$5,155 as set forth in Hampton's schedule E/F [1:23-bk-11215-VK, doc. 10].

Claim No. 48, filed by Covenant in Windsor Elmhaven Care Center, LLC ("Elmhaven"), case no. 1:23-bk-11213-VK, in the amount of \$26,090, was filed after the Bar Date. Consequently, this claim is subject to disallowance pursuant to 11 U.S.C. § 502(b)(9). The Court will allow this claim as a general unsecured claim in the amount of \$20,900 as set forth in Elmhaven's schedule E/F [1:23-bk-11213-VK, doc. 10].

With respect to claim no. 154, filed by EPN Enterprises, Inc. d/b/a/ 24/7 Medstaff in Windsor Terrace Healthcare, LLC, case no. 1:23-bk-11200-VK, in the amount of \$35,706.63, was filed after the Bar Date. Consequently, this claim is subject to disallowance pursuant to 11 U.S.C. § 502(b)(9).

Movants' appearance on April 11, 2024 is excused.

Movants must submit an order within seven (7) days.

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:30 PM

**CONT... Windsor Terrace Healthcare, LLC**

**Chapter 11**

**Party Information**

**Debtor(s):**

Windsor Terrace Healthcare, LLC

Represented By  
Ron Bender  
Juliet Y. Oh  
Monica Y Kim  
Lindsey L Smith  
Robert Carrasco  
Beth Ann R. Young

**Movant(s):**

Windsor Terrace Healthcare, LLC

Represented By  
Ron Bender  
Ron Bender  
Juliet Y. Oh  
Juliet Y. Oh  
Monica Y Kim  
Monica Y Kim  
Lindsey L Smith  
Lindsey L Smith  
Robert Carrasco  
Robert Carrasco  
Beth Ann R. Young  
Beth Ann R. Young



**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:30 PM

**1:24-10377 Philmar Studios Inc**

**Chapter 11**

**#10.00** Motion of Debtor-In-Possession for Authority to Retain the Law Offices of Robert M. Yaspan as General Counsel

Docket 4

**Tentative Ruling:**

As concerns the application to employ general bankruptcy counsel, and other matters in this case, the Court has concerns regarding conflicting representations in the debtor's statement of financial affairs and other documents as to who has authority to act for the debtor, as a debtor in possession, or to provide instruction and guidance to bankruptcy counsel for the debtor.

Philip M. Lawrence, II, allegedly as the debtor's CEO, signed the debtor's voluntary petition and a declaration as to the accuracy of the debtor's statement of financial affairs. However, in response to item 28 in the debtor's statement of financial affairs, i.e., to provide a "list of the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of the case," the debtor did not list ANY officers or directors of the debtor at the time the case was filed. Instead, in response to that inquiry, the debtor indicated only that Philip Lawrence was a "Possible Former shareholder of 93% interest"; that David Gottlieb, as the chapter 7 trustee appointed in the bankruptcy case of Mr. Lawrence, was a "Possible holder of Lawrence interest"; and that Patrizio Moi was a "Possible holder of Lawrence equity interest[.]"

In response to item 29 in the debtor's statement of financial affairs, the debtor indicated that it did not have, within 1 year before the petition date, ANY officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor, who no longer hold those positions.

Mr. Lawrence's execution of the above-mentioned documents, allegedly as the debtor's CEO, contradict the debtor's position, as set forth in its statement of financial affairs, that it currently has no officers or directors.

Based on these conflicting representations, the Court questions, generally, whether a

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

1:30 PM

**CONT...**

**Philmar Studios Inc**

**Chapter 11**

person with sufficient authority is acting on behalf of the debtor, and, specifically, whether Mr. Lawrence has sufficient authority to engage counsel (subject to the Court's approval) on behalf of the debtor and debtor in possession.

The Court also questions whether proposed counsel is qualified to represent this debtor, when it has provided contradictory responses regarding these matters in the debtor's statement of financial affairs and other documents prepared by proposed counsel.

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

**Debtor(s):**

Philmar Studios Inc

Represented By  
Robert M Yaspan

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

2:00 PM

**1:22-10148 Landmark 99 Enterprises, Inc.**

**Chapter 11**

**#11.00** Post confirmation status conference re: chapter 11, subchapter V case  
fr. 6/15/23; 12/7/23; 4/4/24

Docket 1

**Tentative Ruling:**

Based on the reorganized debtor's *Chapter 11 Post Confirmation Status Report #2* [doc. 222], the Court will continue the post-confirmation status conference to **May 30, 2024 at 2:00 p.m.**

On or before May 16, 2024, the reorganized debtor must file an updated status report explaining what progress has been made toward consummation of the confirmed plan of reorganization. The report must be served on the subchapter V trustee, the Internal Revenue Service, the Employment Development Department, any other holders of priority unsecured tax claims, the 20 largest unsecured creditors and the subchapter V trustee. The status report must comply with the provisions of Local Bankruptcy Rule 3020-1(b) **AND BE SUPPORTED BY EVIDENCE.**

The Court will prepare the order.

**Party Information**

**Debtor(s):**

Landmark 99 Enterprises, Inc.

Represented By  
Michael Jay Berger

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Thursday, April 11, 2024**

**Hearing Room 301**

---

2:00 PM

**CONT... Landmark 99 Enterprises, Inc.**

**Chapter 11**

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se