

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Tuesday, March 11, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-10444 Shiquita Monique Alexander**

**Chapter 13**

**#1.00** Motion for relief from stay [E-F]

SCHOOLSFIRST FEDERAL CREDIT  
UNION  
VS  
DEBTOR

Docket 36

**Tentative Ruling:**

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

x  11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

x  Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

x  Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

x  In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent

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**CONT... Shiquita Monique Alexander**

**Chapter 13**

a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

  x   The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

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

Shiquita Monique Alexander

Represented By  
Sanaz Sarah Bereliani

**Movant(s):**

SchoolsFirst Federal Credit Union

Represented By  
Paul V Reza

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
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**Hearing Room 1368**

10:00 AM

**2:24-17494 Monica Star Mizrahi-Bracht**

**Chapter 13**

**#2.00 Motion for relief from stay [E-F]**

U.S. BANK NATIONAL ASSOCIATION  
VS  
DEBTOR

Docket 16

**Tentative Ruling:**

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

  x   11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

  x   Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

  x   Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

  x   In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any

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**CONT... Monica Star Mizrahi-Bracht**

**Chapter 13**

payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

  x   The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

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

**Debtor(s):**

Monica Star Mizrahi-Bracht

Represented By  
Matthew D. Resnik

**Movant(s):**

U.S. BANK NATIONAL

Represented By  
Paul W Cervenka  
Shannon A Doyle

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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Tuesday, March 11, 2025

Hearing Room 1368

10:00 AM

2:24-17535 Jessica Lyn Schweitzer

Chapter 13

#3.00 Motion for relief from stay [E-F]

SELENE FINANCE  
LP  
VS  
DEBTOR

Docket 16

**Tentative Ruling:**

APPEARANCES are **required** for this hearing matter.

PRE-CHECK IN / REGISTRATION is **required** whether appearing in person or by telephone.

DEADLINE for Pre-Check In / Registration: no later than 12:00 p.m. on the day prior to the hearing:

**INSTRUCTIONS for Pre-Check In / Registration:**

- 1) Send an email to [Chambers\\_VZurzolo@cacb.uscourts.gov](mailto:Chambers_VZurzolo@cacb.uscourts.gov)
- 2) In the subject line, insert:  
    **"Registration -- Telephonic Appearance"** if you are appearing by phone or  
    **"Registration -- In Person Appearance"** if you will be appearing in person.
- 3) Provide **all** of the following information:
  - a. Appearing person's full name and phone #, and if applicable, State Bar # and client's full name
  - b. Hearing date and time, and matter number on the calendar
  - c. Debtor's name and case number and, if applicable, adversary procedure number

**INSTRUCTIONS for appearing by phone on Judge Zurzolo's Zoom Gov't Line:**

- 1) Join Judge Zurzolo's Zoom Gov line 15 minutes before the hearing by calling one of the telephone numbers below and input the below information as prompted.
- 2) Keep your phone on MUTE until your matter is called.

**Call either telephone number:** (669) 254-5252 or (669) 216-1590

**Meeting ID:** 160 995 2562    **Participant ID:** #    **Passcode:** 13682022

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10:00 AM

CONT... Jessica Lyn Schweitzer

**Chapter 13**

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

**Debtor(s):**

Jessica Lyn Schweitzer

Represented By  
Andrew Moher

**Movant(s):**

Selene Finance LP

Represented By  
Sean C Ferry

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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10:00 AM

2:25-10920 Jose Rafael Solano

Chapter 13

#4.00 Motion for relief from stay [E-F]

ORANGE KANGAROO  
LLC  
VS  
DEBTOR

Docket 12

**Tentative Ruling:**

APPEARANCES are **required** for this hearing matter.

PRE-CHECK IN / REGISTRATION is **required** whether appearing in person or by telephone.

DEADLINE for Pre-Check In / Registration: no later than 12:00 p.m. on the day prior to the hearing:

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  - b. Hearing date and time, and matter number on the calendar
  - c. Debtor's name and case number and, if applicable, adversary procedure number

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**Meeting ID:** 160 995 2562 **Participant ID:** # **Passcode:** 13682022

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Jose Rafael Solano**

**Chapter 13**

**Party Information**

**Debtor(s):**

Jose Rafael Solano

Pro Se

**Movant(s):**

ORANGE KANGAROO, LLC

Represented By  
Larry Rothman

**Trustee(s):**

Nancy K Curry (TR)

Pro Se



**United States Bankruptcy Court  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

10:30 AM

**2:24-16757 Manning Land Company, LLC, a California Limited Li**

**Chapter 11**

**#1.00** Motion for relief from stay [E-F]

GREAT AMERICAN INSURANCE COMPANY  
VS  
DEBTOR

Jointly administered with: 2:24-bk-16757-VZ  
(Manning Land Company, LLC); 2:24-bk-16758-VZ  
(Manning's Beef, LLC); 2:24-bk-16759-VZ (ADD  
Enterprises, Inc.); 2:24-bk-16760-VZ (Charlie DiMaria &  
Son Inc.); 2:24-bk-16761-VZ (RNCK, Inc.);  
2:24-bk-16762-VZ (Salvatore Anthony Dimaria)

**AFFECTS: All Debtors**

Docket 186

**\*\*\* VACATED \*\*\* REASON: Continued by Court-approved Stipulation  
to April 8, 2025 at 10:30 a.m.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Manning Land Company, LLC, a

Represented By  
Leonard M Shulman  
Max Casal  
Ryan D O'Dea

**Movant(s):**

Great American Insurance Company

Represented By  
Teresa L Polk

**United States Bankruptcy Court  
Central District of California  
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Tuesday, March 11, 2025

Hearing Room 1368

10:30 AM

2:25-10599 CKA Enterprises LLC

Chapter 11

#2.00 Motion for relief from stay [E-F]

BRJB HIGHLAND AVENUE PARTNERS  
LLC  
VS  
DEBTOR

Docket 13

**Tentative Ruling:**

APPEARANCES are **required** for this hearing matter.

