

**United States Bankruptcy Court
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Tuesday, February 3, 2026

Hearing Room 1539

10:00 AM

2:00-00000

Chapter

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. that are in effect at the time of the hearing.

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below. **MEMBERS OF THE PUBLIC MAY ONLY CONNECT TO THE AUDIO FEED USING THE TELEPHONE NUMBERS PROVIDED BELOW AND ARE NOT PERMITTED TO CONNECT TO THE VIDEO FEED.**

Individuals 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). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [Chambers SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance.** The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:
<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, **"Phone/Video Appearances."**

Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>

ZoomGov meeting number: 161 6109 0855

Password: 148508

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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(when prompted, enter meeting number and password shown above)

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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2:25-19745 Alexander R Moran and Edith Serna Campos

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2024 TOYOTA COROLLA ; VIN: 5YFT4MCE0RP183287**

MOVANT: Toyota Motor Credit Corporation

Docket 12

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Alexander R Moran

Represented By
George C Panagiotou

Joint Debtor(s):

Edith Serna Campos

Represented By
George C Panagiotou

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Wesley H Avery (TR)

Pro Se

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2:25-20593 Cheyenne Simone Narcisse Williams

Chapter 7

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2019 HYUNDAI KONA; VIN: KM8K12AA4KU225828**

MOVANT: Global Lending Services LLC

Docket 16

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Cheyenne Simone Narcisse Williams	Pro Se
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Movant(s):

Global Lending Services LLC	Represented By Kirsten Martinez
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Trustee(s):

Carolyn A Dye (TR)	Pro Se
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**United States Bankruptcy Court
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2:25-20853 Lizet Viridiana Castaneda

Chapter 7

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: **2021 Kia Sorento, VIN: 5XYRH4LF6MG062963 .**

MOVANT: Exeter Finance LLC

Docket 7

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Byron Bahr

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Lizet Viridiana Castaneda

Represented By
Sydell B Connor

Movant(s):

Exeter Finance LLC

Represented By
Sheryl K Ith

Trustee(s):

Peter J Mastan (TR)

Pro Se

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2:25-21488 Archie Lee Thompson

Chapter 7

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2024 BMW X3xDrive30i Sport Utility 4D, VIN: 5UX43DP03R9X35682

MOVANT: BMW Bank of North America

Docket 11

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Kristin Schuler-Hintz

Tentative Ruling:

Grant with waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

Archie Lee Thompson

Represented By
John D Sarai

Movant(s):

BMW Bank of North America

Represented By
Kristin A Schuler-Hintz

Trustee(s):

David M Goodrich (TR)

Pro Se

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2:25-21547 San Osman Arli

Chapter 7

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: **11276 Washington Place, Culver City, CA 90230**

MOVANT: Paul A. Swerdlove Trust dba Washington Place Realty

Docket 8

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Grant without waiver of Rule 4001(a)(3).

Party Information

Debtor(s):

San Osman Arli

Represented By
Eric Bensamochan

Movant(s):

Washington Place Realty

Represented By
Luke P Daniels

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
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2:25-19627 Hyundai Capital Management, Inc.

Chapter 11

#6.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: **554 S. Hobart Blvd. and 550 S. Hobart Blvd. Los Angeles, CA 90020 .**

MOVANT: Mega Asset, LLC

fr: 12-16-25; 1-14-26

Docket 6

Courtroom Deputy:

Tentative Ruling:

Tentative Ruling from December 16, 2025:

In its original motion, movant did not provide admissible evidence as to the value of the property and the debtor objected on that ground. Movant has now remedied that problem in its reply brief, but that evidence should have been in the motion. In the context of a chapter 11 case (that was filed on October 29, 2025), lack of a sufficient equity cushion or failure to make payments does not necessarily amount to cause to lift the automatic stay unless the property is declining in value. Motion does not even assert that this is the case. Even if there is no equity in the property (although there is a small amount of equity based on the BPO movant has provided), relief from stay is not available under section 362(d)(2) if the property is necessary to an effective reorganization. This is the debtor's only meaningful asset, so the property is necessary, but is there a realistic prospect of reorganization (or another solution to the debtor's financial problems) within a reasonable period. The debtor does not even discuss this in its opposition (presumably due to the lack of admissible evidence as to the property's value).

Now that movant has provided admissible evidence in its reply instead of in the motion itself, continue the hearing to give the debtor a further opportunity to persuade the court that there is a reasonable likelihood of reorganization

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CONT... **Hyundae Capital Management, Inc.**
within a reasonable period.

Chapter 11

Final Ruling for December 16, 2025:

Continue hearing to January 14, 2026 at 1:00 p.m. Debtor should serve and file supplemental papers not later than December 30, 2025. Replies should be filed by January 8, 2026.

Tentative Ruling for January 14, 2026:

Debtor reported at case management conference held January 7, 2026 that there will be a hearing on January 21, 2026 at which the City is to approve the proposed contract with the debtor for the purchase of the Hobart lots. Continue the hearing to the same date and time as the continued case management conference to give debtor an opportunity to obtain City approval for the sale contract.

