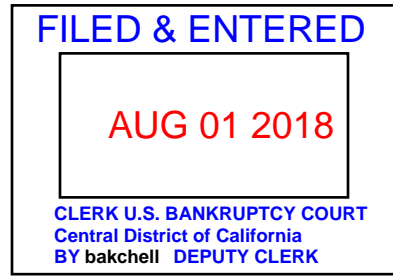


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**NOT FOR PUBLICATION**  
**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:  
  
PLACEMARK PROPERTIES LLC,  
  
Debtor.

Case No. 2:18-bk-12964-RK  
Chapter 7  
  
**ORDER DENYING “49340 SUNROSE  
LANE - MOTION FOR  
RECONSIDERATION” OF AVIS  
COPELIN, CEO OF PLACEMARK  
PROPERTIES LLC, DEBTOR, AND  
VACATING HEARING**  
  
**Vacated Hearing**  
Date: August 7, 2018  
Time: 2:30 p.m.  
Courtroom: 1675  
Roybal Federal Building  
255 East Temple Street  
Los Angeles, CA

Pending before the court is the Motion for Reconsideration (“Motion”) (Docket No. 81) of Avis Copelin, CEO of Placemark Properties LLC, Debtor, purportedly for Debtor, which has been noticed for hearing before the undersigned United States Bankruptcy Judge on August 7, 2018 at 2:30 p.m.

Having considered the Motion, the court determines that pursuant to Local Bankruptcy Rule 9013-1(j)(3), oral argument on the Motion is not necessary, dispenses

1 with it, vacates the hearing on the Motion, takes the Motion under submission and rules  
2 as follows:

- 3 1. The Motion is denied.
- 4 2. The Motion seeks reconsideration of the court's order entered on July 5, 2018  
5 (Docket No. 78) granting relief from stay with respect to real property located at  
6 49340 Sunrose Lane, Palm Desert, California 92260. "It has been the law for  
7 the better part of two centuries, for example, that a corporation may appear in  
8 the federal courts only through licensed counsel." *Rowland v. California Men's*  
9 *Colony, Unit II Men's Advisory Council*, 506 U.S. 194, 201-202 (1993) (citations  
10 omitted); *In re America West Airlines*, 40 F.3d 1058, 1059 (9th Cir. 1994)  
11 ("Corporations and other unincorporated associations must appear in court  
12 through an attorney.") (citations omitted); Local Bankruptcy Rule 9011-2(a) ("A  
13 corporation, a partnership including a limited liability partnership, a limited  
14 liability company, or any other unincorporated association, or a trust may not  
15 file a petition *or otherwise appear without counsel* in any case or  
16 proceeding...") (emphasis added). The Motion was filed on behalf of Debtor by  
17 Debtor's principal, Avis Copelin, who is not a licensed attorney at law admitted  
18 to practice before this court, and thus, the filing of the Motion was improper  
19 because it was an appearance by a non-attorney for a limited liability company  
20 in this bankruptcy case in violation of Local Bankruptcy Rule 9011-2(a).  
21 Accordingly, the court denies the Motion as procedurally improper because it  
22 violates the court's rules requiring business entities like Debtor to appear only  
23 through a licensed attorney at law.  
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3. The hearing on the Motion on August 7, 2018 at 2:30 p.m. is vacated, and no  
appearances are required.

IT IS SO ORDERED.

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Date: August 1, 2018



Robert Kwan  
United States Bankruptcy Judge