

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

Wednesday, November 5, 2025

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.

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Password: 649481

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Docket 0

Tentative Ruling:

- NONE LISTED -

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1:24-10377 Philmar Studios Inc

Chapter 7

#1.00 First Interim Application for Approval of Compensation
and Reimbursement of Costs for SLBiggs, Accountant

Period: 8/8/2024 to 9/22/2025

Fees: \$18,722.00 Expenses: \$149.32

Docket 278

Tentative Ruling:

SLBiggs, A Division of SingerLewak ("SLBiggs"), accountant to the chapter 7 trustee – approve fees of \$18,722.00 and reimbursement of expenses of \$149.32, for the period of August 8, 2024 through September 22, 2025, pursuant to 11 U.S.C. § 331. At this time, SLBiggs may receive up to 50% of the allowed fees and 100% of the reimbursement of expenses.

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

Note: No response has been filed. Accordingly, no court appearance by SLBiggs 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 SLBiggs will be so notified.

Party Information

Debtor(s):

Philmar Studios Inc

Represented By

Robert M Yaspan - SUSPENDED BK -
Sandford L. Frey

Trustee(s):

Amy L Goldman (TR)

Represented By

Peter J Mastan
Matthew J Stockl
Lovee D Sarenas

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Chapter 7

#2.00 First Interim Application of Dinsmore & Shohl LLP for Allowance and Payment of Compensation and Reimbursement of Expenses

Period: 7/1/2024 to 9/30/2025

Fees: \$214,218.00 Expenses: \$2,754.62

Docket 281

Tentative Ruling:

Dinsmore & Shohl LLP ("Dinsmore"), counsel for the chapter 7 trustee (the "Trustee") - approve fees of \$185,712.00 and reimbursement of expenses of \$2,754.62 for the period of July 1, 2024 through September 30, 2025, pursuant to 11 U.S.C. § 331. The Court will not approve \$28,506.00 in fees for the reasons set forth in Section B below.

If the Trustee has resolved certain liens/interests of third parties, as discussed in further detail in Section A below, 50% of Dinsmore's approved fees and 100% of its approved expenses may be paid at this time. *See First Interim Application of Dinsmore & Shohl LLP for Allowance and Payment of Compensation and Reimbursement of Expenses Covering the Period from July 1, 2024 Through September 30, 2025* (the "Interim Fee Application") at 2 [doc. 281].

A. Cash on Hand

The Interim Fee Application states that, as of September 30, 2025, the Trustee was holding approximately \$534,529.00 in cash. As represented in the Interim Fee Application, certain of these funds are subject to liens/interests of third parties and these interests may be resolved by the time of the hearing on the Interim Fee Application. Until such liens/interests are resolved, Dinsmore proposes that no distribution will be made to Dinsmore.

On October 16, 2025, the Trustee filed a stipulation between the Trustee, on the one hand, and Patrizio Moi, Moi Productions, Inc., the Record Plant, Inc. and James Bohm (collectively, the "Moi Group"), on the other hand (the "Stipulation") [doc.

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285]. In the Stipulation, the Moi Group expressly disclaims any interest in or to the proceeds from the sale of certain of the debtor's personal property which was located at The Record Plant (the "Personal Property"). The Stipulation states that the Court may enter an order confirming that the Moi Group has no interest in the proceeds of the Personal Property. In October 2025, the Court entered an order approving the Stipulation [doc. 286].

Has Dinsmore resolved all the liens/interests of third parties which are noted in the Interim Fee Application? If so, at this time, Dinsmore may receive up to 50% of the approved fees and 100% of the approved expenses.

B. Reasonableness of Requested Fees

11 U.S.C. § 330(a)(2) provides that the court may, on its own motion, award compensation that is less than the amount of the compensation that is requested.

11 U.S.C. § 330(a)(1)(A) provides that a court may award to a professional person employed under § 327 "reasonable compensation for actual, necessary services" rendered by the professional person.

In determining the amount of reasonable compensation to be awarded to the professional person, the court shall consider the nature, the extent and the value of such services, taking into account all relevant factors, including—(A) the time spent on such services; (B) the rates charged for such services; (C) whether the services were necessary to the administration of, or beneficial at the time at which the service was rendered toward the completion of, a case under this title; [and] (D) whether the services were performed within a reasonable amount of time commensurate with the complexity, importance, and nature of the problem, issue, or task addressed . . .

11 U.S.C. § 330(a)(3). Furthermore, "the court shall not allow compensation for—(i) unnecessary duplication of services; or (ii) services that were not—(I) reasonably likely to benefit the debtor's estate; or (II) necessary to the administration of the case."
11 U.S.C. § 330(a)(4)(A).

11 U.S.C. § 328(b) provides that an attorney may not receive compensation for the

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performance of any trustee's duties that are generally performed by a trustee without the assistance of an attorney. In *In re Garcia*, 335 B.R. 717, 726 (9th Cir. BAP 2005), the Ninth Circuit Bankruptcy Appellate Panel (the "BAP") upheld the bankruptcy court's refusal to approve fees for preparation of employment applications, observing that "absent a showing by applicant to the contrary, routine employment applications remain a trustee duty." With respect to its holding, the BAP explained "a case trustee may only employ professionals for tasks that require special expertise beyond that expected of an ordinary trustee." *Id.* at 727.

In accordance with *Garcia*, the Court will allow \$795.00 in fees for the preparation of Dinsmore's employment application.

Regarding the Interim Fee Application, Brian M. Metcalf, a partner of Dinsmore, billed an excessive amount of time to prepare and revise it. For this task, Mr. Metcalf billed 24.10 hours, at \$715.00 per hour, or a total of \$17,231.50. In addition to the excessive amount of time spent, \$715.00 per hour is an inappropriately high billing rate for the preparation of a fee application. The Court will allow \$6,000.00 in fees for Mr. Metcalf's services regarding the Interim Fee Application. The Court notes that three other professionals billed for additional services regarding the fee application: Peter J. Mastan, who billed at \$840.00 per hour, Lovee D. Sarenas, who billed at \$740.00 per hour and Taylor F. Duncan, who billed at \$415.00 per hour.

