

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

Thursday, March 5, 2026

Hearing Room 1539

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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.**

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**Hearing conducted by ZOOMGov.**

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

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**United States Bankruptcy Court  
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**CONT...**

**Chapter**

(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 -

**Matter Notes:**

- NONE LISTED -

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
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10:00 AM

**2:25-19627 Hyundai Capital Management, Inc.**

**Chapter 11**

**#1.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee**

Docket 33

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Arnold Graff**

**3/4/26 - David Shevitz**

**3/4/26 - Keith Banner**

**Matter Notes:**

GRANTED: \_\_\_\_\_

GRANTED IN PART/  
DENIED IN PART: \_\_\_\_\_

GRANTED IN PART/CONTINUED IN  
PART: \_\_\_\_\_

GRANTED W/  
CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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10:00 AM

**CONT... Hyundai Capital Management, Inc. Chapter 11**

CONT'D. TO: \_\_\_\_\_ AT: \_\_\_\_\_

WITHDRAWN: \_\_\_\_\_

OBJECTION SUSTAINED: \_\_\_\_\_

OBJECTION OVERRULED: \_\_\_\_\_

**Tentative Ruling:**

Has the compliance situation improved since the filing of the motion? Has the debtor obtained insurance? If not, what kind of insurance is the debtor attempting to obtain? If the debtor is not now in substantial compliance, convert case to chapter 7. If debtor is now in substantial compliance, enter a continuing compliance order of the kind recommended in the motion.

**Party Information**

**Debtor(s):**

Hyundai Capital Management, Inc.

Represented By  
Stella A Havkin

**Movant(s):**

United States Trustee (LA)

Represented By  
David Samuel Shevitz

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Central District of California  
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**Thursday, March 5, 2026**

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10:00 AM

**2:25-19627 Hyundai Capital Management, Inc.**

**Chapter 11**

**#1.10** 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; 2-3-26; 2-24-26

Docket 6

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Arnold Graff**

**3/4/26 - Keith Banner**

**Matter Notes:**

GRANTED: \_\_\_\_\_

DENIED: \_\_\_\_\_

DENIED AS MOOT: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

ORDER APPROVED: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

CONT'D. TO: \_\_\_\_\_ AT \_\_\_\_\_

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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10:00 AM

**CONT... Hyundai Capital Management, Inc.**

**Chapter 11**

ADEQUATE PROTECTION

ORDER TO FOLLOW : \_\_\_\_\_

WITHDRAWN: \_\_\_\_\_

**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 within a reasonable period.

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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.

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10:00 AM

**CONT... Hyundai Capital Management, Inc.**

**Chapter 11**

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.

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Tentative Ruling for February 3, 2026:

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

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Final Ruling for February 3, 2026:

Hearing was continued to February 18, 2026. Continue hearing on this motion to February 24, 2026 at 11:00 a.m.

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Tentative Ruling for February 24, 2026:

What happened at the February 18, 2026 hearing? Hearing required.

-----  
Final Ruling for February 24, 2026:

Hearing was continued again to March 4, 2026 in light of Ramadan. Lender has been making inquiries in an effort to confirm that this transaction is likely to go forward. Court urged parties to contact officials together in an effort to get the requested information for the lender and encouraged the lender to send a representative to the March 4 meeting. Continue hearing to March 5, 2026 at 10:00 a.m.

-----  
Tentative Ruling for March 5, 2026:

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10:00 AM

**CONT... Hyundai Capital Management, Inc. Chapter 11**

What happened at the March 5 meeting? Has lender been able to obtain any additional information as to the likelihood that this transaction will go forward?  
Hearing required.

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

Hyundai Capital Management, Inc.