Final Ruling for January 14, 2026:

Continue hearing to February 3, 2026 at 10:00 a.m.

Tentative Ruling for February 3, 2026:

What happened at the January 21, 2026 meeting? Hearing required.

Party Information

Debtor(s):

Hyundae Capital Management, Inc.

Represented By
Stella A Havkin

Movant(s):

Mega Asset, LLC

Represented By
Arnold L Graff

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2:25-21260 Jose Cresencio Pena

Chapter 7

#7.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **Residential rental property located at 1507 Mission Lane Los Angeles CA 90047; Chiedu Okonjo-Adigwe vs. Natalia Saude, Case No. 251WUD01722, Superior Court of California, Los Angeles, Inglewood Courthouse**

MOVANT: Chiedu Okonjo-Adigwe

Docket 7

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

NOTE: Motion appears to have been filed on wrong form. (This is a UD Action.)

Grant motion with waiver of Rule 4001(a)(3) and annulment.

Party Information

Debtor(s):

Jose Cresencio Pena

Represented By
Francis Guilardi

Movant(s):

Chiedu Okonjo-Adigwe

Represented By
David Akindele Akintimoye

Trustee(s):

John J Menchaca (TR)

Pro Se

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2:25-17723 Presentation Media, Inc.

Chapter 11

#8.00 Motion to Assume Lease or Executory Contract New Lease For Warehouse Space

[OST]

Docket 111

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Jessica Simon

Tentative Ruling:

Provided motion was served in the manner set forth in order shortening time, grant motion and authorize debtor to enter into new lease, retain the real estate broker and compensate the broker for his services. Entering into new lease appears to be a sound business judgment. New rent is lower; acceleration is reasonable; moving costs are minimal; new lease appears to be in the best interests of the estate.

Party Information

Debtor(s):

Presentation Media, Inc.

Represented By
Steven R Fox

Movant(s):

Presentation Media, Inc.

Represented By
Steven R Fox
Steven R Fox
Steven R Fox
Steven R Fox
Steven R Fox
Steven R Fox
Steven R Fox

**United States Bankruptcy Court
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2:24-16517 Moto Holding, LLC

Chapter 7

Adv#: 2:25-01207 MBL Administrative Agent II LLC et al v. Salter et al

#9.00 Motion for a Temporary Restraining Order

Docket 38

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - David Shevitz

Tentative Ruling:

In Deckert v. Independence Shares Corp., 311 U.S. 282, 85 L. Ed. 189, 61 S. Ct. 229 (1940), the Supreme Court held that a preliminary injunction was authorized to maintain the status quo where the defendant was shown to be likely to be insolvent at the time of judgment. The Court held that "the injunction was a reasonable measure to preserve the status quo pending final determination of the questions raised by the bill" and concluded that the legal remedy against the defendant would be inadequate due to the allegations that the defendant was insolvent and the danger of dissipation of assets. Id. at 290.

Most of the circuits have held that a preliminary injunction is available in such circumstances. In Hoxworth v. Blinder, Robinson & Co., 903 F.2d 186 (3d Cir. 1990), the Third Circuit held that a preliminary injunction was authorized in extraordinary circumstances in a suit seeking only money damages, such as where there is a possibility that the defendant would be insolvent at the time of judgment. The defendants in Hoxworth had argued "that a district court lacks the power to protect a potential future damages remedy by a preliminary [*1479] injunction encumbering assets, even assuming that the usual criteria for obtaining a preliminary injunction are met." Id. at 189. The Third Circuit rejected that argument.

The First Circuit has also upheld a preliminary injunction entered in a lawsuit seeking money damages. In Teradyne Inc. v. Mostek Corp., 797 F.2d 43 (1st

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CONT... Moto Holding, LLC

Chapter 7

Cir. 1986), the court held that in a breach of contract action, it was within the district court's authority to enjoin the defendant from disposing of assets where there was danger that the defendant would be insolvent prior to judgment. Id. at 52-53. In support of its conclusion, the Teradyne court also cited Deckert.

In Roland Machinery Co. v. Dresser Industries, 749 F.2d 380 (7th Cir. 1984), the court explained that a preliminary injunction would be appropriate in certain circumstances:

Where the only remedy sought at trial is damages, the two requirements - irreparable harm, and no adequate remedy at law - merge. The question is then whether the plaintiff will be made whole if he prevails on the merits and is awarded damages. . . .

. . . . A damages remedy can be inadequate for any of four reasons:

(a) The damage award may come too late to save the plaintiff's business. . . .

(b) The plaintiff may not be able to finance his lawsuit against the defendant without the revenues from his business that the defendant is threatening to destroy. . . .

(c) Damages may be unobtainable from the defendant because he may become insolvent before a final judgment can be entered and collected. . . .

(d) The nature of the plaintiff's loss may make damages very difficult to calculate.

Id. at 386. The Seventh Circuit thus applied the traditional equitable test for the issuance of a preliminary injunction.