Four attorneys at Dinsmore billed for preparing, reviewing and/or revising the 45-day notice to professionals about filing interim fee applications: Peter J. Mastan, who billed at \$840.00 per hour, Lovee D. Sarenas, who billed at \$740.00 per hour, Brian M. Metcalf, who billed at \$715.00 per hour, and Taylor F. Duncan, who billed at \$415.00 per hour. It is unnecessarily duplicative for three partners at Dinsmore to review a 45-day notice to professionals. Consequently, the Court will not allow the fees billed by Peter J. Mastan (\$84.00 in fees) or Lovee D. Sarenas (\$222.00 in fees) for these services.

Dinsmore also billed for services regarding a motion to authorize interim distribution and/or a motion to pay secured claims. Under "Claims Administration/Objections – Service Category 7," the Interim Fee Application describes fees billed for the following services:

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Invoice Date	Timekeeper	Description	Hours	Rate	Amount
3/6/25	Matthew J. Stockl	Review and analyze claims register, including Claim No. 10 filed by the Los Angeles County Treasurer and Tax Collector, in connection with motion to approve distribution.	1.5	\$520.00	\$780.00
3/6/25	Matthew J. Stockl	Prepare motion to approve interim distribution on allowed secured claims.	1.8	\$520.00	\$936.00
3/19/25	Matthew J. Stockl	Correspondence with counsel for SBA, G. Hopenstand, regarding current amount of claim in connection with interim distribution.	0.1	\$520.00	\$52.00
3/19/25	Matthew J. Stockl	Prepare motion for interim distribution.	1.8	\$520.00	\$936.00
3/25/25	Matthew J. Stockl	Prepare motion to authorize interim distribution on allowed and undisputed secured claims.	0.9	\$520.00	\$468.00
4/17/25	Matthew J. Stockl	Revise motion for interim distribution in Philmar case.	2.0	\$520.00	\$1,040.00
4/23/25	Matthew J. Stockl	Revise motion for interim distribution in Philmar case.	0.7	\$520.00	\$364.00
5/8/25	Peter J Mastan	Meet with M. Stockl of Dinsmore re motion to approve distribution to secured creditors of sold Record Plant property.	0.1	\$840.00	\$840.00

Under "Asset Disposition – Service Category 9," Interim Fee Application discusses the fees billed for the following services:

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Invoice Date	Timekeeper	Description	Hours	Rate	Amount
3/3/25	Matthew J. Stockl	Prepare motion to approve distribution.	0.1	\$520.00	\$52.00
5/30/25	Lovee D. Sarenas	Review and respond to Stockl, Matthew, regarding Motion for Interim Distribution to Creditors.	0.1	\$740.00	\$74.00
6/2/25	Lovee D. Sarenas	Review Motion for Interim Distribution to Creditors.	0.3	\$740.00	\$222.00
6/2/25	Lovee D. Sarenas	Correspondence to P. Mastan of Dinsmore re motion for interim distribution.	0.1	\$740.00	\$74.00
8/15/25	Peter J Mastan	Draft motion to pay secured claims (1.2); draft email to L. Sarenas of Dinsmore re her availability to cover hearing on that motion, and review her reply re same (.1).	1.3	\$840.00	\$1,092.00
8/15/25	Peter J Mastan	Telephone call with A. Goldman, Trustee, re motion to pay secured claims.	0.1	\$840.00	\$84.00
8/15/25	Lovee D. Sarenas	Review and respond to P. Mastan of Dinsmore re motion to pay secured claims from sale proceeds.	0.1	\$740.00	\$74.00

The Trustee did not file a motion to authorize interim distribution and/or motion to pay secured claims. Consequently, the Court will not approve the above-referenced fees billed for that purpose, totaling \$7,088.00.

Finally, under "Asset Analysis and Recovery – Service Category 8" the Interim Fee Application describes fees billed for the following services:

Invoice Date	Timekeeper	Description	Hours	Rate	Amount
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Invoice Date	Timekeeper	Description	Hours	Rate	Amount
1/22/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.3	\$125.00	\$287.50
1/23/25	Carolina Y. Duran	Indexing of materials from Record Plant	6.0	\$125.00	\$750.00
1/24/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.0	\$125.00	\$500.00
1/27/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.3	\$125.00	\$537.50
1/28/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.3	\$125.00	\$537.50
1/29/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.3	\$125.00	\$287.50
1/30/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.3	\$125.00	\$412.50
2/3/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.3	\$125.00	\$287.50
2/4/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.0	\$125.00	\$500.00
2/7/25	Carolina Y. Duran	Indexing of materials from Record Plant	5.0	\$125.00	\$625.00
2/10/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.0	\$125.00	\$500.00
2/11/25	Carolina Y. Duran	Indexing of materials from Record Plant	5.0	\$125.00	\$625.00
2/12/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.0	\$125.00	\$375.00
2/13/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.1	\$125.00	\$512.50
2/14/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.1	\$125.00	\$512.50
2/18/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.0	\$125.00	\$500.00
2/19/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.2	\$125.00	\$400.00
2/20/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.3	\$125.00	\$412.50
2/21/25	Carolina Y. Duran	Indexing of materials from Record Plant	4.0	\$125.00	\$500.00
2/24/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.2	\$125.00	\$400.00

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2/25/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.0	\$125.00	\$375.00
2/26/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.0	\$125.00	\$375.00
2/27/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.1	\$125.00	\$387.50
2/28/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.0	\$125.00	\$250.00
3/3/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.3	\$125.00	\$287.50
3/4/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.1	\$125.00	\$387.50
3/5/25	Carolina Y. Duran	Indexing of materials from Record Plant	3.3	\$125.00	\$412.50
3/6/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.0	\$125.00	\$250.00
3/7/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.4	\$125.00	\$300.00
3/10/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.1	\$125.00	\$262.50
3/11/25	Carolina Y. Duran	Indexing of materials from Record Plant	1.1	\$125.00	\$137.50
3/12/25	Carolina Y. Duran	Indexing of materials from Record Plant	1.3	\$125.00	\$162.50
3/13/25	Carolina Y. Duran	Indexing of materials from Record Plant	1.2	\$125.00	\$150.00
3/14/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.0	\$125.00	\$250.00
3/17/25	Carolina Y. Duran	Indexing of materials from Record Plant	2.4	\$125.00	\$300.00

In total, Dinsmore billed 110 hours, for a total of \$13,750.00, for indexing materials from The Record Plant. Carolina Duran, who billed this amount, is a receptionist at Dinsmore, with a billing rate of \$125.00 per hour. Exhibit 2 to Interim Fee Application, at 44 [doc. 281]. The fees charged for a receptionist at Dinsmore to index these materials are excessive. As a result, the Court will allow fees of \$6,875.00 for these services.