Represented By  
Stella A Havkin

**Movant(s):**

Mega Asset, LLC

Represented By  
Arnold L Graff

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, March 5, 2026**

**Hearing Room 1539**

10:00 AM

**2:25-20775 Marmar Bedford, LLC**

**Chapter 11**

**#2.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee**

Docket 29

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Thomas Ure**

**3/4/26 - David Shevitz**

**Matter Notes:**

GRANTED: \_\_\_\_\_

GRANTED IN PART/  
DENIED IN PART: \_\_\_\_\_

GRANTED IN PART/CONTINUED IN  
PART: \_\_\_\_\_

GRANTED W/  
CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

CONT'D. TO: \_\_\_\_\_ AT: \_\_\_\_\_

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10:00 AM

**CONT... Marmar Bedford, LLC**

**Chapter 11**

WITHDRAWN: \_\_\_\_\_

OBJECTION SUSTAINED: \_\_\_\_\_

OBJECTION OVERRULED: \_\_\_\_\_

**Tentative Ruling:**

Debtor appears to be an operating entity, but has not complied with reporting requirements and has not sought authority to use cash collateral that it is collecting. Moreover, there are different lenders with liens on the rents that the debtor is collecting. Court has no information concerning extent to which each lender's cash collateral is being appropriately segregated.

Grant motion and appoint chapter 11 trustee.

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

**Debtor(s):**

Marmar Bedford, LLC

Represented By  
Thomas B Ure

**Movant(s):**

United States Trustee (LA)

Represented By  
David Samuel Shevitz

**United States Bankruptcy Court  
Central District of California  
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**Thursday, March 5, 2026**

**Hearing Room 1539**

10:00 AM

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

**Chapter 11**

**#3.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee**

Docket 39

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - David Dorenfeld**

**3/4/26 - David Shevitz**

**Matter Notes:**

GRANTED: \_\_\_\_\_

GRANTED IN PART/  
DENIED IN PART: \_\_\_\_\_

GRANTED IN PART/CONTINUED IN  
PART: \_\_\_\_\_

GRANTED W/  
CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

CONT'D. TO: \_\_\_\_\_ AT: \_\_\_\_\_

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10:00 AM

**CONT... Gold Tree Studios LLC**

**Chapter 11**

WITHDRAWN: \_\_\_\_\_

OBJECTION SUSTAINED: \_\_\_\_\_

OBJECTION OVERRULED: \_\_\_\_\_

**Tentative Ruling:**

Court agrees that debtor has failed to fulfill the requirements of a debtor in possession. And, based on the Court's understanding of the facts and circumstances surrounding the relationship between the debtor and its landlord, it does not appear that the debtor has any meaningful assets to liquidate in chapter 7 (with the possible exception of avoiding power actions, as to which the Court expresses no opinion). Moreover, it does appear that the debtor filed this bankruptcy case after promising that it would not take any steps in an effort to further delay the lessor's ability to recover possession of its leased premises, which the Court agrees would suggest that this is a bad faith filing.

Therefore, grant motion and dismiss this bankruptcy case.

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

Gold Tree Studios LLC

Represented By  
Joseph Simon

**Movant(s):**

United States Trustee (LA)

Represented By  
David Samuel Shevitz

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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**Thursday, March 5, 2026**

**Hearing Room 1539**

10:00 AM

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

**Chapter 11**

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

fr: 2-4-26

Docket 1

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - David Dorenfeld**

**3/4/26 - David Shevitz**

**Matter Notes:**

Set Claims bar date notice deadline: \_\_\_\_\_

Set Claims bar date: \_\_\_\_\_

Set deadline to Objection to Claims: \_\_\_\_\_

Last day to file Plan and Disclosure Statement: \_\_\_\_\_

Date Disclosure Statement can be heard, if timely filed: \_\_\_\_\_

Status Conference date continued to: \_\_\_\_\_

Status Report due: \_\_\_\_\_

Case Dismissed \_\_\_\_\_ 180 day bar \_\_\_\_ without 180 day bar  
\_\_\_\_\_

Case Converted to Chapter 7: \_\_\_\_\_

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Los Angeles  
Sheri Bluebond, Presiding  
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**Hearing Room 1539**

10:00 AM

**CONT... Gold Tree Studios LLC**

**Chapter 11**

Chapter 11 Trustee Appointed: \_\_\_\_\_

Scheduling Order to be lodged by: \_\_\_\_\_

**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.

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Tentative Ruling for March 5, 2026:

Revisit status of this case after conclusion of hearing on matter no. 3 on calendar.

