

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

YOU MUST JOIN 30 MINUTES PRIOR TO THE HEARING FOR CHECK-IN IF YOU ARE APPEARING BY ZOOMGOV.

PLEASE REFER TO THE RECENTLY UPDATED COURT WEBSITE, "PHONE/VIDEO APPEARANCES" TAB, TO DETERMINE IF PHONE/VIDEO APPEARANCE IS PERMITTED FOR YOUR MATTER OR WHETHER IN PERSON APPEARANCE IS REQUIRED.

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**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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Tuesday, January 6, 2026

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10:00 AM

2:25-18857 Deborah Concepcion Paz

Chapter 7

#1.00 Motion for relief from the automatic stay [UD]

MCS SUNSET POINTE CENTER LLC
V
DEBTOR

fr. 11-25-25

Docket 42

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d) (2). The stay is terminated as to the debtor and the debtor's bankruptcy estate with respect to the movant, its successors, transferees and assigns. Movant may enforce its remedies to obtain possession of the property in accordance with applicable law, but may not pursue a deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. **Appearances waived.**

Movant and debtor executed a commercial lease agreement on March 4, 2021 and a lease amendment on April 24, 2024. Pursuant to the terms of the lease, debtor agreed to pay rent in the amount of \$2,462.00 per month. Debtor has failed to pay rent due since March 1, 2025 and has defaulted on the lease. Movant served the debtor with a notice to quit the premises on September 26, 2025. Debtor filed the bankruptcy petition on October 3, 2025 in an apparent effort to stay commencement of the unlawful detainer action. This motion has been filed to proceed with the unlawful detainer action. This action must go forward because the debtor's right to possess the premises must be determined. This does not change simply because a bankruptcy petition was filed.

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CONT... Deborah Concepcion Paz

Chapter 7

The 14-day period specified in FRBP 4001(a)(3) is waived. All other relief is denied.

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Deborah Concepcion Paz

Represented By
Juanita V Miller

Movant(s):

MCS Sunset Pointe Center LLC

Represented By
Tiffany D Truong

Trustee(s):

Wesley H Avery (TR)

Pro Se

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

2:23-13844 Alberto Cisneros and Wendy Olga Ugalde

Chapter 13

#2.00 Motion for relief from the automatic stay [PP]

CAPITAL ONE AUTO FINANCE, A DIVISION OF CAPITAL ONE, N.A
V
DEBTOR

Docket 41

Tentative Ruling:

None.

Party Information

Debtor(s):

Alberto Cisneros

Represented By
Thomas B Ure

Joint Debtor(s):

Wendy Olga Ugalde

Represented By
Thomas B Ure

Movant(s):

Capital One Auto Finance, a division

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-13045 Heriverto Ibarra

Chapter 13

#3.00 Motion for relief from the automatic stay [PP]

FIRST FINANCIAL CREDIT UNION
V
DEBTOR

fr. 10-28-25; 11-25-25; 12-16-25

Docket 27

***** VACATED *** REASON: O/E 12-22-25. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Heriverto Ibarra

Represented By
Rabin Pournazarian

Movant(s):

FIRST FINANCIAL CREDIT

Represented By
Amanda N Ferns

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-16245 Kendra Nicole Tease-Howard

Chapter 13

#4.00 Motion for relief from the automatic stay [PP]

NUVISION CREDIT UNION
V
DEBTOR

Docket 36

Tentative Ruling:

None.

Party Information

Debtor(s):

Kendra Nicole Tease-Howard

Represented By
Devin Sawdayi

Movant(s):

Nuvision Credit Union

Represented By
Joshua L Scheer
Reilly D Wilkinson

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-18970 David Paul Lannon

Chapter 13

#5.00 Motion for relief from the automatic stay [PP]

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 12

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a security interest and lien on the debtor's 2012 Toyota Tacoma. The debtor has failed to pay post-petition payments. Also, the debtor has not provided movant with proof of insurance on the vehicle. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1). **Appearances waived.**

The subject property has a value of \$15,575 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$19,092.08. There is no equity in the subject property and no evidence that property is necessary to an effective reorganization.

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301(d). **All other relief is denied.**

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CONT... David Paul Lannon

Chapter 13

Party Information

Debtor(s):

David Paul Lannon

Represented By
Steven A Alpert

Movant(s):

Toyota Motor Credit Corporation

Represented By
Dennis C. Winters

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-18719 Xiao Yang Lu

Chapter 13

#6.00 Motion for relief from the automatic stay [PP]

BANC OF CALIFORNIA
V
DEBTOR

Docket 27

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a security interest and lien on the debtor's 2012 Lamborghini Gallardo LP570-4 Performante Spyder. The account was charged off on July 19, 2024. The debtor has failed to make payments. Also, the debtor has not provided movant with proof of insurance on the vehicle. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

Appearances waived.