C. Dinsmore's Compliance With LBR 2016-1(a)

LBR 2016-1(a) provides as follows:

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Philmar Studios Inc

Chapter 7

(1) Form of Fee Application. An application for interim fees incurred or costs advanced by an attorney, accountant or other professional person, and a trustee or examiner must contain the following:

(A) A brief narrative history and report concerning the status of the case, including the following:

...

(ii) Chapter 7. Applicant must report the status of administration of the estate, discussing the actions taken to liquidate property of the estate, the property remaining to be administered, the reasons the estate is not in a position to be closed, and whether it is feasible to pay an interim dividend to creditors.

...

(iv) Multiple Fee Applications. If more than 1 application for interim fees in a case is noticed for hearing at the same date and time, the narrative history provided in one of the applications may be incorporated by reference into the other interim fee applications to be heard contemporaneously by the court.

...

(K) A statement that the applicant has reviewed the requirements of this rule and that the application complies with this rule.

In support of the Interim Fee Application, Dinsmore has provided the Declaration of Peter J. Mastan (the "Mastan Decl."). In his declaration, Mr. Mastan states that, "[t]o the best of my knowledge, the Application complies with the United States Trustee Guidelines and Local Bankruptcy Rule 2016-1." Mastan Decl., ¶ 2. However, the Interim Fee Application does not state whether it is feasible to pay an interim dividend to creditors.

Consequently, the Interim Fee Application is not in compliance with LBR 2016-1(a)(1)(A)(ii). Unless a fee application fully complies with LBR 2016-1(a), it should not contain the statement set forth in LBR 2016-1(a)(1)(K). Absent full compliance with

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Chapter 7

LBR 2016-1(a)(1), the Court may continue or vacate a hearing on a fee application.

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

Party Information

Debtor(s):

Philmar Studios Inc

Represented By

Robert M Yaspan - SUSPENDED BK -
Sandford L. Frey

Trustee(s):

Amy L Goldman (TR)

Represented By

Peter J Mastan
Matthew J Stockl
Lovee D Sarenas

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1:24-11886 Right Size Plumbing & Drain Co Inc.

Chapter 11

#3.00 Second and Final Fee Application for
Michael Jay Berger, Debtor's Attorney

Period: 4/18/2025 to 9/11/2025
Fees: \$17,926.00 Expenses: \$615.21

Docket 169

Tentative Ruling:

Law Offices of Michael Jay Berger ("Applicant"), counsel to debtor and debtor in possession – approve fees of \$17,926.00 and reimbursement of expenses of \$615.21 for the period of April 18, 2025 through September 11, 2025, pursuant to 11 U.S.C. § 330, on a final basis. All fees and expenses approved on an interim basis are approved on a final basis.

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

Note: No response has been filed. Accordingly, no court appearance by Applicant 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 applicant will be so notified.

Party Information

Debtor(s):

Right Size Plumbing & Drain Co

Represented By
Michael Jay Berger

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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1:25-10399 Gevork Khalulyan

Chapter 7

#4.00 Trustee's Final Report and Applications for Compensation

NANCY ZAMORA, CHAPTER 7 TRUSTEE

Docket 57

Tentative Ruling:

Nancy J. Zamora, chapter 7 trustee (the "Trustee") – approve compensation of \$2,750.00 and reimbursement of expenses of \$394.64.

The Court will overrule the debtor's objection to the Trustee's Final Report.

On March 13, 2025, the debtor filed a chapter 7 petition. On July 11, 2025, the Trustee filed a motion to approve a settlement agreement and release with defendant Ronald Appell in Los Angeles Superior Court case no. 23STCV1922 [doc. 34]. The proposed settlement agreement was attached to the motion. Among other things, the settlement agreement provides for Mr. Appell to pay \$20,000.00 to the estate and for a mutual release, which included Mr. Appell's release of any claims which he had against the estate.

In the motion and in the Trustee's declaration filed in support of the motion, the Trustee explained why the proposed settlement of the Litigation and the release to be provided to Mr. Appell were reasonable and in the best interest of the estate. Notice of the motion and the opportunity to file an objection and request for hearing was properly served on all creditors and the debtor [doc. 35].

After no objections to the motion were timely filed, the Court granted the motion. The Order granting the motion was entered on August 7, 2025 [doc. 45]. That same day, the entered Order was served on the debtor. The Trustee is using the proceeds of the Court-approved settlement agreement to provide a distribution to creditors of the estate.

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

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Chapter 7

Debtor(s):

Gevork Khalulyan

Pro Se

Trustee(s):

Nancy J Zamora (TR)

Pro Se

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1:24-11393 Robin Stoltz Nassif

Chapter 11

#5.00 Status conference re: confirmation of first amended chapter 11 plan of reorganization

fr. 9/10/25; 10/1/25

Docket 98

Tentative Ruling:

See cal. no. 6.

Party Information

Debtor(s):

Robin Stoltz Nassif

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia
Nina Z Javan

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1:24-11393 Robin Stoltz Nassif

Chapter 11

#6.00 Status conference re: chapter 11 case

fr. 10/17/24; 3/5/25; 4/30/25; 6/18/25; 6/18/25; 7/16/25;
9/10/25; 10/1/25

Docket 1

Tentative Ruling:

In light of the *Debtor's Status Report* [doc. 145], the Court will continue the chapter 11 case status conference to **1:00 p.m. on December 17, 2025**.

No later than December 12, 2025, the debtor must file an updated status report which discusses the efforts made on and after October 22, 2025 to market and sell the debtor's residence located at 19016 Devonport Lane, Tarzana, California (the "Property"), expressed interest of any potential buyers in the purchase of the Property, including any offers made to purchase the Property, and any progress made with respect to that sale, to be served on the debtor's 20-largest unsecured creditors, all secured creditors and the United States trustee. The status report must be supported by evidence, including the declaration of the debtor's real estate listing agent and documentary evidence.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

Robin Stoltz Nassif

Represented By
Matthew D. Resnik

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1:25-10284 Paul Ira Polesovsky

Chapter 11

#7.00 Motion to Convert Case From Chapter 11 to 13

Docket 86

Tentative Ruling:

Grant.