**Party Information**

**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  
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Los Angeles  
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**Thursday, March 5, 2026**

**Hearing Room 1539**

10:00 AM

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

**Chapter 11**

**#5.00 United States Trustees Motion Under 11 U.S.C. § 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee**

Docket 25

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Thomas Ure**

**3/4/26 - David Shevitz**

**Matter Notes:**

GRANTED: \_\_\_\_\_

GRANTED IN PART/  
DENIED IN PART: \_\_\_\_\_

GRANTED IN PART/CONTINUED IN  
PART: \_\_\_\_\_

GRANTED W/  
CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

CONT'D. TO: \_\_\_\_\_ AT: \_\_\_\_\_

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**CONT... Lenmar Robertson, LLC**

**Chapter 11**

WITHDRAWN: \_\_\_\_\_

OBJECTION SUSTAINED: \_\_\_\_\_

OBJECTION OVERRULED: \_\_\_\_\_

**Tentative Ruling:**

Debtor has failed to fulfill its obligations as a debtor in possession in this case (and has not opposed the motion). Court agrees that, based on the debtor's schedules, there does not appear to be any equity in the property that could be liquidated for the benefit of unsecured creditors. Grant motion. Dismiss case.

**Party Information**

**Debtor(s):**

Lenmar Robertson, LLC

Represented By  
Thomas B Ure

**Movant(s):**

United States Trustee (LA)

Represented By  
David Samuel Shevitz

**United States Bankruptcy Court  
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**Thursday, March 5, 2026**

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10:00 AM

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

**Chapter 11**

**#6.00 Motion to Dismiss Bankruptcy Case**

fr: 2-11-26

Docket 22

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Thomas Ure**

**3/2/26 - Christopher Miles**

**3/4/26 - David Shevitz**

**Matter Notes:**

GRANTED: \_\_\_\_\_

GRANTED IN PART/  
DENIED IN PART: \_\_\_\_\_

GRANTED IN PART/CONTINUED IN  
PART: \_\_\_\_\_

GRANTED W/  
CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

TENTATIVE IS THE RULING: \_\_\_\_\_

ORDER TO FOLLOW: \_\_\_\_\_

COURT TO PREPARE ORDER: \_\_\_\_\_

**United States Bankruptcy Court  
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**CONT... Lenmar Robertson, LLC**

**Chapter 11**

CONT'D. TO: \_\_\_\_\_ AT: \_\_\_\_\_

WITHDRAWN: \_\_\_\_\_

OBJECTION SUSTAINED: \_\_\_\_\_

OBJECTION OVERRULED: \_\_\_\_\_

**Tentative Ruling:**

Tentative Ruling for February 11, 2026:

Although the motion is not a model of clarity, it appears that the motion seeks dismissal based on an alleged lack of good faith, inability to reorganize and lack of authority to file. Court agrees that, based on its review of the debtor's schedules, it appears that the debtor has no current operations and no creditors other than movant. However, according to the debtor, it also has no equity security holders. This cannot be accurate. Someone owns the debtor.

With regard to movant's argument that the debtor lacked authority to file because its operating agreement requires the unanimous consent of all co-managers and members to file and only Marvin Markowitz is a signatory on the Statement Regarding Authority to Sign and File Petition, the motion is not particularly helpful. Who are the co-managers and members of the debtor? Whose authority was required that is absent? The motion does not bother to tell us. The motion directs us to pages 4 and 11 of the petition, but that doesn't tell us who are the co-managers and members of the debtor either. (These are just documents signed by Marvin Markowitz.)

Page 3 contains the following definition of the term "member": "each Person who is an initial signatory to this Agreement, has been admitted to the Company as a Member in accordance with the Articles or this Agreement or is an assignee who has become a Member in accordance with Article 7, and who has not resigned, withdrawn, been expelled or, if other than an individual, dissolved." It also contains the following definition of Co-Manager: "Libby

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**CONT... Lenmar Robertson, LLC**

**Chapter 11**

Markowitz, and Marvin Markowitz and any other Person that succeeds either in that capacity."

There are 3 signatories to the agreement. Libby and Marvin are designated "co-managers." LFM is identified as the member. The first page of the agreement uses the defined term "member" to refer to the LFM Family Trust as member, and the chart attached as Exhibit A shows that only the LFM Family Trust is a member and that it owns 100 percent of the membership interests. The first page of the agreement also refers to Libby and Marvin as Co-Managers.

Therefore, it appears from this document that LFM is the member and that Libby and Marvin are the co-managers; however, there is no declaration authenticating or laying a foundation for this document and it was signed in 2013. What, if anything, has changed since then? What became of Libby? Who is the trustee of LFM? Who is authorized to sign on its behalf? Movant doesn't answer any of these questions. On this record, the court cannot find that the petition was unauthorized. If Libby is still a co-Manager, did she consent to the filing?

