

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

10:00 AM

**2:00-00000**

**Chapter**

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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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**2:24-15767 Jian Cong**

**Chapter 7**

**#1.00** Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Chapter 7 Trustee's Motion for Order (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interest Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-Up Bidder as Good-Faith Purchases Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions, and Other Ordinary Costs of Sale; and (5) Directing All Occupants to Vacate the Property and Remove All Personal Property

Docket 82

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Josephine E. Salmon**

**2/2/26 - Stella Havkin**

**2/3/26 - Megan Husri**

**Tentative Ruling:**

Grant motion. Approve sale procedures and sale free and clear to highest bidder. Make good faith finding and waive 14-day stay. Trustee cannot pay the debtor the negotiated amount of the homestead exemption before escrow closes, as the trustee will not have the money by then and the seller will not want to close unless the debtor has vacated the property. The debtor will need to vacate the property before the close of escrow.

Debtor filed chapter 7 in 2024 and has known about the sale for more than 5 months and have been living there rent-free for for months. Order the debtor to vacate the property not later than February 19, 2026.

**Party Information**

**Debtor(s):**

Jian Cong

Represented By

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**CONT... Jian Cong**

**Chapter 7**

Stella A Havkin

**Movant(s):**

Howard M Ehrenberg (TR)

Represented By  
David M Goodrich

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
David M Goodrich

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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#2.00 Debtor's Motion To Dismiss Chapter 11 Case**

Docket 70

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

Pursuant to section 1112(b)(1), "on request of a party in interest, and after notice and a hearing, the court shall convert a case under this chapter to a case under chapter 7 or dismiss a case under this chapter, whichever is in the best interests of creditors and the estate, for cause...." Section 1112(b)(4) provides a non-exclusive list of causes for dismissal or conversion. The movant has the burden of establishing by a preponderance of the evidence that cause exists. See *In re Sullivan*, 522 B.R. 604, 614 (9th Cir. BAP 2014).

If cause is established, this Court must decide whether dismissal or conversion is in the best interests of creditors and the estate. See *In re Premier Golf Props., LP*, 564 B.R. 710, 722 (Bankr. S.D. Cal. 2016). The Court has an independent obligation under section 1112(b) to consider the impact a dismissal or conversion would have on all creditors, not just the largest and most vocal creditor. See *In re Sullivan*, 522 B.R. at 612-13.

Whether dismissal or conversion of this chapter 11 case would better serve the interests of creditors and the estate is a matter for sound judicial discretion. See *In re Staff Inv. Co.*, 146 B.R. 256, 260 (Bankr. E.D. Cal. 1992). The court in *Premier Golf* identified several non-exclusive factors relevant to whether dismissal or conversion is in the best interests of creditors and the estate:

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**STANFORD MART LP**

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- (1) Whether some creditors received preferential payments, and whether equality of distribution would be better served by conversion rather than dismissal;
- (2) whether there would be a loss of rights granted in the case if it were dismissed rather than converted;
- (3) whether the debtor would simply file a further case upon dismissal;
- (4) the ability of the trustee in a chapter 7 case to reach assets for the benefit of creditors;
- (5) in assessing the interest of the estate, whether conversion or dismissal of the estate would maximize the estate's value as an economic enterprise;
- (6) whether any remaining issues would be better resolved outside the bankruptcy forum;
- (7) whether the estate consists of a "single asset";
- (8) whether the debtor had engaged in misconduct and whether creditors are in need of a chapter 7 case to protect their interests;
- (9) whether a plan has been confirmed and whether any property remains in the estate to be administered; and
- (10) whether the appointment of a trustee is desirable to supervise the estate and address possible environmental and safety concerns.

*In re Premier Golf*, 564 B.R. at 723.