The Court will prepare the order.

Party Information

Debtor(s):

Paul Ira Polesovsky

Represented By
Michael R Totaro
Maureen J Shanahan

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1:25-10284 Paul Ira Polesovsky

Chapter 11

#8.00 Second Amended Disclosure Statement Describing
The First Amended Chapter 11 Plan Of Reorganization

fr. 9/10/25; 9/24/25

Docket 65

Tentative Ruling:

See cal. no. 7.

Party Information

Debtor(s):

Paul Ira Polesovsky

Represented By
Michael R Totaro
Maureen J Shanahan

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1:25-10284 Paul Ira Polesovsky

Chapter 11

#9.00 Status conference re: chapter 11 case

fr. 4/2/25; 6/18/25; 9/10/25; 9/24/25

Docket 1

Tentative Ruling:

See cal. no. 7.

Party Information

Debtor(s):

Paul Ira Polesovsky

Represented By
Michael R Totaro

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1:23-11082 Philip M. Lawrence, II

Chapter 7

#10.00 Motion For Order: (1) Authorizing Employment Of The Real Real
As Consignment Agent; (2) Authorizing Sales Of Apparel Assets
Free And Clear Of Claims, Liens And Interests; And (3) Approving
Abandonment Of Other Assets And Unsold Assets

fr. 10/22/25(stip)

Docket 379

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.

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By

Robert M Yaspan - SUSPENDED BK -
Jeffrey S Kwong

Trustee(s):

David Keith Gottlieb (TR)

Represented By

Ron Bender
Jeffrey S Kwong

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11323 IN Holdings, Inc and IN Holdings Canada, Inc.

Chapter 11

#11.00 Debtors' Third Omnibus Objection to Duplicate Claims
[Re Claim No. 4 - Nuborn Express, Inc. and Claim No. 31 - Clark Hill PLC]

Docket 847

Tentative Ruling:

The Court will sustain the objections to claims. Pursuant to 11 U.S.C. § 502(b)(1), claim no. 4-1 and claim no. 31-1, both filed in Debtors' lead case, will be disallowed as duplicative claims.

Claim no. 4-1 of Nuborn Express, Inc. in the amount of \$28,684, filed in Debtors' lead case [1:24-bk-11323-VK], is duplicative of claim no. 22-1 of Nuborn Express, Inc., also filed in Debtors' lead case.

Claim no. 31-1 of Clark Hill PLC in the amount of \$51,036, filed in Debtors' lead case, is duplicative of claim no. 3-1 of Clark Hill PLC, filed in the case for IN Holdings Canada, Inc. [1:24-bk-11324-VK].

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

Note: No response has been filed. Accordingly, no court appearance by movants 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 movants will be so notified.

Party Information

Debtor(s):

IN Holdings, Inc

Represented By
Joseph Axelrod
Susan K Seflin

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

Wednesday, November 5, 2025

Hearing Room 301

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CONT...

IN Holdings, Inc and IN Holdings Canada, Inc.

Chapter 11

Jessica Wellington
Ashley M Teesdale
Jonathan Seligmann Shenson
Jessica L Bagdanov
David M Poitras
Cynthia M Cohen

Joint Debtor(s):

IN Holdings Canada, Inc.

Represented By
Susan K Seflin

DAI US HOLDCO INC

Represented By
Susan K Seflin

5310 Holdings, LLC

Represented By
Susan K Seflin

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:25-11895 Michael Stephen Lewis and Renate Ruby Lewis

Chapter 7

#12.00 Motion By Debtor Renate R. Lewis For Order
 Authorizing Her To Serve As Debtor Michael S.
 Lewis's 'Next Friend' During Chapter 7 Bankruptcy Case

Docket 16

Tentative Ruling:

Grant.

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

Note: No response has been filed. Accordingly, no court appearance by movants 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 movants will be so notified.

Party Information

Debtor(s):

Michael Stephen Lewis

Represented By
Jeffrey J Hagen

Joint Debtor(s):

Renate Ruby Lewis

Represented By
Jeffrey J Hagen

Trustee(s):

Sandra McBeth (TR)

Pro Se

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P. and Daniel Chapman

Chapter 11

#13.00 Omnibus Motion to Disallow The Claims of Limited Partners
Zhi Hong Zang; Chunting Want; Tong Jin; Yunning Ahao And
Mei Yang, Filed as Proof of Claim Nos. 21-1, 22-1, 23-1,
24-1, and 25-1

fr. 8/27/25 (stip); 9/24/25(stip); 10/8/25 (stip)

Docket 221

***** VACATED *** REASON: Cont'd to 12/3/25 at 1:30 in Ctrm. 301 per
ord. #331.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P.

Chapter 11

#14.00 Motion to Disallow the Claim of Maribeth Levine Filed
as Proof of Claim No. 27-1

fr. 9/24/25(stip); 10/8/25 (stip);

Docket 245

***** VACATED *** REASON: Cont'd to 12/3/25 at 1:30 in Ctrm. 301 per
ord. #331.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P.

Chapter 11

#15.00 Motion to Disallow the Claim of S. Lytton Associates, L.P.
Filed as Proof of Claim No. 26-1

fr. 9/25/25(stip); 10/8/25 (stip);

Docket 246

***** VACATED *** REASON: Cont'd to 12/3/25 at 1:30 in Ctrm. 301 per
ord. #331.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P.

Chapter 11

#16.00 Motion to Disallow the Claim of Susan Lytton and The
Estate of Sheldon Lytton Filed as Proof of Claim No. 30-1

fr. 9/24/25 (stip);

Docket 247

***** VACATED *** REASON: Cont'd to 12/3/25 at 1:30 in Ctrm. 301 per
ord. #331.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P.

Chapter 11

**#17.00 Motion to Disallow the Amended Claim of Daniel Chapman
Filed as Proof of Claim No. 11-2**

Stipulation to resolve motion filed 10/6/25

Docket 289

***** VACATED *** REASON: Order approving stipulation entered 10/7/25
[Dkt. 317]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:24-11748 Lytton Vineyard & Winery, L.P.

Chapter 11

#18.00 Motion to Disallow the Amended Claim of Kara Schaal
Proof of claim No. 13-2

Stipulation to resolve motion filed 10/6/25

Docket 292

***** VACATED *** REASON: Order approving stipulation entered 10/7/25
[Dkt. 316]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lytton Vineyard & Winery, L.P.