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Xiao Yang Lu

Represented By
Rex Tran

**United States Bankruptcy Court
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CONT... Xiao Yang Lu

Chapter 13

Movant(s):

Banc of California, a California state

Represented By
Scott B Lieberman

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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2:25-18719 Xiao Yang Lu

Chapter 13

#7.00 Motion for relief from the automatic stay [RP]

EAST WEST BANK, AND ITS SUCCESSORS AND/OR ASSIGNEES
V
DEBTOR

Docket 37

***** VACATED *** REASON: O/E 1-5-26. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Xiao Yang Lu

Represented By
Rex Tran

Movant(s):

East West Bank

Represented By
William Malcolm

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:22-14825 David Michael Salazar

Chapter 13

#8.00 Motion for relief from the automatic stay [RP]

U.S. BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

Docket 36

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 3 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived**.

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

David Michael Salazar

Represented By
Thomas B Ure

Movant(s):

U.S. Bank Trust National

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... David Michael Salazar

Shannon A Doyle

Chapter 13

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:23-14219 Patty Ann Ayers-Clair

Chapter 13

#9.00 Motion for relief from the automatic stay [RP]

DEUTSCHE BANK NATIONAL TRUST COMPANY
V
DEBTOR

Docket 29

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 1-2-26**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Patty Ann Ayers-Clair

Represented By
Onyinye N Anyama

Movant(s):

Deutsche Bank National Trust

Represented By
Chad L Butler

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 6, 2026

Hearing Room 1375

10:00 AM

2:24-17452 Ellsworth Paxton Pryor, IV

Chapter 13

#10.00 Motion for relief from the automatic stay [RP]

DEUTSCHE BANK NATIONAL TRUST COMPANY
V
DEBTOR

Docket 28

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 3 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Ellsworth Paxton Pryor IV

Represented By
Jeffrey J Hagen

Movant(s):

Deutsche Bank National Trust

Represented By

**United States Bankruptcy Court
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CONT... Ellsworth Paxton Pryor, IV

Chapter 13

Sarah Arlene Dooley-Lewis
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 6, 2026

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10:00 AM

2:24-19342 Didier Makadi Ngoie

Chapter 13

#11.00 Motion for relief from the automatic stay [RP]

TOWD POINT MORTGAGE TRUST 2015-1, BY U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE TRUSTEE, AND ITS SUCCESSORS AND/OR
ASSIGNEES
V
DEBTOR

Docket 34

***** VACATED *** REASON: O/E 1-5-26. CONT'D 2-10-26 AT 10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Didier Makadi Ngoie

Represented By
Alisa Admiral Garcia

Movant(s):

Towd Point Mortgage Trust 2015-1,

Represented By
Christina J Khil

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 6, 2026

Hearing Room 1375

10:00 AM

2:25-14410 Rogelio Ruiz

Chapter 13

#12.00 Motion for relief from the automatic stay [RP]

U.S. BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

fr. 9-23-25; 10-28-25; 12-2-25

Docket 21

Tentative Ruling:

None.

Party Information

Debtor(s):

Rogelio Ruiz

Represented By
Joseph A Weber
Fritz J Firman

Movant(s):

U.S. Bank Trust National

Represented By
Joseph C Delmotte
Fanny Zhang Wan
Dana OBrien

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-15927 Edward Browder

Chapter 13

#13.00 Motion for relief from the automatic stay [RP]

NEWREZ LLC
V
DEBTOR

Docket 34

***** VACATED *** REASON: O/E 12-19-25. CONT'D TO 2-24-26 AT
10:00 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Edward Browder

Represented By
Jaime A Cuevas Jr.

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
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10:00 AM

2:25-16806 Jimmie Lee Espie

Chapter 13

#14.00 Motion for relief from the automatic stay [RP]

NEW REZ LLC
V
DEBTOR

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Jimmie Lee Espie

Represented By
Kevin Tang

Movant(s):

NewRez LLC dba Shellpoint

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-17787 Mirna Rodriguez

Chapter 13

#15.00 Motion for relief from the automatic stay [RP]

THOMAS K. MAHONY
V
DEBTOR

Docket 23

***** VACATED *** REASON: CASE DISMISSED 12-18-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mirna Rodriguez

Represented By
Jaime A Cuevas Jr.

Movant(s):

Thomas K Mahony, Trustee of The

Represented By
Thomas J Polis

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-18052 Naima Toilolo

Chapter 13

#16.00 Motion for relief from the automatic stay [RP]

SELENE FINANCE, LP
V
DEBTOR

Docket 35

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 3 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301(d). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Naima Toilolo

Represented By
D Justin Harelik

**United States Bankruptcy Court
Central District of California
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CONT... Naima Toilolo

Chapter 13

Movant(s):

Selene Finance LP

Represented By
Sarah Arlene Dooley-Lewis
David Coats

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1375

10:00 AM

2:25-19322 Daniel D Perez

Chapter 13

#17.00 Motion for relief from the automatic stay [RP]

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING AS SERVICER
FOR CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-NQM3
V
DEBTOR

Docket 36

Tentative Ruling:

Debtor's case was dismissed on December 16, 2025; however, because movant has requested in rem / (d)(4) relief the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 1 post-petition payment. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or court approval and multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362(d)(4). **Appearances waived.**

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CONT...