PRE-CHECK IN / REGISTRATION is **required** whether appearing in person or by telephone.

DEADLINE for Pre-Check In / Registration: no later than 12:00 p.m. on the day prior to the hearing:

**INSTRUCTIONS for Pre-Check In / Registration:**

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    **"Registration -- In Person Appearance"** if you will be appearing in person.
- 3) Provide **all** of the following information:
  - a. Appearing person's full name and phone #, and if applicable, State Bar # and client's full name
  - b. Hearing date and time, and matter number on the calendar
  - c. Debtor's name and case number and, if applicable, adversary procedure number

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**United States Bankruptcy Court  
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CONT... CKA Enterprises LLC

**Chapter 11**

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

CKA Enterprises LLC

Represented By  
Kevin Tang

**Movant(s):**

BRJB Highland Avenue Partners,

Represented By  
Craig G Margulies

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

11:00 AM

**2:23-13978 Yiwan Trading Company Limited**

**Chapter 11**

**#1.00** Motion to disallow proof of claims:  
1-7

Claim No.

- 1-1 Sotheby's Financial Services California, Inc.
- 2-1 Sotheby's Financial Services California, Inc.
- 4-1 Sotheby's Hong Kong Limited

Docket 148

**\*\*\* VACATED \*\*\* REASON: Motion granted continuing hearing to April  
22, 2025 at 11:00 a.m. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Yiwan Trading Company Limited

Represented By  
Anthony Bisconti  
Eric J Snyder

**Movant(s):**

Yiwan Trading Company Limited

Represented By  
Anthony Bisconti  
Eric J Snyder

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

11:00 AM

**2:23-13978 Yiwan Trading Company Limited**

**Chapter 11**

**#2.00** Motion of Sotheby's Financial Services California, Inc., Sothebys, Inc. and Sothebys Hong Kong Limited pursuant to 11 U.S.C. §§ 105(a) and 1124 to determine Impairment of filed claims  
In order to obtain right to vote on Debtor's amended plan of reorganization and pursuant to Rule 3018(a) of The Federal Rules of Bankruptcy Procedure to temporarily allow the claims for purposes of voting  
1-7

Docket 153

**\*\*\* VACATED \*\*\* REASON: Motion granted continuing hearing to April 22, 2025 at 11:00 a.m. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Yiwan Trading Company Limited

Represented By  
Anthony Bisconti  
Eric J Snyder

**Movant(s):**

Sotheby's Financial Services of

Represented By  
Michael Niborski  
David L. Neale

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

11:00 AM

**2:22-14481 Jefferson La Brea D&J Properties, LLC**

**Chapter 11**

**#3.00** Status conference re: Motion to disallow  
Claim Nos. #3 and #4 filed by Tony Lewis  
1-23

Docket 144

**\*\*\* VACATED \*\*\* REASON: Continued to April 8, 2025 at 11:00 a.m. by  
court-approved stipulation. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

Jefferson La Brea D&J Properties,

Represented By  
David B Shemano

**Movant(s):**

Jefferson La Brea D&J Properties,

Represented By  
David B Shemano

**United States Bankruptcy Court  
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11:00 AM

2:22-14481 Jefferson La Brea D&J Properties, LLC

Chapter 11

#4.00 Motion of the Debtor for order (1) Finding Tony Lewis In contempt of previously entered contempt orders, (2) Entering an amended monetary judgment against Tony Lewis (3) Issuing a writ of assistance (4) Directing that Tony Lewis be Incarcerated pending the sale of the Debtor's property and (5) Ordering Tony Lewis to turnover all rental proceeds 1-23

Docket 186

**\*\*\* VACATED \*\*\* REASON: Continued to April 8, 2025 at 11:00 a.m. by court-approved stipulation. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jefferson La Brea D&J Properties,

Represented By  
David B Shemano

**Movant(s):**

Jefferson La Brea D&J Properties,

Represented By  
David B Shemano

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, March 11, 2025**

**Hearing Room 1368**

11:00 AM

**2:22-14481 Jefferson La Brea D&J Properties, LLC**

**Chapter 11**

**#5.00** Order for Tony Lewis to show cause why the real property dwelling located at 1155 N. La Cienega Boulevard, Unit PH10, West Hollywood , CA 90069 should not be sold to satisfy judgment  
12-10

Docket 281

**\*\*\* VACATED \*\*\* REASON: Continued to April 8, 2025 at 11:00 a.m. by court-approved stipulation. JRC**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Jefferson La Brea D&J Properties,

Represented By  
David B Shemano