Represented By
M Douglas Flahaut
Dylan J Yamamoto

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

Wednesday, November 5, 2025

Hearing Room 301

1:30 PM

1:25-11951 AJ Hospitality, (A DE LLC)

Chapter 7

#18.01 Order to Show Cause Re Dismissal

Docket 5

***** VACATED *** REASON: Case dismissed on 11/4/25 [doc. 11].**

Tentative Ruling:

Contrary to Local Bankruptcy Rule 9011-2(a), the debtor has not file its petition, and otherwise appeared, with counsel. Consequently, the Court will dismiss this case.

The Court will prepare the order.

Party Information

Debtor(s):

AJ Hospitality, (A DE LLC)

Pro Se

Trustee(s):

Jeremy W. Faith (TR)

Pro Se

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

Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:24-12038 Biotactics, Inc.

Chapter 11

#19.00 Order to Show Cause Why This Case Should Not Be Dismissed Or
Converted To One Under Chapter 7 Pursuant to 11 U.S.C. §§ 105(a)
and 1112(b)

Docket 112

***** VACATED *** REASON: Hearing continued to 11/12/25 at 2:00 PM.
[Doc. 127]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Biotactics, Inc.

Represented By
Michael Jay Berger

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-10602 World of Mistry, LLC

Chapter 11

#20.00 Status conference re: chapter 11 case

fr. 6/11/25; 6/18/25; 8/20/25

Docket 1

Tentative Ruling:

Having reviewed *Debtor's Third Case Status Conference Report* [doc. 114], the Court will continue the chapter 11 case status conference to **1:00 p.m. on November 26, 2025.**

No later than November 12, 2025, the debtor must file its monthly operating reports for August and September 2025. In addition, the debtor must timely file its monthly operating report for October 2025.

The Court will prepare the order continuing the status conference.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

World of Mistry, LLC

Represented By

Ron Bender

Todd M Arnold

Anthony A. Friedman

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

Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-10644 Amit Syal and Reena Mistry

Chapter 11

#21.00 Confirmation hearing re Debtors' First Amended Chapter 11,
Subchapter V, Plan of Reorganization, Dated September 17, 2025

Docket 83

***** VACATED *** REASON: Hearing Continued to 12/17/25 at 2:00 PM.
per Order entered 10/27/25. [Dkt. 94]**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amit Syal

Represented By

Ron Bender

Anthony A. Friedman

Todd M Arnold

Joint Debtor(s):

Reena Mistry

Represented By

Ron Bender

Anthony A. Friedman

Todd M Arnold

Trustee(s):

Mark M Sharf (TR)

Pro Se

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

Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-10644 Amit Syal and Reena Mistry

Chapter 11

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

fr. 6/11/25; 6/18/25; 8/20/25

Docket 1

Tentative Ruling:

The Court will continue the chapter 11, subchapter V case status conference to **2:00 p.m. on December 17, 2025**, to be held concurrently with the hearing on confirmation of the debtors' chapter 11 plan [doc. 83]. *See* docs. 93 and 94.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

Amit Syal

Represented By

Ron Bender

Anthony A. Friedman

Todd M Arnold

Joint Debtor(s):

Reena Mistry

Represented By

Ron Bender

Anthony A. Friedman

Todd M Arnold

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Wednesday, November 5, 2025

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2:00 PM

CONT... Amit Syal and Reena Mistry

Chapter 11

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
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Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-11327 Lenasi, Inc.

Chapter 11

#22.01 Motion to Approve Stipulation for Use of Cash Collateral

Docket 64

Tentative Ruling:

Deny.

Because of the senior lien of the U.S. Small Business Administration (the "SBA") against the assets of Lenasi, Inc. ("Lenasi"), it appears that the lien of JPMorgan Chase Bank, N.A. ("JPMorgan") against those assets is wholly undersecured; consequently, JPMorgan does not have an interest in Lenasi's cash collateral which requires the provision of adequate protection. *See* cal. no. 23 and Claim 1-1, filed by the SBA.

Lenasi must submit the order within seven days.

Party Information

Debtor(s):

Lenasi, Inc.

Represented By
Vahe Khojayan

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

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

Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-11327 Lenasi, Inc.

Chapter 11

#23.00 Status conference re: Jointly Administered Chapter 11, Subchapter V Cases
fr. 9/10/25; 9/24/25

Docket 1

Tentative Ruling:

On July 24, 2025, Lenasi Inc. and Illuminated Trees, Inc. ("Debtors") filed subchapter V, chapter 11 petitions. On October 22, 2025, each of them filed a chapter 11, subchapter V plan. [docs. 61 and 62, 1:25-bk-11327 and doc. 21, 1:25-bk-11328].

The parties must address the following:

Have Debtors filed their 2024 income tax returns? If an accountant is assisting Debtors to prepare their income tax returns, Debtors must file an application to employ that accountant.

In its August 2025 Monthly Operating Report ("MOR"), Lenasi, Inc. ("Lenasi") disclosed a debit transaction for "Lenasi Inc Settlement" in the amount of \$12,086.53. *See August 2025 Monthly Operating Report*, p. 4 [doc. 51, 1:25-bk-11327-VK]. What is the basis for this transaction?

In its September 2025 MOR, Lenasi states that it has \$13,000 in unpaid bills. *See September 2025 Monthly Operating Report*, p. 2 [doc. 60, 1:25-bk-11327-VK]. Lenasi has not provided the required Exhibit E to specify its unpaid bills.

On October 31, 2025, AmericasMart Real Estate, LLC ("AmericasMart") filed a proof of claim against Lenasi, i.e., Claim 11-1, asserting a priority unsecured claim for an administrative expense and a nonpriority unsecured claim, based on a commercial lease agreement. The proof of claim states that Lenasi is joint and severally liable with STR Trading, LLC for all rent due under the lease. In Claim 11-1, AmericasMart states that the amount of its priority unsecured claim, for July 25, 2025 through October 2025, is \$30,941.41.

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2:00 PM

CONT... Lenasi, Inc.

Chapter 11

In its schedule G, Lenasi did not disclose any unexpired real property leases or any co-debtors, including STR Trading, LLC. Lenasi has not filed a motion to reject any leases.