The Kous contend in their opposition that dismissal would result in prejudice because the Kous would lose their administrative priority claim for unpaid post-petition rent. *See Dkt. No. 81*, at 8. However, if the case were converted, any chapter 11 expenses of administration would be subordinated to any chapter 7 expenses of administration, including the chapter 7 trustee --

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assuming there were any recoveries from which to pay them. Furthermore, the Kous are entitled to pursue their claim for unpaid post-petition rent in state court following dismissal of the case. While an administrative priority claim for post-petition rent is a creature of bankruptcy law, the Kous would not be prejudiced by dismissal of this case because the Kous's state law remedies would allow the Kous to recover on their claim for unpaid post-petition rent. State law creates perfectly adequate remedies for a landlord seeking to recover unpaid rents and possession of its premises -- even when those premises are occupied by subtenants or other third parties.

The only party who would benefit from a conversion would be the Kous, as they would have the opportunity to negotiate a resolution of this matter with someone other than the principals of the debtor and/or because the trustee would be likely to abandon the estate's interest in the subject lease. The Court has already granted relief from stay to permit the parties to resolve their respective disputes in state court. This is essentially a two-party dispute, with the Kous on one side, and the debtors on the other. State court is the appropriate venue for them to resolve these disputes. Dismissal would permit the parties to resort to state court remedies for the enforcement of any judgments entered in state court as well. There is no reason for the bankruptcy court to remain further involved in this process.

As the Court explained at the hearing on the Kous' motion to compel payment of amounts due under section 365(d)(3), the court will not permit the debtor to remain a debtor in possession if it fails to perform its obligations under the bankruptcy code. Therefore, the case needs to be either converted or dismissed. A chapter 7 trustee would not have the resources with which to litigate the only theories that might produce value for the estate (absent negotiating a deal with a third party funding source). The Kous may like this result, but it would not further the interests of any other party in interest.

On the other hand, the Court agrees that it would be problematic if the debtor

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**Chapter 11**

were to simply refile a new chapter 11 case, in light of the certainty that it would again be unable to fulfill its obligations under section 365(d)(3) and the Court would need to again grant relief from the automatic stay. Therefore, as the Court mentioned at the hearing on the Kous' motion to compel payment of post-petition rents, any dismissal would need to be a dismissal with a bar. Discuss with the parties how long such a bar should be, and include in any dismissal a grant of in rem relief from stay with regard to the property.

<b>Party Information</b>
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**Debtor(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi



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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#3.00** Motion To Convert Chapter 11 Case To Case Under Chapter 7 Of The  
Bankruptcy Code (11 U.S.C. §1112)

Docket 79

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

The Court agrees that this case should not remain in chapter 11, but, for the reasons set forth in the tentative ruling for matter no. 2, the Court believes that dismissal with a bar (and in rem relief from stay) would be the more appropriate result.

Deny motion in light of dismissal of the case.

<b>Party Information</b>
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**Debtor(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

Kou Family Irrevocable Grantor

Represented By  
Victor A Sahn  
Alan G Tippie

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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#4.00 Motion to Extend Time to Assume or Reject Lease**

Docket 72

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

Deny motion as moot in light of dismissal of case.

<b>Party Information</b>
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**Debtor(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#4.10** Motion For Order: (1) Compelling Immediate Payment Of Outstanding Post-Petition Rent And Performance Of All Other Outstanding Obligations Under Unexpired Nonresidential Real Property Lease Under Section 365(D)(3); (2) Providing Adequate Protection Of Interests Under Section 363(E), Or, In The Alternative, Compelling Debtors Surrender Of Property; And (3) Granting Related Ancillary Relief

fr: 1-28-26

Docket 67

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**Tentative Ruling:**

Tentative Ruling for January 28, 2026:

Deny motion to strike.

There is no dispute that section 365(d)(3) requires a debtor in possession to timely pay all post-petition obligations that fall due under a lease of nonresidential real property. There is also no dispute that the debtor has failed to do this and cannot make these payments. (The debtor has not paid and cannot afford to pay even the lower amount of rent -- \$125,000 -- that it claims the landlord agreed to accept.) Therefore, there is no dispute that the debtor has failed to fulfill its obligations under this code section.