The Second, Fourth, Eighth, Tenth, and District of Columbia Circuits agree. See, e.g., Green v. Drexler (In re: Feit & Drexler, Inc.), 760 F.2d 406, 416 (2d Cir. 1985) ("Even where the ultimate relief sought is money damages, federal courts have found preliminary injunctions appropriate where it has been shown that the defendant intended to frustrate any judgment on the merits by

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transferring its assets out of the jurisdiction. . . . this is an appropriate case for the issuance of injunctive relief to prevent [the defendant] from making uncollectible any judgment.") (internal quotations and citations omitted).

The trustee has introduced evidence sufficient to demonstrate that defendants have taken steps that, if permitted to move forward, would result in the potential loss of valuable assets. In the absence of a showing from defendants that they have ample resources to satisfy an eventual judgment from another source, the Court agrees that the issuance of a temporary restraining order is warranted, particularly in light of the limited relief requested in the trustee's motion. Court agrees that, pursuant to FRBP 7065, the trustee is not required to post security in order to obtain injunctive relief.

Enter order that provides as follows:

1. Defendant Maurice Salter, individually and as trustee of the Salter Family Trust or any capacity, is enjoined from selling, transferring, encumbering, pledging, refinancing, assigning, or hypothecating the property located at the Chantilly Property until a final order is entered on the Motion for Preliminary Injunction;
2. Defendant Maurice Salter, individually and as trustee of the Salter Family Trust or in any capacity, is enjoined from transferring any proceeds from the sale or encumbrance of the Chantilly Property until a final order is entered on the Motion for Preliminary Injunction; and
3. Defendant Emre Ucer, individually or in any capacity, is enjoined from transferring the proceeds of the \$3 million loan made by Sen Properties, Inc. on or about December 18, 2025 and purportedly secured by the Spalding Property until a final order is entered on the Motion for Preliminary Injunction.

Party Information

Debtor(s):

Moto Holding, LLC

Represented By
Marc Weitz

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CONT... Moto Holding, LLC

Chapter 7

Defendant(s):

Maurice Salter	Pro Se
Emre Ucer	Represented By Dylan J Yamamoto
Ucer LLC	Pro Se
ALADDIN TWO, LLC	Pro Se
FOCUS BUILDERS, INC.	Represented By Lisa Patel Matthew A Lesnick
John Does 1-100	Pro Se
Maurice Salter, individually and as	Pro Se

Movant(s):

MBL Administrative Agent II LLC	Represented By Robert J Labate Andrew Michael Cummings Olivia J. Scott Andrew M. Cummings Jonathan R Doolittle
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Plaintiff(s):

MBL Administrative Agent II LLC	Represented By Robert J Labate Andrew Michael Cummings Olivia J. Scott Andrew M. Cummings Jonathan R Doolittle
Peter J Mastan	Represented By Hugh M Ray Jonathan R Doolittle

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CONT... Moto Holding, LLC

Chapter 7

Trustee(s):

Peter J Mastan (TR)

Represented By
Ronald Cheng
Hugh M Ray

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2:20-11101 Jessika Andrea Barreto

Chapter 7

Adv#: 2:25-01390 Barreto v. Martinez et al

#200.00 Status Conference re: 72 (Injunctive relief - other)),(91 (Declaratory judgment) Complaint by Jessika Andrea Barreto against Claudia Margarita Martinez, Eamon Jafari.

Docket 1

***** VACATED *** REASON: CONTINUED TO 2-24-26 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Anthony Egbase

Tentative Ruling:

Continue status confrence to February 24, 2026 at 2:00 p.m. to be heard concurrently with motion to dismiss. APPEARANCES WAIVED ON FEBRUARY 3, 2026.

Party Information

Debtor(s):

Jessika Andrea Barreto

Represented By

Donald Iwuchukwu

Anthony Obehi Egbase

Defendant(s):

Claudia Margarita Martinez

Pro Se

Eamon Jafari

Pro Se

DOES 1 Through 50, inclusive

Pro Se

Plaintiff(s):

Jessika Andrea Barreto

Represented By

Anthony Obehi Egbase

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CONT... Jessika Andrea Barreto

Chapter 7

Trustee(s):

Sam S Leslie (TR)

Pro Se

**United States Bankruptcy Court
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2:24-17195 Angela Song

Chapter 7

Adv#: 2:25-01316 U.S. Bank National Association, as Trustee for Vel v. Song

#201.00 Status Conference: re: 41 (Objection / revocation of discharge - 727(c),(d),(e)), (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud) Complaint by U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2019-3 against Angela Song

fr: 9-16-25, 9-30-25

Docket 2

Courtroom Deputy:

Tentative Ruling:

Tentative Ruling for September 30, 2025:

The complaint does not set forth a sufficient basis for the revocation of a discharge; however, a creditor who did not receive notice of the bankruptcy filing in time to file a timely nondischargeability action is not precluded from seeking to have its debt excepted from the discharge under section 523(a)(2) (A). Disregard prayer seeking revocation of discharge and permit action to proceed under sections 523(a)(2)(A) and 523(a)(3)(B).

Set continued status conference for approximately 90 days.

Final Ruling from September 30, 2025:

Continue status conference to February 3, 2026 at 2:00 p.m. Parties should file joint status report not later than January 20, 2026.