In its chapter 11, subchapter V plan, Lenasi does not provide for payment of any priority unsecured claim of AmericasMart.

On August 7, 2025, the U.S. Small Business Administration (the "SBA") filed a proof of claim, i.e., Claim 1-1, for a **secured** claim in the amount of \$160,686.83. Attached to the proof of claim are a Loan Authorization and Agreement between the SBA and Lenasi, dated July 2, 2020, and a UCC Financing Statement, filed on July 11, 2020. The financing statement covers all tangible and intangible personal property.

On October 23, 2025, Lenasi filed a *Motion to Approve Stipulation for Use of Cash Collateral* [doc. 64, 1:25-bk-11327-VK]. The related *Stipulation re: Use of Cash Collateral* (the "Stipulation") is between JP Morgan Chase Bank, N.A. ("JP Morgan") and Lenasi. The Stipulation states that Lenasi borrowed \$100,000 from JP Morgan in October 2020 (the "Loan") and the Loan is secured by a "blanket security interest" in Lenasi's business assets and a "perfected UCC-1 Financing Statement." In Lenasi's schedule D, Lenasi did not disclose any secured creditors, including JP Morgan. The Stipulation provides for Lenasi to make payments in the amount of \$1,800 per month to JP Morgan, beginning on November 1, 2025.

On September 16, 2025, JP Morgan filed a proof of claim, i.e., Claim 7-1, for a secured claim in the amount of \$105,368.24, based on a Line of Credit Note, a Credit Agreement, a UCC Financing Statement filed on October 22, 2020, a Default Judgment against Lenasi and a Notice of Judgment Lien filed on June 3, 2025. This documentation is attached to Claim 7-1.

Based on the documentation attached to the proofs of claim filed by the SBA and JP Morgan [Claims 1-1 and 7-1], it appears that the SBA's lien has priority over the lien of JP Morgan.

Another proof of claim regarding Lenasi's breach of a commercial real property lease - for premises located in Las Vegas, Nevada - was filed on October 31, 2025 by WMCV Phase 2 SPE, LLC ("WMCV"), i.e., Claim 10-1. In Claim 10-1, WMCV

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CONT... Lenasi, Inc.

Chapter 11

asserts that its claim is secured by a recorded default judgment.

Deficiencies in Lenasi's Schedules and Cash Flow Projections

In its schedule A/B, filed on August 7, 2025, Lenasi represents that it does not own any machinery, equipment or vehicles. In its schedule D, Lenasi represents that it does not have any secured creditors.

In contrast, in *Debtor's Subchapter V Chapter 11 Plan* [doc. 61] (the "Lenasi Plan"), Lenasi includes three classes of secured claims: (1) the claim of JPMorgan, in the amount of \$105,368.00, allegedly secured by a blanket perfected lien against collateral with a value of \$30,000 [*see* Claim 7-1 filed by JP Morgan]; (2) the claim of Marlin Leasing, in the amount of \$30,000, secured by a rooftop air conditioning unit [*see* Claim 2-1 filed by Marlin Leasing Corporation]; and (3) the claim of Ally Bank, in the amount of \$5,791.14, secured by a Mitsubishi truck [*see* Claim 5-1 filed by Ally Bank]. [The Lenasi Plan does not treat the claims asserted by the SBA and WMCV as secured.]

In Exhibit 1 to the Lenasi Plan, Lenasi states that it owns an air conditioner with a value of \$30,000 and a Mitsubishi Fuso truck with a value of \$15,000.

In its schedule F, Lenasi includes JP Morgan, Marlin Leasing, the SBA and WMCV as nonpriority *unsecured* creditors. This does not take into account the liens and any collateral of these creditors, as reflected or asserted in their proofs of claim.

In its schedule G, Lenasi states that it does not have any executory contracts or unexpired leases. In its schedule H, Lenasi states that it does not have any codebtors.

In contrast, in Lenasi's cash flow projections, attached as Exhibit 2 to the Lenasi Plan, Lenasi provides for payments of "RENT Chatsworth" and "Rent Atlanta." These rent payments are to be made sporadically. For Chatsworth, the projections reflect rent payments to be made in March, May, July and November 2026, and not in other months of 2026. For Atlanta, the projections reflect rent payments to be made in February, July, September and December 2026, and not in other months of 2026.

Regarding these cash flow projections, although the Lenasi Plan provides for

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CONT... Lenasi, Inc.

Chapter 11

payments to Ally Bank, which has a lien against the Mitsubishi truck, Lenasi does not include any vehicle expenses in its projections.

Deficiencies in the Schedules and Cash Flow Projections filed by Illuminated Trees, Inc.

In its schedule A/B [doc. 16, 1:25-bk-11328], Illuminated Trees, Inc. ("Illuminated") lists a Mitsubishi truck with a value of \$14,328.

Is this the Mitsubishi truck which Ally Bank financed for Lenasi, and which is not disclosed in Lenasi's schedule A/B? *See* Ally Bank's Claim 5-1 filed in 1:25-bk-11327.

In its schedule D, Illuminated represents that it does not have any secured creditors.

Nonetheless, in *Debtor's Subchapter V Chapter 11 Plan* [doc. 21, 1:25-bk-11328] (the "Illuminated Plan"), Illuminated includes the secured claim of Webfunder, LLC, in the amount of \$88,951.51, secured by a blanket lien perfected by a UCC statement against collateral with an alleged value of \$30,000 [*see* Claim 4-1 filed by Webfunder, LLC].

In its schedule G, Illuminated states that it does not have any executory contracts or unexpired leases. In its schedule H, Illuminated states that it does not have any codebtors.

In contrast, in Illuminated's cash flow projections, attached as Exhibit 2 to the Illuminated Plan, Illuminated provides for payments of "RENT Chatsworth" and "Rent Atlanta." These rent payments are to be made sporadically. For Chatsworth, the projections reflect rent payments to be made in January, March, May, July, September and November 2026, and not in other months of 2026. For Atlanta, the projections reflect rent payments to be made in January, March, April, June, July, September, October and December 2026, and not in other months of 2026.

No later than **November 24, 2025**:

1. Lenasi must supplement its MOR for September 2025 with the required Exhibit E, which must list each creditor for which Lenasi has a postpetition

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CONT...

Lenasi, Inc.

Chapter 11

account payable and the aggregate postpetition account payables for each creditor.

