

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

Thursday, July 18, 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/1609519881>

Meeting ID: 160 951 9881

Password: 500671

Join by Telephone

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

Meeting ID: 160 951 9881

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Chapter

Password: 500671

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
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1:23-10102 Roxana Villafranco

Chapter 7

#1.00 Trustee's Final Report and Applications for Compensation

David Gottlieb, Chapter 7 Trustee

Docket 38

Tentative Ruling:

David K. Gottlieb, chapter 7 trustee - approve compensation of \$1,412.27 and reimbursement of expenses of \$88.90.

Trustee to submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by the chapter 7 trustee or his/her professionals 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 the relevant applicant(s) will be so notified.

Party Information

Debtor(s):

Roxana Villafranco

Represented By
Daniel F Jimenez

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 301

1:00 PM

1:23-10835 Stella Boghozian

Chapter 7

#2.00 United States Trustee's Motion for Order Requiring the Return of Fees and/or Compensation Received by Former Debtor's Counsel Pursuant to 11 U.S.C. 329

Docket 63

Tentative Ruling:

Having reviewed the Stipulation between Fari Bari Nejadpour and the United States Trustee to continue the hearing for approximately 30 days [doc. 71], the Court will continue the hearing to **1:00 p.m. on August 15, 2024.**

The Court will prepare the order.

Appearances on July 18, 2024 are excused.

Party Information

Debtor(s):

Stella Boghozian

Represented By
Sevan Gorginian

Trustee(s):

Nancy J Zamora (TR)

Represented By
Larry D Simons

**United States Bankruptcy Court
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1:00 PM

1:24-10377 Philmar Studios Inc

Chapter 7

#3.00 Status conference re: chapter 7 case

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Philmar Studios Inc

Represented By
Robert M Yaspan
Sandford L. Frey

Trustee(s):

CASE REOP/CONV/OR CLOSED

Pro Se

**United States Bankruptcy Court
Central District of California
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1:30 PM

1:20-11237 BGS WORKS, INC.

Chapter 7

#4.00 Chapter 7 Trustees Motion for Order: (1) Authorizing the Sale of Real Property Free and Clear of Liens and Interests; (2) Approving Overbidding Procedures; (3) Authorizing Stipulation Between Trustee and Senior Secured Lienholders for Subordination of Liens (4) Authorizing Payment of Estate Brokers Commission and Ordinary Costs of Sale; (5) Finding Purchaser Is a Good Faith Purchaser; and (6) Waiving the 14 Day Stay Prescribed by Rule 6004(h) fr. 7/11/24 (stip),

Docket 320

Tentative Ruling:

The chapter 7 trustee (the "Trustee") has not provided evidence in support of her position that the lien of Sunbelt Rentals, Inc. ("Sunbelt") is subject to a bona fide dispute under 11 U.S.C. § 363(f)(4).

Similarly, the Trustee has not provided evidence in support of her position that Sunbelt can be compelled to accept money satisfaction, if any, on its lien under 11 U.S.C. § 363(f)(5) because Joseph Sternlib, the debtor's principal, guaranteed the debt underlying Sunbelt's lien.

In order to sell the real property located at 5099 Llano Drive, Woodland Hills, CA 91364 free and clear of Sunbelt's lien pursuant to 11 U.S.C. § 363(f), the Trustee must provide evidence of: (1) the grounds of the dispute regarding Sunbelt's debt currently being litigated in the Superior Court of California, Los Angeles Division as case no. 19VECV01748; or (2) Mr. Sternlib's guarantee.

Party Information

Debtor(s):

BGS WORKS, INC.

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

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CONT... BGS WORKS, INC.

Chapter 7

Yolanda Zepeda

Movant(s):

Nancy J Zamora (TR)

Represented By
Meghann A Triplett

Trustee(s):

Nancy J Zamora (TR)

Represented By
Meghann A Triplett

**United States Bankruptcy Court
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1:30 PM

1:23-10696 Monica L Columbia

Chapter 11

#5.00 Motion for order disallowing claim number 2 from Modern Adjust Bureau

Docket 168

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Monica L Columbia

Represented By
Robert M Yaspan

**United States Bankruptcy Court
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1:23-11200 Windsor Terrace Healthcare, LLC

Chapter 11

#6.00 Debtors' Motion To Further Extend Exclusivity Periods For The Debtors To File A Plan And Obtain Acceptance Thereof

Docket 1154

*** VACATED *** REASON: Order granting motion entered on 7/5/24 [doc. 1181].

Tentative Ruling:

- NONE LISTED -

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

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1:24-10377 Philmar Studios Inc

Chapter 7

#7.00 Debtor's notice of setting/increasing insider compensation

Docket 151

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Philmar Studios Inc

Represented By
Robert M Yaspan
Sandford L. Frey

Trustee(s):

CASE REOP/CONV/OR CLOSED

Pro Se

**United States Bankruptcy Court
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Hearing Room 301

2:00 PM

1:21-11450 Roberto C. Hernandez

Chapter 11

#8.00 Post confirmation status conference re chapter 11 subchapter V case

fr. 10/21/21; 12/9/21; 1/27/22; 3/24/22; 5/26/22; 6/9/22; 6/23/22;
7/22/22; 9/15/22; 12/22/22; 2/10/23; 2/23/23; 3/16/23; 7/27/23; 1/25/24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Roberto C. Hernandez

Represented By
Raymond H. Aver

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

1:22-11514 Victor F. Alba

Chapter 11

#9.00 Status conference re: Chapter 11 Subchapter V Voluntary Petition

fr. 2/23/23; 4/20/23; 7/13/23; 10/19/23; 2/22/24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Victor F. Alba

Represented By
Crystle Jane Lindsey

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

1:24-10005 Amy Jam and Mohsen Ahmadi Hadad

Chapter 11

#10.00 Status conference re chapter 11 case
fr. 6/6/24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amy Jam

Represented By
Stella A Havkin

Joint Debtor(s):

Mohsen Ahmadi Hadad

Represented By
Stella A Havkin

Trustee(s):

Gregory Kent Jones (TR)

Pro Se