Tentative Ruling for February 3, 2026:

Continue status conference approximately 90 days. Discuss with parties whether this is an appropriate matter to be sent to an early mediation.

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CONT... Angela Song

Chapter 7

Debtor(s):

Angela Song

Represented By
Andrew S Cho

Defendant(s):

Angela Song

Pro Se

Plaintiff(s):

U.S. Bank National Association, as

Represented By
Aria Guilani
Vanessa H Widener
Elmira R. Howard

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

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2:25-12899 Lisett Caridad Gonzalez

Chapter 7

Adv#: 2:25-01307 Immigrant Rights Defense Council, LLC v. Gonzalez

#202.00 Status Conference re: 67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)), (68 (Dischargeability - 523(a)(6), willful and malicious injury)), (65 (Dischargeability - other) Complaint by Immigrant Rights Defense Council, LLC against Lisett Caridad Gonzalez.

fr: 9-2-25; 9-16-25, 9-30-25; 12-16-25

Docket 1

Courtroom Deputy:

12/23/25 - Second Amended Complaint filed

ZoomGov Appearance by:

2/3/26 - Sebastian Medvei

Tentative Ruling:

Continue status conference to September 16, 2025 at 2:00 p.m. to be heard concurrently with motion to set aside default. APPEARANCES WAIVED ON SEPTEMBER 2, 2025.

Tentative Ruling for September 30, 2025:

If court sets aside default, set new deadline for defendant to file and serve response to complaint and date for continued status conference.

10/6/2025 -- Court entered order setting aside default and denying request for sanctions. Response to complaint due October 14, 2025. Joint status report due December 2, 2025.

12/9/25 -- At hearing held this date on defendant's motion for more definite statement, court advanced status conference to December 9, 2025 at 2:00 p.m. and set a further status conference for February 3, 2026 at 2:00 p.m.

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CONT... Lisett Caridad Gonzalez

Chapter 7

(Joint status report will be due January 20, 2026.) OFF CALENDAR FOR
DECEMBER 16, 2025. STATUS CONFERENCE CONTINUED TO
FEBRUARY 3, 2026 AT 2:00 P.M.

12/16/2025 -- Court approved order on motion for more definite statement
and to dismiss:

1. Plaintiff shall separately state a claim for each subsection upon which the Plaintiff intends to rely.
2. The Motion to Dismiss is denied insofar as the Defendant seeks more detail as to the alleged fraud.
3. The Motion to Dismiss is granted with regard to claims under Sections 523(a)(2)(A), (a)(4) and (a)(6) of the Bankruptcy Code with leave to amend.
4. December 24, 2025, shall be the deadline for the Plaintiff to file the second amended complaint.
5. January 13, 2026, shall be the deadline for the Defendant to file a responsive pleading to the Plaintiff's second amended complaint.
6. The status conference is hereby continued to February 3, 2026, at 2:00 p.m.
7. The joint status report is required to be filed by no later than January 20, 2026.
8. Pretrial motions shall be filed by January 13, 2026.

Tentative Ruling for February 3, 2026:

Second amended complaint was filed on December 23, 2025.
Defendant filed an answer to the complaint on January 5, 2026. Revisit status of action after conclusion of related matters on calendar.

Party Information

Debtor(s):

Lisett Caridad Gonzalez

Represented By
Jisoo Hwang
Rosendo Gonzalez

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CONT... Lisett Caridad Gonzalez

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Defendant(s):

Lisett Caridad Gonzalez

Pro Se

Plaintiff(s):

Immigrant Rights Defense Council,

Represented By
Sebastian M Medvei

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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2:25-12899 Lisett Caridad Gonzalez

Chapter 7

Adv#: 2:25-01309 Immigrant Rights Defense Council, LLC v. Gonzalez

#203.00 Motion Of Immigrant Rights Defense Council, LLC For Leave To File First Amended Complaint

Docket 52

Courtroom Deputy:

ZoomGov Appearance by:

2/3/26 - Sebastian Medvei

Tentative Ruling:

Movant freely admits in moving papers in a number of locations that the "new" information was discovered during the course of the defendant's deposition, which was conducted on October 29, 2025. Why did the plaintiff wait until after discovery has closed to bring this motion for leave to amend on the very last day for filing pretrial motions?

Hearing required.

Party Information

Debtor(s):

Lisett Caridad Gonzalez

Represented By
Jisoo Hwang
Rosendo Gonzalez

Defendant(s):

Lisett Caridad Gonzalez

Represented By
Rosendo Gonzalez

Movant(s):

Immigrant Rights Defense Council,

Represented By
Sebastian M Medvei

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CONT... Lisett Caridad Gonzalez

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Plaintiff(s):

Immigrant Rights Defense Council,

Represented By
Sebastian M Medvei

Trustee(s):

Brad D Krasnoff (TR)

Represented By
John N Tedford IV

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2:25-12899 Lisett Caridad Gonzalez

Chapter 7

Adv#: 2:25-01309 Immigrant Rights Defense Council, LLC v. Gonzalez

#204.00 Status Conference re: 41 (Objection / revocation of discharge - 727(c),(d),(e)
Complaint by Immigrant Rights Defense Council, LLC against Lisett Caridad
Gonzalez.

fr: 9-9-25; 12-16-25

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

2/3/26 - Sebastian Medvei

Tentative Ruling:

In the status report, both parties report that they plan to file motions for summary judgments. Discuss with parties briefing schedule for these motions.