The Statement of Authority filed in the case says that Marvin certifies that there was a special meeting of the board of directors at which a resolution was adopted authorizing the filing and authorizing him to sign all the required documents. The court cannot determine from this document whether LFM and/or Libby voted in favor of the resolution, but, in the absence of any evidence to the contrary, the Court will accept the accuracy of the statement -- that the "board of directors" (whatever that means in this context) authorized the filing and designated Marvin to act on the LLC's behalf. Does movant genuinely have any reason to believe that someone whose consent is required did not or does not support the filing?

According to the debtor's schedules, the property has a value of \$5,000,000. That is the debtor's only valuable asset. The schedules reflect that the amount of movant's claim is \$5,818,108.66. Debtor's counsel has represented in his compensation disclosure that he received a retainer of \$0. He says the same thing in the declaration filed in support of his employment application. (But he also says in the following paragraph: " I will comply with

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**CONT... Lenmar Robertson, LLC**

**Chapter 11**

the Guide To Application For Retainers and Professional And Insider Compensation promulgated by the Office of the United States trustee, as well as any other applicable employment guidelines and fee guidelines in withdrawing the prepetition or postpetition retainer funds, if any. The \$17,135.00 held in trust [???] will remain in my client trust account until an Order is entered approving fees and costs as long as the case remains pending.") The debtor has not filed an opposition to this motion.

Court agrees that it is hard to see how this debtor can possibly confirm a plan over movant's objection. How would it obtain an impaired consenting class?

Grant motion to dismiss as this case seems like an utterly hopeless two-party dispute.

2/10/2026 -- At request of movant, continue hearing to March 5, 2026, at 10:00 a.m. to be heard concurrently with US Trustee's motion to dismiss. (Movant will renote hearing to correct deficiencies in notice.)  
APPEARANCES WAIVED ON FEBRUARY 11, 2026.

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Tentative Ruling for March 5, 2026:

Tentative ruling from February 11, 2026 remains unchanged, but, if Court grants US Trustee's motion to dismiss, deny motion as moot.

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

Lenmar Robertson, LLC

Represented By  
Thomas B Ure

**Movant(s):**

Peter Koral

Represented By  
Christopher C Miles

**United States Bankruptcy Court  
Central District of California  
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10:00 AM

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

**Chapter 11**

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

fr: 2-4-26; 2-11-26

Docket 1

**Courtroom Deputy:**

**ZoomGov Appearance by:**

**3/2/26 - Thomas Ure**

**3/4/26 - David Shevitz**

**Matter Notes:**

Set Claims bar date notice deadline: \_\_\_\_\_

Set Claims bar date: \_\_\_\_\_

Set deadline to Objection to Claims: \_\_\_\_\_

Last day to file Plan and Disclosure Statement: \_\_\_\_\_

Date Disclosure Statement can be heard, if timely filed: \_\_\_\_\_

Status Conference date continued to: \_\_\_\_\_

Status Report due: \_\_\_\_\_

Case Dismissed \_\_\_\_\_ 180 day bar \_\_\_\_\_ without 180 day bar  
\_\_\_\_\_

Case Converted to Chapter 7: \_\_\_\_\_

Chapter 11 Trustee Appointed: \_\_\_\_\_

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10:00 AM

**CONT... Lenmar Robertson, LLC**

**Chapter 11**

Scheduling Order to be lodged by: \_\_\_\_\_

**Tentative Ruling:**

Tentative Ruling for February 4, 2026:

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.

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Tentative Ruling for February 11, 2026:

Revisit status of action after conclusion of hearing on motion to dismiss.

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2/10/2026 -- At request of movant, continue hearing to March 5, 2026, at 10:00 a.m. to be heard concurrently with US Trustee's motion to dismiss. APPEARANCES WAIVED ON FEBRUARY 11, 2026.

Tentative Ruling for March 5, 2026:

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

**Party Information**

**Debtor(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**

**Thursday, March 5, 2026**

**Hearing Room 1539**

10:00 AM

**CONT... Lenmar Robertson, LLC**

**Chapter 11**

**Movant(s):**

Lenmar Robertson, LLC

Represented By  
Thomas B Ure