There is no reason for the Court to enter an order compelling the payment of these amounts. The bankruptcy code already requires this without the need for a court order, and, inasmuch as this court only has civil contempt powers and cannot hold a party in contempt for failing to do something that it cannot do, it would serve no purpose for the Court to order the debtor to make these

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payments.

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The real issue here -- and one on which the bankruptcy code is silent -- is what is the remedy when a debtor fails to make these payments. With the exception of a single bankruptcy court case from the Southern District of New York decided in 1999 which notes that one possible remedy would be to compel surrender of the lease, the motion does not cite any authority to support its contention that the Court should order surrender of the property based on the debtor's failure to make the required payments.

Court agrees that absention is not applicable here and that the versions of "adequate protection" that the debtor has identified would not suffice. But the question remains, what is the appropriate remedy? The Court has already granted relief from stay to permit the parties to proceed to judgment in state court. It could expand that relief to permit enforcement of any judgment obtained in state court as well.

The Court could also allow the movant a claim for an expense of administration for the unpaid rents, but the lessor would have already been entitled to that (or at least to a claim for the reasonable value of the debtor's use of the property) in the absence of section 365(d)(3). It was clearly Congress's intent in adopting this section to require more.

A debtor in possession that fails to fulfill its obligations as a debtor in possession is generally not permitted to remain a debtor in possession. Its bankruptcy case will be converted or dismissed. The Court understands that this debtor has already moved to dismiss the case. Under these circumstances, an appropriate remedy appears to be dismissal of the case based on the debtor's failure (and inability) to fulfill its obligations under section 365(d)(3); however, the debtor should not be permitted to simply refile and thereby obtain a new automatic stay and a new deadline for the assumption or rejection of the lease. Therefore, any dismissal would need to include a bar to refiling for a sufficient period to permit the parties to resolve their disputes outside of bankruptcy.

On the other hand, it may be that the lender believes that conversion to chapter 7 would be a more appropriate remedy. (Lender has filed a motion

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**Chapter 11**

requesting conversion of the case that is set for hearing on February 4, 2026.) Therefore, the Court should enter an interim order confirming that the debtor has failed to fulfill its obligations under section 365(d)(3) and continue hearing for further briefing on the issue of the consequences that should flow from this failure to the date and time of hearing on the debtor's motion to dismiss and the lessor's motion to convert.

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Final Ruling for January 28, 2026:

Court will enter an interim order confirming that the debtor has failed to fulfill its obligations under section 365(d)(3). Court continued hearing on the issue of the consequences that should flow from this failure to the date and time of hearing on the debtor's motion to dismiss and the lessor's motion to convert (February 4, 2026 at 10:00 a.m.)

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Tentative Ruling for February 4, 2026:

For the reasons set forth in the tentative ruling for matter no. 2, dismiss case with a bar to refiling and in rem relief from stay with regard to the property.

<b>Party Information</b>
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**Debtor(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

Kou Family Irrevocable Grantor

Represented By  
Victor A Sahn  
Alan G Tippie

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**2:25-17990 STANFORD MART LP**

**Chapter 11**

**#4.20 Scheduling and Case Management Conference in a Chapter 11 Case**

fr: 11-5-25; 1-14-26; 1-28-26

Docket 1

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**Tentative Ruling:**

Set deadline for the filing of bar date notice and bar date for filing claims.

If Court understands correctly, this debtor is the ground lessor. 50 percent of the equity in this debtor is owned by the related debtor, Stanford and 12th Street, LP ("S-12"). S-12 owns a (not quite completed) building located on land subleased from this debtor. The ground lease is in default to the tune of approximately \$33M. The principal of this debtor (Separzadeh) has guaranteed the ground lease. S-12 has no tenants, no operations and no revenues and owes this debtor an unspecified amount in rent. (Rent due from S-12 is approximately \$80,000 per month plus property taxes.)