2. Lenasi must file an amended subchapter V, chapter 11 plan and amended cash flow projections to provide for the priority claim of AmericasMart and the secured claims of the SBA and WMCV or file objections to the proofs of claim filed by these creditors.
3. Debtors must file amended schedules A/B, D, G and H to disclose properly their equipment and vehicles, their secured creditors, the value of the collateral for each of those secured claims, their unexpired leases and their codebtors, e.g., with respect to their commercial real property leases.
4. Debtors must file each of the leases regarding commercial real properties for which Debtors are making postpetition rent payments and any other documentation which reflects Debtors' obligations to make postpetition rent payments.
5. Debtors must submit a declaration which explains why the cash flow projections for the Lenasi Plan and the Illuminated Plan set forth sporadic post-confirmation rent payments.

The Court will set a deadline of **March 31, 2026** for each of Debtors to confirm a chapter 11 plan.

The Court will prepare the order.

Party Information

Debtor(s):

Lenasi, Inc.

Represented By
Vahe Khojayan

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
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Wednesday, November 5, 2025

Hearing Room 301

2:00 PM

1:25-11697 Hassake Enterprises Inc.

Chapter 11

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

Docket 1

Tentative Ruling:

On September 12, 2025, Hassake Enterprises Inc. ("Debtor") filed a chapter 11, subchapter V petition.

The deadline to file proofs of claim is **November 21, 2025** for non-governmental units and **March 11, 2026** for governmental units. *Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case* [doc. 19]. Pursuant to 11 U.S.C. § 1189(b), the debtor's deadline to file a proposed plan is **December 11, 2025**.

This chapter 11, subchapter V case status conference will be continued to **2:00 p.m. on December 17, 2025**, in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary.

Pursuant to the Anti-Deficiency Act, certain work may continue during a lapse of appropriations if it involves an "emergenc[y] involving the safety of human life or the protection of property."

The debtor must file a status report, to be served on the debtor's 20 largest unsecured creditors, all secured creditors and the subchapter V trustee, not 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 status report must address the following:

Has the debtor filed its income tax returns for 2024? If not, why not?

What efforts has the debtor made so far to obtain the consent of creditors for a consensual plan?

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2:00 PM

CONT... Hassake Enterprises Inc.

Chapter 11

Any additional information the debtor would like to disclose to the Court concerning this chapter 11 case or the plan.

The Court will prepare an order continuing the status conference and setting the deadline to file and serve the related status report.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

Hassake Enterprises Inc.

Represented By
Stella A Havkin

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 301

2:00 PM

1:25-11802 KC 117 LLC

Chapter 11

#25.00 Order To Show Cause Why This Case Should Not Be Dismissed
With A One Year Bar To Debtor Filing Another Bankruptcy
Petition

Docket 31

Tentative Ruling:

The Court will continue the hearing on the *Order to Show Cause Why This Case Should Not Be Dismissed with a One Year Bar to Debtor Filing Another Bankruptcy Petition* (the "OSC") [doc. 31] to **2:00 p.m. on December 10, 2025**, to be held concurrently with the continued hearing on the debtor's motion to sell its real property.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

KC 117 LLC

Represented By
Shai S Oved

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

1:25-11802 KC 117 LLC

Chapter 11

#26.00 Debtor's Motion to: (1) Approve Sale of Real Property Located at 5712 Donna Ave., Tarzana, CA 91356, Free and Clear of Liens, Claims and Interests; (2) Approve Overbid Procedure; (3) Approve Payment of Real Estate Broker's Commissions and Fees for General Counsel for Debtor; and (4) Waiving Stay under Rule 6004(h)

Docket 55

Tentative Ruling:

The Court will continue the hearing on the *Motion to: (1) Approve Sale of Real Property Located at 5712 Donna Ave., Tarzana, CA 91356, Free and Clear of Liens, Claims and Interests; (2) Approve Overbid Procedure; (3) Approve Payment of Real Estate Broker's Commissions and Fees for General Counsel for Debtor; and (4) Waiving Stay Under Rule 6004(h)* (the "Motion") [doc. 44, refiled at doc. 55] to **2:00 p.m. on December 10, 2025.**

No later than November 12, 2025, the debtor must serve the Motion and notice of the continued hearing date and the deadline to respond 14 days prior thereto on: (1) the Los Angeles County Tax Collector; (2) the Internal Revenue Service; (3) the State of California Franchise Tax Board; (4) American Express Bank, FSB; (5) 3151 Cahuenga Partnership; and (6) Elena Belle Theanne, Administrator of the Estate of Michael Theanne.

As concerns the Los Angeles County Tax Collector, service must be provided at the following address:

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Regarding the Internal Revenue Service, service must be provided **to each** of the following addresses:

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Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Civil Process Clerk
United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

Attorney General
United States Department of Justice
Ben Franklin Station
P.O. Box 683
Washington, DC 20044

With respect to the State of California Franchise Tax Board, service must be provided at the following address:

Franchise Tax Board Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

As concerns American Express Bank, FSB, in accordance with Fed. R. Bankr. P. 9014(b) and 7004(h), the debtor must serve American Express Bank, FSB, **via certified mail**, at the following address as set forth on the website for the FDIC: **American Express Bank, FSB, 115 W Towne Ridge Pkwy, Sandy, UT 84070, Attention: Officer of American Express Bank, FSB.**

Regarding 3151 Cahuenga Partnership, in accordance with Fed. R. Bankr. P. 9014(b) and 7004(b)(3), the debtor must serve 3151 Cahuenga Partnership, at the following address as set forth on the website for the California Secretary of State: **3151 Cahuenga Partnership, 8425 West Third Street, Suite 200, Los Angeles, CA 90048, Attention: Daniel H. Laidman, Agent for Service of Process.**

With respect to Elena Belle Theanne, Administrator of the Estate of Michael Theanne,

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the debtor must serve Ms. Theanne in accordance with Fed. R. Bankr. P. 9014(b) and 7004(b)(1).

Appearances on November 5, 2025 are excused.

The Court will prepare the order.

Party Information

Debtor(s):

KC 117 LLC

Represented By
Shai S Oved

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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1:25-11802 KC 117 LLC

Chapter 11

#27.00 Status Conference RE: Subchapter V Case

Docket 1

Tentative Ruling:

The deadline to file proofs of claim against the debtor is **December 8, 2025** for non-governmental units and **March 30, 2026** for governmental units [doc. 9]. Pursuant to LBR 3003-1(b)(2), "in subchapter V cases, the debtor in possession or subchapter V trustee in possession, as applicable, must file and serve the bar date notice within 7 days of (1) the date of entry of the order for relief..." LBR 3003-1(b)(2).