9/29/25 -- Court approved scheduling order with following dates:
Status conference continued to December 16, 2025 at 2:00 p.m.
L/D to file joint status report -- December 2, 2025
Discovery cutoff -- January 5, 2026.

12/9/25 -- At hearing held this date on defendant's motion for summary judgment, court advanced status conference to December 9, 2025 at 2:00 p.m. and set a deadline for the filing of pretrial motions of January 13, 2026 and final status conference for February 3, 2026 at 2:00 p.m. (Joint status report will be due January 20, 2026.) OFF CALENDAR FOR DECEMBER 16, 2025. STATUS CONFERENCE CONTINUED TO FEBRUARY 3, 2026 AT 2:00 P.M.

12/17/2025 -- Court entered order denying defendant's motion for summary judgment and setting following dates:

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CONT... Lisett Caridad Gonzalez

Chapter 7

Discovery cutoff -- January 5, 2026;
L/D to file pretrial motions -- January 13, 2026
Cont'd status conference -- February 3, 2026 at 2:00 p.m.
L/D to file joint status report -- January 20, 2026.

Tentative Ruling for February 3, 2026:

By bringing a 727 action, plaintiff has become a fiduciary for creditors generally. As a judgment for plaintiff in a 727 action would effectively moot the need for a 523 action to be prosecuted, and a judgment for plaintiff in a 523 action would undermine plaintiff's willingness to prosecute the 727 action, court will try the 727 first and separately. The discovery cutoff has now passed, as has the deadline for filing pretrial motions. Set date for pretrial conference.

Party Information

Debtor(s):

Lisett Caridad Gonzalez

Represented By
Jisoo Hwang
Rosendo Gonzalez

Defendant(s):

Lisett Caridad Gonzalez

Pro Se

Plaintiff(s):

Immigrant Rights Defense Council,

Represented By
Sebastian M Medvei

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

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2:25-16733 Loverlene Denise Hutchinson

Chapter 7

Adv#: 2:25-01343 Hutchinson v. Department of Education et al

#205.00 Status Conference re: 63 (Dischargeability - 523(a)(8), student loan)
Complaint by Loverlene Hutchinson against Department of Education ,
Aidvantage .

fr: 10-28-25; 12-9-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 3-10-26 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

1/8/26 - Another Summons Issued

Tentative Ruling:

Tentative Ruling for October 28, 2025:

There is no evidence on the docket that the summons and complaint were ever served. As a result, no answer has been filed. Summons issued is now stale. Plaintiff needs to request a replacement summons and serve it within 7 days.

Final Ruling for October 28, 2025:

Continue status conference to December 9, 2025 at 2:00 p.m. to give plaintiff an opportunity to obtain and serve replacement summons and file proof of service. Unless defendant defaults, parties should file joint status report by November 25, 2025.

Tentative Ruling for December 9, 2025:

Plaintiff has obtained replacement summons and has filed a proof of service, but that proof of service reflects that service occurred on November 20, 2025, which was more than 7 days after issuance of summons, and were service addresses adequate? (See FRBP 7004(b)(4) and (5) with regard to the

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CONT... Loverlene Denise Hutchinson

Chapter 7

Department of Education and FRBP 7004(b)(3) with regard to Advantage.)
Where did plaintiff obtain these addresses?

See Section 2-03: of the Central Guide:

ADDRESSES WHEN THE DEPARTMENT OF EDUCATION IS A
DEFENDANT IN A STUDENT LOAN DISCHARGE ADVERSARY
PROCEEDING:

General Order 23-03 provides information about a new procedure our court adopted to help parties complete required duties in a student loan discharge adversary proceeding. The procedure is necessary only when the Department of Education (DOE) is a defendant, because the DOE must meet requirements promulgated by the Department of Justice (DOJ).

SERVICE RULES FOR COMPLAINT AND SUMMONS: The complaint and summons must be served on the DOE at all three addresses listed below:

1. Civil Process Clerk, Office of U.S. Attorney, Room 7516, Federal Building, 300 North Los Angeles St, Los Angeles, CA 90012;
2. Attorney General, U.S. Department of Justice, Ben Franklin Station, P.O. Box 683, Washington, D.C. 20044;
3. United States Department of Education, Office of General Counsel, 400 Maryland Ave., SW, Room 6E353, Washington, D.C. 20202.

FRBP 7004(b)(3) provides as follows:

Service by Mail as an Alternative. Except as provided in subdivision (h), in addition to the methods of service authorized by Fed. R. Civ. P. 4(e)–(j), a copy of a summons and complaint may be served by first-class mail, postage prepaid, within the United States on:

....