Due to the number of disputes between the two debtors and the Kous, it does not appear that there is overlap between the ownership of the two debtors, on the one hand, and the Kous or the Kous Family Irrevocable Trust, on the other. Is that correct?

The two debtors have interests that are adverse to one another. They have retained separate counsel, which is helpful, but is that sufficient? The management for each of the debtors needs to function as a fiduciary for the benefit of all creditors of their debtor. Can they do this in light of the overlapping ownership? Who is the actual decision maker for each of the debtor's and does that person have an financial interest in the other debtor?

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**CONT... STANFORD MART LP**

**Chapter 11**

Does the Court need to consider appointing chapter 11 trustees?

Hearing required.

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11/10/2025 -- Court approved scheduling order with following dates:  
L/D to serve notice of bar date -- November 12, 2025  
Bar date -- December 22, 2025  
Cont'd status conference -- January 14, 2026 at 1:00  
L/D to file updated status report -- January 5, 2026.  
-----

Tentative Ruling for January 14, 2026:

Where is status report that should have been filed by January 5, 2026?  
Continue case status conference to January 28, 2026 at 10:00 a.m. to be  
heard concurrently with motion to compel payment of post-petition rents.  
APPEARANCES WAIVED ON JANUARY 14, 2026.  
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Tentative Ruling for January 28, 2026:

Continue case status conference to February 4, 2026 at 10:00 a.m. No new  
status report will be required for that hearing.  
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Tentative Ruling for February 4, 2026:

Take status conference off calendar due to dismissal of case.

<b>Party Information</b>
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**Debtor(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

**Movant(s):**

STANFORD MART LP

Represented By  
Matthew Abbasi

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**2:25-18089 Stanford and 12th Street, LP**

**Chapter 11**

**#5.00 Debtor's Motion to Dismiss Chapter 11 Case Filed by Debtor Stanford and 12th Street, LP**

Docket 74

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

Reasoning set forth in the tentative ruling for matter no. 2 applies with equal force here. Grant motion to dismiss with bar to refiling and in rem relief from stay with regard to property.

<b>Party Information</b>
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**Debtor(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach

**Movant(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach



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**2:25-18089 Stanford and 12th Street, LP**

**Chapter 11**

**#6.00 Motion To Convert Chapter 11 Case To Case Under Chapter 7 Of The  
Bankruptcy Code (11 U.S.C. §1112)**

Docket 76

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**Tentative Ruling:**

The Court agrees that this case should not remain in chapter 11, but, for the reasons set forth in the tentative ruling for matter no. 2, the Court believes that dismissal with a bar (and in rem relief from stay) would be the more appropriate result.

Deny motion in light of dismissal of the case.

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

**Debtor(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach

**Movant(s):**

Kou Family Irrevocable Grantor

Represented By  
Victor A Sahn

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**2:25-18089 Stanford and 12th Street, LP**

**Chapter 11**

**#6.10 Scheduling and Case Management Conference in a Chapter 11 Case**

fr: 11-5-25; 1-14-26; 1-28-26

Docket 1

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Miles Princes**

**Tentative Ruling:**

Set deadline for the filing of bar date notice and bar date for filing claims.

See tentative ruling for matter no. 4 for additional issues.

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11/11/2025 -- Court approved scheduling order with following dates:  
L/D to serve notice of bar date -- November 12, 2025  
Bar date -- December 22, 2025  
Cont'd status conference -- January 14, 2026 at 1:00  
L/D to file updated status report -- January 5, 2026.  
-----

Tentative Ruling for January 14, 2026:

Continue case status conference to January 28, 2026 at 10:00 a.m. to be heard concurrently with motion to compel payment of post-petition rents.  
**APPEARANCES WAIVED ON JANUARY 14, 2026.**  
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Tentative Ruling for January 28, 2026:

Continue case status conference to February 4, 2026 at 10:00 a.m. No new status report will be required for that hearing.  
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**CONT...**      **Stanford and 12th Street, LP**  
Tentative Ruling for February 4, 2026:

**Chapter 11**

Take status conference off calendar due to dismissal of case.