This chapter 11, subchapter V case status conference will be continued to **2:00 p.m. on December 10, 2025**, in accordance with the *Shutdown Plan*, which was adopted by the Court pursuant to Volume 13, Chapter 2, Section 230.50 of the *Guide to Judiciary Policy* and the Office of General Counsel's memorandum dated October 13, 2023, to address a lapse in appropriations for the Judiciary.

The Court's *Order Setting Hearing on Status of Chapter 11, Subchapter V Case and Requiring Report on Status of Chapter 11, Subchapter V Case* (the "Order") [doc. 28] provides that, "at least fourteen (14) days before the initial status conference, the debtor must: (a) file with the Court a Subchapter V Status Report[.]" Order, p. 3 (emphases omitted). The Order further provides, in relevant part:

[T]he Status Report **MUST BE SUPPORTED BY EVIDENCE** in the form of declarations and supporting documents. The declaration(s) filed in support of the Status Report must address and include the following:

1. Disclose whether the debtor timely filed and served a Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case in accordance with Local Bankruptcy Rule 3003-1(b)(2) . . .

Id. (emphasis in original).

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On October 14, 2025, the debtor filed its *Subchapter V Status Report* (the "Status Report") [doc. 42]. Contrary to the Order, in the Status Report, the debtor did not disclose, among other things, whether it timely filed and served the bar date notice in accordance with Local Bankruptcy Rule 3003-1(b)(2).

No later than November 5, 2025, the debtor must file and serve the bar date notice using the mandatory Court-approved form F 3003-1.NOTICE.BARDATE.

The Court will prepare an order continuing the status conference and setting the continued deadline to file and serve the bar date notice.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

KC 117 LLC

Represented By
Shai S Oved

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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1:25-11845 Nadia Masoudi

Chapter 11

#28.00 Status conference re Chapter 11, Subchapter V Case

Docket 0

Tentative Ruling:

On September 26, 2025, Nadia Masoudi ("Debtor") filed a chapter 11, subchapter V petition.

The deadline to file proofs of claim is **December 5, 2025** for non-governmental units and **March 3, 2026** for governmental units. *Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case* [doc. 36]. Pursuant to 11 U.S.C. § 1189(b), the debtor's deadline to file a proposed plan is **December 26, 2025**.

The parties should address the following:

Has Debtor filed her 2024 income tax returns? If not, when does she plan to file them?

Debtor's secured debt for the vehicles disclosed by Debtor is not scheduled, and Debtor's use of and payment for these vehicles is unclear.

In her schedule A/B [doc. 28], Debtor identified interests in a 2023 Porsche Panamera, with a value of \$70,000, and a 2025 Chevrolet Suburban, with a value of \$60,000. In her schedule G, Debtor disclosed leases for three vehicles: (1) a BMW 740, (2) a BMW 330 and (3) a Lexus ES300.

In her schedule D, Debtor does not disclose any claims secured by the Porsche Panamera and the Chevrolet Suburban.

In Debtor's *Supplement to Status Report*, Debtor asserts that "Debtor and her husband have 5 cars because they have 4 children. Two cars are *being purchased* and the other 3 are leased." *Supplement to Status Report*, at 12 [doc. 39] (emphasis added). According to Debtor's amended schedule J, her children are 25, 23 and 20 years old [doc. 31].

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Nadia Masoudi

Chapter 11

In her amended schedule J [doc. 31], Debtor represented that she is making three car payments: \$1,078 for Vehicle 1, \$503 for Vehicle 2 and \$510 for a third car.

Who is the primary driver for each of the vehicles listed in schedules A/B and G?

Which of the five vehicles listed in schedules A/B and G are associated with the three vehicle/car payments disclosed in amended schedule J?

How much are the payments for the two vehicles not included in amended schedule J?

Who is making the car payments for the two vehicles not included in amended schedule J?

On October 22, 2025, Debtor filed a motion for an order approving a budget for the use of Debtor's cash and postpetition income (the "Budget Motion"). **At 2:00 p.m. on November 26, 2025**, the Court will hold a hearing on the Budget Motion.

By **November 12, 2025**, in connection with the Budget Motion, Debtor must file: (1) an amended schedule D to identify all of the creditors which are secured by liens against Debtor's purchased vehicles; and (2) a declaration which answers each of the questions concerning Debtor's five vehicles, as set forth above.

The Court will continue the chapter 11, subchapter V case status conference to be held at **2:00 p.m. on November 26, 2025**.

The Court will prepare an order continuing the status conference, setting the hearing on the Budget Motion and setting the deadlines set forth above.

Party Information

Debtor(s):

Nadia Masoudi

Represented By
Stella A Havkin

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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1:24-11886 Right Size Plumbing & Drain Co Inc.

Chapter 11

#29.00 Status conference re: chapter 11, Subchapter V Case

fr. 1/8/25; 3/19/25; 4/10/25(stip); 6/4/25; 6/11/25; 6/18/25; 10/22/25

Docket 1

Tentative Ruling:

Having reviewed the reorganized debtor's post-confirmation status report filed on October 27, 2025 [doc. 176], and given that the reorganized debtor is current on its required plan payments, the Court will not further continue this post-confirmation status conference.

Appearances on November 5, 2025 are excused.

Party Information

Debtor(s):

Right Size Plumbing & Drain Co

Represented By
Michael Jay Berger

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

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1:25-12027 Titan Group Logistics, Inc.

Chapter 11

#30.00 Emergency Motion of Debtor For Order Authorizing Debtor To
Provide Adequate Assurance of Payment to Utility Service
Providers [11 U.S.C. Section 366]

Docket 4

Tentative Ruling:

The debtor has not complied with the notice requirements set forth in the *Order Setting Hearing on Emergency Motion on Shortened Notice* [doc. 7] and has not filed a Declaration of Notice and Service that the debtor timely provided telephonic notice to the debtor's utility providers, including a reference to the debtor's account number with that utility provider.

Party Information

Debtor(s):

Titan Group Logistics, Inc.

Represented By
Tamar Terzian