(3) a domestic or foreign corporation, or a partnership or other unincorporated association—by mailing the copy:

(A) to an officer, a managing or general agent, or an agent authorized

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CONT... Loverlene Denise Hutchinson

Chapter 7

by appointment or by law to receive service; and

(B) also to the defendant if a statute authorizes an agent to receive service and the statute so requires.

Continue hearing to give plaintiff one final opportunity to obtain replacement summons and serve defendants properly in a timely manner. Plaintiff may want to visit the Court's self-help center to obtain assistance.

Final Ruling for December 9, 2025:

Continue status conference to February 3, 2026 at 2:00 p.m.

Tentative Ruling for February 3, 2026:

Based on the proofs of service, it now appears that the plaintiff has served the appropriate parties. According to the summons, response to the complaint is not due until February 9, 2026.

Continue status conference to March 10, 2026 at 2:00 p.m. APPEARANCES
WAIVED ON FEBRUARY 3, 2026.

Party Information

Debtor(s):

Loverlene Denise Hutchinson	Pro Se
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Defendant(s):

Department of Education	Pro Se
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Aidvantage	Pro Se
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Plaintiff(s):

Loverlene Hutchinson	Pro Se
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Trustee(s):

Elissa Miller (TR)	Pro Se
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2:25-17392 Michael D Keyes

Chapter 7

Adv#: 2:25-01394 Vallecillos et al v. PACIFIC SOURCE INSURANCE AGENCY, INC et al

#206.00 Status Conference: 41 (Objection / revocation of discharge - 727(c),(d),(e)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Glenn Vallecillos, Vallecillos Glenn MD Inc against Michael Keyes, PACIFIC SOURCE INSURANCE AGENCY, INC, Antoinette Turner.

Docket 1

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Where is joint status report that should have been filed two weeks before the status conference? Hearing required.

Party Information

Debtor(s):

Michael D Keyes

Represented By
Steven M Gluck

Defendant(s):

PACIFIC SOURCE INSURANCE

Pro Se

Antoinette Turner

Pro Se

Michael D Keyes

Pro Se

Plaintiff(s):

Glenn Vallecillos

Represented By
Michael D Kwasigroch

Glenn Vallecillos, M.D., Inc., a

Represented By
Michael D Kwasigroch

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CONT... Michael D Keyes

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Trustee(s):

Carolyn A Dye (TR)

Pro Se

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2:22-14165 Treetop Development, LLC

Chapter 11

Adv#: 2:23-01515 Treetop Development, LLC v. City of Los Angeles

#207.00 Status Conference re: 91 (Declaratory judgment) Complaint by Treetop Development, LLC against City of Los Angeles

fr: 3-5-24; 7-9-24; 11-6-24; 12-17-24; 2-25-25; 7-1-25; 7-8-25; 9-9-25; 12-2-25

Docket 1

***** VACATED *** REASON: CONTINUED TO 4-14-26 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Jeremy Rothstein

Tentative Ruling:

Tentative Ruling for March 5, 2024:

It's really not that hard to file a JOINT status report. Each party can write whatever it wants on its side of the form and can add additional comments at the bottom of the form. Neither side has to approve of what the other side wants to put on its side of the form.

It appears from City's report that it does not intend to stipulate to the filing of an amended complaint. That is unfortunate as there is no reason that the court would not grant such a motion at this early phase of the litigation.

The debtor would like the court to extend the term of its preliminary injunction maintaining the status quo (to prevent the passage of time from affecting the outcome of the dispute while the parties litigate the merits of this matter). The City does not disclose its position with regard to this prospect in its status report. What is the City's view with regard to this request.

Hearing required.

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CONT... Treetop Development, LLC

Chapter 11

3/11/24 -- Court approved scheduling order setting following dates:

Cont'd status conference -- July 9, 2024 at 2:00 p.m.

L/D to file joint status report -- June 25, 2024

L/D to lodge order appointing mediators -- March 29, 2024

L/D to complete a day of mediation -- July 9, 2024.

Tentative Ruling for July 9, 2024:

Where is the joint status report that should have been filed June 25, 2024?

Did the parties complete a day of mediation? If not, why not? If so, what was the result? Hearing required.

Final Ruling for July 9, 2024:

Parties did attend multiple mediation sessions. Oral argument on City's appeal is scheduled for September 9, 2024. Continue status conference to November 6, 2024 at 11:00 a.m. Parties should file updated status report not later than October 25, 2024.

Tentative Ruling for November 6, 2024:

At request of the parties, continue status conference to December 17, 2024 at 2:00 p.m. Parties should file updated status report not later than December 3, 2024. APPEARANCES WAIVED ON NOVEMBER 6, 2024.

Tentative Ruling for December 17, 2024:

At the request of the parties, continue status conference to February 25, 2025 at 2:00 p.m. Parties should file updated status report not later than February 11, 2025. APPEARANCES WAIVED ON DECEMBER 17, 2024.

Tentative Ruling for February 25, 2025:

At parties' request in joint status report, continue status conference to July 1, 2025 at 2:00 p.m. Parties should file updated status report not later than June 17, 2025. APPEARANCES WAIVED ON FEBRUARY 15, 2025.