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

**Debtor(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach

**Movant(s):**

Stanford and 12th Street, LP

Represented By  
Jason Wallach

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**2:25-20834 Neely Motorsports, Inc.**

**Chapter 11**

**#7.00** Motion for Setting Property Value of Collateral Of: 1) Newtek Small Business Finance, LLC; 2) United States of America Small Business Administration; and 3) Customers Bank

Docket 40

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Jessica Simon**

**2/2/26 - Patrick Kane**

**2/3/26 - Michael Spector**

**Tentative Ruling:**

The debtor has provided admissible evidence of the value of the collateral and with a proper foundation. There is no requirement that there be an "independent valuation." Customers Bank says that it "reserves the right to: (1) conduct an inspection and obtain its own valuation of the Collateral and (2) supplement this Opposition." Customers cannot merely "reserve" this right. The time for it to do this, if at all, is now. If Customers wants to conduct an inspection and submit its own valuation of the collateral, the Court will continue the hearing to give Customers an opportunity to do so. If it does not want to exercise its right to do this now, the Court will overrule the objection, grant the motion and value the collateral at the amounts set forth in the motion.

<b>Party Information</b>
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**Debtor(s):**

Neely Motorsports, Inc.

Represented By  
Michael G Spector  
Vicki L Schennum

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**CONT... Neely Motorsports, Inc.**

**Chapter 11**

**Movant(s):**

Neely Motorsports, Inc.

Represented By

Michael G Spector

Michael G Spector

Michael G Spector

Michael G Spector

Vicki L Schennum

Vicki L Schennum

Vicki L Schennum

Vicki L Schennum

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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**2:25-21049 Gold Tree Studios LLC**

**Chapter 11**

**#8.00** Scheduling and Case Management Conference in a Chapter 11 Subchapter V Case

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 3-5-26 AT 10AM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

Docket does not reflect either service of the order setting the case management conference or the filing of the status report that the Court directed the debtor to file. US Trustee has filed a motion to dismiss or convert the case and has set a hearing on that motion for March 5, 2026 at 10:00 a.m. Continue case management conference to same date and time -- March 5, 2026 at 10:00 a.m. APPEARANCES WAIVED ON FEBRUARY 4, 2026.

<b>Party Information</b>
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**Debtor(s):**

Gold Tree Studios LLC

Represented By  
Joseph Simon

**Movant(s):**

Gold Tree Studios LLC

Represented By  
Joseph Simon

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

10:00 AM

**2:25-21079 Lenmar Robertson, LLC**

**Chapter 11**

**#9.00 Scheduling and Case Management Conference in a Chapter 11 Case**

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-11-26 AT 1PM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/3/26 - David Shevitz**

**Tentative Ruling:**

Although docket reflects service of the order setting the case management conference, debtor has not filed the the status report that the Court directed the debtor to file. Creditor Peter Koral has filed a motion to dismiss and has set that motion for hearing on February 11, 2026 at 1:00 p.m. (US Trustee has filed a motion to dismiss or convert the case and has set a hearing on that motion for March 5, 2026 at 10:00 a.m.)

Continue case management conference to February 11, 2026 at 1:00 p.m. to be heard concurrently with Koral's motion to dismiss. APPEARANCES WAIVED ON FEBRUARY 4, 2026.

