

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:23-18129 Delia Danielle Villagran**

**Chapter 13**

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

WELLS FARGO BANK  
N.A.  
VS  
DEBTOR

Docket 63

**\*\*\* VACATED \*\*\* REASON: 6/4/2025 Voluntary Dismissal of Motion  
Filed (Docket #65)**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Delia Danielle Villagran

Represented By  
Rabin Pournazarian

**Movant(s):**

Wells Fargo Bank, N.A., dba Wells

Represented By  
Kirsten Martinez

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

Tuesday, June 24, 2025

Hearing Room 1368

10:00 AM

2:23-18464 Gustavo Coronado

Chapter 13

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

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
VS  
DEBTOR

Docket 28

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

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

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Gustavo Coronado**

**Chapter 13**

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

**Debtor(s):**

Gustavo Coronado

Represented By  
Sanaz Sarah Bereliani

**Movant(s):**

JPMorgan Chase Bank, National

Represented By  
Jennifer C Wong

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-15312 Alex Terry Ashley**

**Chapter 13**

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

CENLAR FSB  
VS  
DEBTOR

Docket 25

**\*\*\* VACATED \*\*\* REASON: Settled by Court-approved Stipulation  
(Docket #29)**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Alex Terry Ashley

Represented By  
Joshua Sternberg

**Movant(s):**

Cenlar FSB as servicer for

Represented By  
Jennifer C Wong

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-18847 Jessica Bailey-Blenman**

**Chapter 13**

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

FREEDOM MORTGAGE CORPORATION  
VS  
DEBTOR

Docket 28

**Tentative Ruling:**

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Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Jessica Bailey-Blenman**

**Chapter 13**

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

**Debtor(s):**

Jessica Bailey-Blenman

Represented By  
Peter C Wittlin

**Movant(s):**

Freedom Mortgage Corporation

Represented By  
Dane W Exnowski

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-19255 Nathaniel Edward Davis, Jr.**

**Chapter 13**

**#5.00** Motion for relief from stay [E-F]  
5-20

SAG-AFTRA FCU  
VS  
DEBTOR

Docket 23

**\*\*\* VACATED \*\*\* REASON: The parties entered into a stipulation to  
dismiss the motion. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Nathaniel Edward Davis Jr.

Represented By  
Charles Shamash  
Joseph E Caceres

**Movant(s):**

SAG-AFTRA Federal Credit Union

Represented By  
Larry D Webb

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-19645 Gary Higashiyama**

**Chapter 13**

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

U.S. BANK NATIONAL ASSOCIATION  
VS  
DEBTOR

Docket 23

**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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10:00 AM

**CONT... Gary Higashiyama 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):**

Gary Higashiyama

Represented By  
Joshua Sternberg

**Movant(s):**

U.S. BANK NATIONAL

Represented By  
Craig A Edelman  
Renee M Parker

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-20231 Tien Phuoc Troung**

**Chapter 13**

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

U.S. BANK TRUST NATIONAL ASSOCIATION  
VS  
DEBTOR

Docket 26

**Tentative Ruling:**

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

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Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Tien Phuoc Troung**

**Chapter 13**

**Party Information**

**Debtor(s):**

Tien Phuoc Troung

Represented By  
Stephen L Burton

**Movant(s):**

U.S. Bank Trust National

Represented By  
Fanny Zhang Wan  
Jennifer C Wong

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:24-20390 Srinivasa Ramsha Vicharapu**

**Chapter 13**

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

NEWREZ LLC  
VS  
DEBTOR

Docket 22

**Tentative Ruling:**

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

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

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- 3) Provide **all** of the following information:
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Srinivasa Ramsha Vicharapu**

**Chapter 13**

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

**Debtor(s):**

Srinivasa Ramsha Vicharapu

Represented By  
Onyinye N Anyama

**Movant(s):**

NewRez LLC dba Shellpoint

Represented By  
Renee M Parker

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:25-10565 Sargis Khachatryan**

**Chapter 13**

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

NEWREZ LLC  
VS  
DEBTOR

Docket 26

**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

**United States Bankruptcy Court  
Central District of California  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT...**

**Sargis Khachatryan**

**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):**

Sargis Khachatryan

Represented By  
Tyson Takeuchi

**Movant(s):**

NewRez LLC d/b/a Shellpoint

Represented By  
Jacqueline D Serrao

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:25-13905 Michael Lee Merrins**

**Chapter 13**

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

RICHARD CRANE  
VS  
DEBTOR

Docket 9

**Tentative Ruling:**

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

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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**CONT... Michael Lee Merrins**

**Chapter 13**

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

**Debtor(s):**

Michael Lee Merrins

Represented By  
Michael Jay Berger

**Movant(s):**

Richard Crane, Trustee of the

Represented By  
Larry Rothman

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:25-14645 Tara Moye**

**Chapter 13**

**#11.00** Motion in Individual case for order Imposing  
a stay or continuing the automatic stay  
as the Court deems appropriate

Docket 12

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and  
notify all interested parties.