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CONT... Treetop Development, LLC

Chapter 11

Tentative Ruling for July 8, 2025:

According to the parties' status report, at this juncture, the Liquidating Trustee anticipates proceeding with this litigation and filing an amended complaint that accounts for the Ninth Circuit's ruling and may include additional causes of action. Discuss with parties timing of amended complaint. Hearing required.

7/7/2025 -- Court approved stipulation continuing hearing to September 9, 2025 at 2:00 p.m. OFF CALENDAR FOR JULY 8, 2025. NO APPEARANCE REQUIRED.

Tentative Ruling for September 9, 2025:

The Court continued the July status conference to give the parties a further opportunity to assess their next steps and provide the court with a more complete status report concerning the future of this matter. What, if anything, have the parties decided as to where this matter should go from here? Does the debtor want to move forward with an amended complaint?

Hearing required.

11/20/2025 -- Court approved stipulation continuing status conference to February 3, 2026 at 2:00 p.m. Parties are to file updated status report not later than January 20, 2026. APPEARANCES WAIVED ON DECEMBER 2, 2025.

Tentative Ruling for February 3, 2026:

Where is the joint status report that should have been filed not later than January 20, 2026? Hearing required.

1/30/2026 -- Court approved stipulation continuing status conference to April 14, 2026 at 2:00 p.m. APPEARANCES WAIVED ON FEBRUARY 3, 2026.

Party Information

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CONT... Treetop Development, LLC

Chapter 11

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau
David J Williams
Sharon Z. Weiss
Thomas M Geher

Defendant(s):

City of Los Angeles

Pro Se

Plaintiff(s):

Treetop Development, LLC

Represented By
Sharon Z. Weiss

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2:22-14165 Treetop Development, LLC

Chapter 11

#208.00 Post-Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr: 9-14-22; 12-14-22; 12-21-22; 2-1-23; 5-3-23; 7-12-23; 8-9-23; 8-10-23;
12-6-23; 12-19-23; 1-23-24; 2-7-24; 4-17-24; 5-15-24; 7-9-24; 11-6-24; 1-15-25;
2-25-25; 3-11-25; 4-30-25; 6-25-25,10-1-25; 12-2-25

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***** VACATED *** REASON: CONTINUED TO 4-14-26 AT 2PM.
APPEARANCES WAIVED.**

Courtroom Deputy:

ZoomGov Appearance by:

2/2/26 - Jeremy Rothstein

Tentative Ruling:

Set bar date and deadline for serving notice of bar date. Continue case status conference approximately 90 days.

9/14/22 -- Court approved scheduling order and bar date order setting following dates:

L/D to serve notice of bar date -- 9/15/2022

Bar date -- 11/18/2022

Cont'd status conference -- 12/14/2022 at 11:00 a.m.

L/D to file updated status report -- 12/2/2022.

Tentative Ruling for December 14, 2022:

Continue hearing to December 21, 2022 at 10:00 a.m. to be heard concurrently with final hearing to consider approval of DIP financing. No new status report required. APPEARANCES WAIVED ON DECEMBER 14, 2022.

Tentative Ruling for December 21, 2022:

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CONT... Treetop Development, LLC

Chapter 11

Is there is something missing at the bottom of page 3 of the status report filed December 2, 2022 or should the sentence fragment simply be deleted? Did the Independent Manager retain anyone other than Roman James Design Build and LC Engineering?

Revisit status of case after conclusion of hearing on motion for approval of post-petition financing.

Tentative Ruling for February 1, 2023:

Court waived the requirement that an updated status report be filed. What progress, if any, has been made since the last status conference? Hearing required.

Tentative Ruling for May 3, 2023:

Continue case status conference approximately 60 days and set deadline for filing updated status report.

Tentative Ruling for July 12, 2023:

The debtor's status report states that the court set a status conference in the adversary proceeding with Skylark for the same date and time as the case status conference. This is incorrect. The status conference in the adversary proceeding is set for September 12, 2023 at 2:00 p.m.

Completely absent from the debtor's case status report is any information about what is going on with regard to the debtor's only asset -- its real property. What, if any, progress has been made with regard to either the condition of the property and/or the debtor's analysis of the best course of action with regard to this property?

Hearing required.

8/2/23 -- At request of parties, court agreed to continue case status conference to August 10, 2023 at 10:30 a.m. to be held concurrently with

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CONT... Treetop Development, LLC

Chapter 11

continued hearing on debtor's motion to modify financing. Requirement of status report for this conference is waived. NO APPEARANCE REQUIRED ON AUGUST 9, 2023.

Tentative Ruling for August 10, 2023:

Now that servicer and counsel for lender have changed, have the parties made any progress toward a global resolution? Hearing required.

Final Ruling for August 10, 2023:

Continue case status conference to December 6, 2023 at 11:00 a.m. Debtor should file updated status report by November 29, 2023.

Tentative Ruling for December 6, 2023:

The court has seen the stipulation filed November 30, 2023, extending the maturity date of the DIP Facility, but where is the status report that should have been filed by November 29, 2023? Hearing required.