<b>Party Information</b>
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**Debtor(s):**

Lenmar Robertson, LLC

Represented By  
Thomas B Ure

**Movant(s):**

Lenmar Robertson, LLC

Represented By  
Thomas B Ure

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

11:00 AM

**2:25-12827 CPIX LA Arts District LLC, a Washington limited li**

**Chapter 11**

**#100.00** Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr: 6-4-25; 8-20-25; 9-10-25; 10-8-25; 11-19-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 2-25-26 AT 10AM.  
APPEARANCES WAIVED.**

**Courtroom Deputy:**

**Tentative Ruling:**

Set deadline for debtor to serve notice of bar date and bar date. Continue case status conference to date shortly after bar date.

6/9/25 -- Court signed scheduling order setting following dates:

L/D for debtor to serve notice of bar date -- June 6, 2025

Bar date -- July 31, 2025

L/D for debtor to file updated status report -- August 8, 2025

Cont'd status conference -- August 20, 2025 at 11:00 a.m.

-----  
Tentative Ruling for August 20, 2025:

Why does the debtor want to sell its property under a plan rather than through a 363 motion? (Debtor anticipates paying claims in full, does not want to have a disclosure statement and won't be able to obtain a discharge.)

When does the debtor believe it will have finalized the form of a sale agreement?

Set a deadline for debtor to file plan of reorganization.

-----  
Tentative Ruling for September 10, 2025:



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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

11:00 AM

**CONT... CPIF LA Arts District LLC, a Washington limited li**

**Chapter 11**

Revisit status of case after conclusion of hearing on related motion on calendar.

-----  
Tentative Ruling for October 8, 2025:

The Court has a limited number of comments/corrections to the form of the plan that will be discussed on the record at the time of hearing. Direct debtor to modify plan accordingly and set plan confirmation related deadlines.

-----  
10/9/2025 -- Court approved scheduling order with following dates:

1. The Debtor shall file its amended Plan, and redline version thereof, incorporating the discussion at the Status Conference, by October 9, 2025;
2. The hearing to consider confirmation of the Plan shall be held on November 19, 2025 at 11:00 a.m.;
3. The Debtor shall mail the Plan, with all supporting documents, and notice of the Plan confirmation hearing and related deadlines, to all creditors and parties in interest by October 20, 2025;
4. Objections to plan confirmation shall be filed and served not later than November 7, 2025;
5. Reply to any objections and any additional documents in support of Plan confirmation shall be filed and served not later than November 12, 2025; and
6. The Chapter 11 Status Conference is continued to November 19, 2025 at 11:00 a.m.

-----  
Tentative Ruling for November 19, 2025:

Revisit status of case after conclusion of confirmation hearing.

-----  
Final Ruling for November 19, 2025:

Set post-confirmation case status conference to February 4, 2026 at 11:00 a.m. Debtor should file status report not later than January 23, 2026.

-----  
Tentative Ruling for February 4, 2026:

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

11:00 AM

**CONT... CPIF LA Arts District LLC, a Washington limited li**

**Chapter 11**

Court confirmed debtor's plan by order entered December 10, 2025. Plan became effective on December 30, 2025 and debtor consummated sale contemplated by plan. Reorganized debtor has filed a motion for a final decree and set that motion for hearing on February 25, 2026 at 10:00 a.m. Continue case status conference to same date and time -- February 25, 2026 at 10:00 a.m. APPEARANCES WAIVED ON FEBRUARY 4, 2026.

<b>Party Information</b>
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**Debtor(s):**

CPIF LA Arts District LLC, a

Represented By  
David B Golubchik

**Movant(s):**

CPIF LA Arts District LLC, a

Represented By  
David B Golubchik

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:23-16457 Diana Robin Knox**

**Chapter 7**

**#200.00** Trustee's Final Report and Applications for Compensation

Docket 85

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
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**Debtor(s):**

Diana Robin Knox

Represented By  
Ramiro Flores Munoz

**Trustee(s):**

Wesley H Avery (TR)

Represented By  
Joseph E Caceres

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:24-14836 Ruben Torres Torres**