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

**Debtor(s):**

Tara Moye

Represented By  
David P Farrell

**Movant(s):**

Tara Moye

Represented By  
David P Farrell

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:00 AM

**2:25-12248 Michael Herbert Lapidus**

**Chapter 13**

**#12.00** Motion for relief from stay [E-F]  
6-10

REMERCI PROPRIETE  
LLC  
VS  
DEBTOR

Docket 20

**Tentative Ruling:**

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**Hearing Room 1368**

10:00 AM

**CONT... Michael Herbert Lapidus**

**Chapter 13**

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

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

**Debtor(s):**

Michael Herbert Lapidus

Pro Se

**Movant(s):**

REMERCILE PROPRIETE, LLC A

Represented By  
Helen G Long

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:30 AM

**2:25-10214 Soft Packaging, Inc.**

**Chapter 11**

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

TOYOTA INDUSTRIES COMMERCIAL  
FINANCE INC  
VS  
DEBTOR

Docket 118

**\*\*\* VACATED \*\*\* REASON: Settled by Court-approved Stipulation.**

**Tentative Ruling:**

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

**Debtor(s):**

Soft Packaging, Inc.

Represented By  
Matthew D. Resnik  
Roksana D. Moradi-Brovia  
Nina Z Javan  
Steven Jeffrey Mirsky

**Movant(s):**

Toyota Industries Commercial

Represented By  
Garry A Masterson

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

10:30 AM

**2:25-10825 Jeffrey John McNeal and Kristin Cynthia McNeal**

**Chapter 11**

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

AMERICREDIT FINANCIAL SERVICES  
INC  
VS  
DEBTOR

Docket 52

**\*\*\* VACATED \*\*\* REASON: The motion is settled by court-approved stipulation. JRC**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jeffrey John McNeal

Represented By  
Christopher J Langley

**Joint Debtor(s):**

Kristin Cynthia McNeal

Represented By  
Christopher J Langley

**Movant(s):**

Americredit Financial Services, Inc.

Represented By  
Randall P Mroczynski

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

11:00 AM

**2:25-10548 BTG Textiles, Inc.**

**Chapter 11**

**#1.00** Motion to extend the Debtor's exclusivity  
period

Docket 130

**\*\*\* VACATED \*\*\* REASON: Settled by Court-approved Stipulation.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

BTG Textiles, Inc.

Represented By  
Michael Jay Berger

**Movant(s):**

BTG Textiles, Inc.

Represented By  
Michael Jay Berger

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

11:00 AM

**2:25-11274 Joseph Breckenridge Barnes**

**Chapter 11**

- #2.00** Motion by Debtor: (1) Approve sale of real property (2) For determination of the buyer to be a "Good Faith" purchaser within the meaning of Bankruptcy Code § 363(M) protection (3) Authorize payment of brokers commission and sale-related expenses; and (4) Waiver of 14-day stay periods set forth in Bankruptcy Rule 6004(H)

Docket 103

**Tentative Ruling:**

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

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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

**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**



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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

11:00 AM

**CONT... Joseph Breckenridge Barnes**

**Chapter 11**

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

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

Joseph Breckenridge Barnes

Represented By  
Leslie A Cohen

**Movant(s):**

Joseph Breckenridge Barnes

Represented By  
Leslie A Cohen

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

**Tuesday, June 24, 2025**

**Hearing Room 1368**

11:00 AM

**2:24-19243 La Loba De Wall St LLC**

**Chapter 11**

**#3.00** Status Conference re: Motion to value  
real property  
4-22

Docket 69

**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
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<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
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Courtroom 1368 Calendar**

**Tuesday, June 24, 2025**

**Hearing Room 1368**

11:00 AM

**CONT... La Loba De Wall St LLC**

**Chapter 11**

**Debtor(s):**

La Loba De Wall St LLC

Represented By  
Maureen J Shanahan

**Movant(s):**

Hillfoot LLC

Represented By  
Marina Fineman