Final Ruling for December 6, 2023:

The only party that appeared on December 6, 2023 was debtor's special litigation counsel. Court issued notice continuing hearing to December 19, 2023 at 2:00 p.m. and directing debtor to file updated status report not later than December 8, 2023.

Tentative Ruling for December 19, 2023:

Discuss with debtor what it anticipates with regard to litigation with the City. Hearing required.

STATUS CONFERENCE CONTINUED TO JANUARY 23, 2024 AT 2:00 P.M. TO COINCIDE WITH CONTINUED STATUS CONFERENCE IN ADVERSARY PROCEEDING. NO NEW STATUS REPORT REQUIRED FOR JANUARY 23 CONFERENCE. OFF CALENDAR FOR DECEMBER 19, 2023.

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CONT... Treetop Development, LLC

Chapter 11

Tentative Ruling for January 23, 2024:

Continue case status conference to February 7, 2024 at 11:00 a.m. as a holding date to be heard concurrently with debtor's motion for summary adjudication of action against City. No new status report required for that conference. OFF CALENDAR FOR JANUARY 23, 2024.

Tentative Ruling for February 7, 2024:

Revisit status of case after conclusion of hearing on matter no. 102.10 on calendar. Set further status conference date at that time.

Tentative Ruling for April 17, 2024:

Have compromise and financing motions referenced in status report been filed yet? If not, why not? Did the initial call with Meredith Jury with regard to the adversary proceeding go forward on April 9, 2024?

Continue case management conference to July 9, 2024 at 2:00 p.m. to coincide with status conference in adversary proceeding against the City.

Final Ruling for April 17, 2024:

Continue status conference to May 15, 2024 at 11:00 a.m. Requirement of written status report waived.

Tentative Ruling for May 15, 2024:

Ninth Circuit has granted request for direct appeal, but denied request for expedited briefing schedule, without prejudice to renewal in the appeal that will be opened.

Have the parties made any progress in settlement negotiations with the City?
Hearing required.

(Status conference in adversary proceeding against City is currently

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CONT... **Treetop Development, LLC**
scheduled for July 9, 2024 at 2:00 p.m.)

Chapter 11

Tentative Ruling for July 9, 2024:

Court waived requirement that case status report be filed in main case.
Revisit status of case after conclusion of status conference in adversary proceeding.

Tentative Ruling for November 6, 2024:

Skylark filed notice of default in which it alleges that (1) DIP loans matured September 30, 2024 and have not been repaid; (2) reversal of this Court's order granting partial summary judgment allows Skylark to terminate the parties' settlement agreement pursuant to section 3(a)(1) thereof; and (3) the fact that no sale of the property occurred on or before September 30, 2024 allows Skylark to terminate the settlement agreement under section 3(a)(5) thereof. Nevertheless, although it has reserved its rights, Skylark has not (yet) exercised the right to terminate the settlement agreement and exercise its rights and remedies with regard to its collateral.

Court is aware of the above developments. What else, if anything, has transpired since the last case status conference? Hearing required. (The court again waived the requirement of a written status report from the debtor.)

Final Ruling for November 6, 2024:

Continue status conference to January 15, 2025 at 11:00 a.m. Debtor should file and serve updated status report not later than January 6, 2025.

Tentative Ruling for January 15, 2025:

Continue status conference to same date and time as status conference in adversary proceeding (February 25, 2025 at 2:00 p.m.) Debtor need not file updated case status report for that conference. APPEARANCES WAIVED ON JANUARY 15, 2025.

Tentative Ruling for February 25, 2025:

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CONT... Treetop Development, LLC

Chapter 11

Set hearing on disclosure statement and deadline for filing plan and disclosure statement.

Tentative Ruling for April 30, 2025:

Revisit status of case after conclusion of related matters on calendar.

Tentative Ruling for June 25, 2025:

According to debtor's status report, it did not receive any other bids for its property and therefore closed a sale to its stalking horse bidder, Skylark, on May 19, 2025. The plan became effective on that date. Continue case status conference approximately 90 days to date that could serve as date of hearing on objections to claims if liquidating trustee elects to file any.

Final Ruling for June 25, 2025:

Continue case status conference to October 1, 2025 at 11:00 a.m.
(Liquidating trustee may notice hearings on claim objections for same date and time.) Liquidating trustee should file updated status report not later than September 19, 2025.

Tentative Ruling for October 1, 2025:

Where is the status report that should have been filed by September 19, 2025? Hearing required.

Tentative Ruling for December 2, 2025:

In light of continuance of adversary status conference, continue status conference in main case to February 3, 2026 at 2:00 p.m. APPEARANCES WAIVED ON DECEMBER 2, 2025.

Tentative Ruling for February 3, 2026:

Revisit status of case after conclusion of status conference in adversary

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CONT... **Treetop Development, LLC**
proceeding.

Chapter 11

1/30/2026 -- In light of continuance of adversary status conference, continue case status conference to April 14, 2026 at 2:00 p.m. APPEARANCES
WAIVED ON FEBRUARY 3, 2026.

Party Information

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau

Movant(s):

Treetop Development, LLC

Represented By
Lewis R Landau