**Chapter 7**

**#201.00** Trustee's Final Report and Applications for Compensation

Docket 47

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

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

**Debtor(s):**

Ruben Torres Torres

Represented By  
Lauren M Foley

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:24-16166 Matthew Edward Gorrek**

**Chapter 7**

**#202.00** Trustee's Final Report and Applications for Compensation

Docket 35

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
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**Debtor(s):**

Matthew Edward Gorrek

Represented By  
Mark J Markus

**Trustee(s):**

Elissa Miller (TR)

Pro Se

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:24-18612 Taunee L. English**

**Chapter 7**

**#203.00** Trustee's Final Report and Applications for Compensation

Docket 30

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

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

**Debtor(s):**

Taunee L. English

Represented By  
James R Selth  
Catherine Liu

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:24-18618 Foster E Slaughter and LaRhonda Slaughter**

**Chapter 7**

**#204.00** Trustee's Final Report and Applications for Compensation

Docket 47

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

<b>Party Information</b>
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**Debtor(s):**

Foster E Slaughter	Pro Se
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**Joint Debtor(s):**

LaRhonda Slaughter	Pro Se
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**Trustee(s):**

Peter J Mastan (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:24-19744 Jimmie Lee Click and Cheryl Ann Click**

**Chapter 7**

**#205.00** Trustee's Final Report and Applications for Compensation

Docket 31

**\*\*\* VACATED \*\*\* REASON: APPROVED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Approve trustee's final report in full. APPEARANCES WAIVED. TRUSTEE IS AUTHORIZED TO UPLOAD ORDER CONSISTENT WITH TENTATIVE.

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

**Debtor(s):**

Jimmie Lee Click

Represented By  
Gregory M Shanfeld

**Joint Debtor(s):**

Cheryl Ann Click

Represented By  
Gregory M Shanfeld

**Trustee(s):**

Peter J Mastan (TR)

Pro Se



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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:23-16872 Joan Bauer**

**Chapter 11**

**#206.00** Application for Compensation of Final Fees and Expenses for Arturo Cisneros (TR), Trustee, Period: 10/24/2023 to 1/5/2026, Fee: **\$54,235.50, Expenses: \$0.00.**

Docket 324

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - Arturo Cisneros**

**Tentative Ruling:**

Grant application. Allow on a final basis fees of \$54,235.50 and no costs. Ratify payments made to date and authorize payment of remaining balance due on pro rata basis from available funds. APPEARANCES WAIVED. APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

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

**Debtor(s):**

Joan Bauer

Represented By  
Leslie A Cohen

**Movant(s):**

Arturo Cisneros (TR)

Represented By  
Arturo Cisneros

**Trustee(s):**

Arturo Cisneros (TR)

Represented By  
Arturo Cisneros

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

**Wednesday, February 4, 2026**

**Hearing Room 1539**

2:00 PM

**2:23-16872 Joan Bauer**

**Chapter 11**

**#207.00** Application for Compensation for Leslie A Cohen, Debtor's Attorney, Period:  
10/19/2023 to 12/18/2025, Fee: **\$267834.50, Expenses: \$3109.24**

Docket 325

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED.**

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**2/2/26 - J. Jackson Waste**

**2/2/26 - Arturo Cisneros**

**Tentative Ruling:**

Grant application. Allow on a final basis fees of \$267,834.550 and costs of \$3,109.24. Ratify payments made to date and authorize payment of remaining balance due on pro rata basis from available funds. APPEARANCES WAIVED.  
APPLICANT IS AUTHORIZED TO LODGE ORDER(S) GRANTING  
APPLICATION(S) ON TERMS CONSISTENT WITH TENTATIVE RULING.

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

**Debtor(s):**

Joan Bauer

Represented By  
Leslie A Cohen

**Movant(s):**

Joan Bauer

Represented By  
Leslie A Cohen  
Leslie A Cohen  
Leslie A Cohen

**Trustee(s):**

Arturo Cisneros (TR)

Represented By  
Arturo Cisneros