Daniel D Perez

Chapter 13

The 14-day period specified in FRBP 4001(a)(3) is waived. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301(d). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Daniel D Perez

Represented By
William Radcliffe

Movant(s):

Citibank, N.A., not in its individual

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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2:25-14429 Nellie Davidovna Gagloeva

Chapter 7

#18.00 Motion for relief from the automatic stay [RP]

LOGAN MORTGAGE, INC.
V
DEBTOR

Docket 73

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the Court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.), 22 B.R. 65, 66 (9th Cir. BAP 1982); Ramco Indus. v. Preuss (In re Preuss), 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject real property has a value of \$2,667,500.00 and is encumbered by a perfected deed of trust or mortgage in favor of the movant. The liens against the property total \$2,656,790.04. The Court finds there is no equity and there is no evidence that the trustee can administer the subject real property for the benefit of creditors. There is no evidence that the debtor has made or tendered any payments to movant since the petition date. Also, the debtor has defaulted on his insurance obligations on the subject property.

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

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CONT... **Nellie Davidovna Gagloeva**

Chapter 7

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Nellie Davidovna Gagloeva

Represented By
Anthony Obehi Egbase

Movant(s):

Logan Mortgage, Inc

Represented By
Andrew Mase
Michael D Croddy
Matthew H. Aguirre

Trustee(s):

Peter J Mastan (TR)

Represented By
Maria L Garcia

**United States Bankruptcy Court
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2:25-18877 Ferdimarc Umbay

Chapter 11

#19.00 Motion for relief from the automatic stay [RP]

WILMINGTON SAVINGS FUND SOCIETY, FSB
V
DEBTOR

Docket 31

***** VACATED *** REASON: O/E 1-5-26. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ferdimarc Umbay

Represented By
Michael R Totaro

Movant(s):

Wilmington Savings Fund Society,

Represented By
Jennifer C Wong

**United States Bankruptcy Court
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2:07-00000

Chapter 0

#0.00

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Meeting ID: [160 772 7397](#)
Password: [062161](#)

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:25-18195 Dashaun Lamarr Ellis

Chapter 13

Adv#: 2:25-01382 Ellis, et al. v. Nationstar Mortgage LLC et al

#1.00 Status Hearing
re: Complaint (1) First cause of action fraud in the inducement and conspiracy to commit constructive fraud (2) Second cause of action violation of Business and Professions Code §17200 (3) Third cause of action violation of §1788.17 of the RFDCPA unconscionability (4) Fourth cause of action Violation of Civil Code § 1572 (5) Fifth cause of action Request for equitable cancellation of the assignment. Substitution of Trustee. Notice of Default and Notice of Sale (6) Sixth cause of action Reasonable reliance detrimental reliance

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Dashaun Lamarr Ellis	Pro Se
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Defendant(s):

Paula L Martz	Pro Se
National General Insurance	Pro Se
Does 1 - 5	Pro Se
Nationstar Mortgage LLC	Pro Se
Kayana Creed	Pro Se
Stiles Real Estate Group	Pro Se

Plaintiff(s):

Dashaun L Ellis, et al.	Pro Se
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Trustee(s):

Nancy K Curry (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT... Dashaun Lamarr Ellis

Chapter 13

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01312 Dye v. Toe Teow Heng

#2.00 Status Hearing re complaint for Recovery of money/property - 548 fraudulent transfer

fr. 1-7-25; 2-25-25; 4-1-25; 7-15-25; 10-14-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Toe Teow Heng

Pro Se

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01025 All Claims Recovery Group LLC, a California limite v. Azizisefat et al

- #3.00** Status conference re complaint for
(1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
(2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
(3) For Avoidance and Recovery of Preferential Transfers
(4) Recovery of Avoided Transfers
(5) Claim Disallowance
(6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 8-19-25; 10-14-25

**Default entered against
Gracious Ridge LLC
Ryegate Cliffs LLC**

Docket 1

***** VACATED *** REASON: O/E 1-5-26. CONT'D 4-28-26 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Neda Azizisefat

Pro Se

Gracious Ridge LLC

Pro Se

Ryegate Cliffs LLC

Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Jessica L Bagdanov
Ashley M Teesdale

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT... Metallic Blue Development LLC

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01026 All Claims Recovery Group LLC, a California limite v. Kasher et al

- #4.00** Status conference re complaint for
- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
 - (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
 - (3) For Avoidance and Recovery of Preferential Transfers
 - (4) Recovery of Avoided Transfers
 - (5) Claim Disallowance
 - (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 8-19-25

**Default entered against
Plentywood Springs LLC**

Docket 1

***** VACATED *** REASON: O/E 1-5-26. CONT'D 4-28-26 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Mehrdad Kasher

Pro Se

Plentywood Springs LLC

Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Jessica L Bagdanov
Ashley M Teesdale

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT... Metallic Blue Development LLC

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01029 All Claims Recovery Group LLC, a California limite v. Beverly Hills

- #5.00** Status conference re complaint for
- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
 - (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
 - (3) For Avoidance and Recovery of Preferential Transfers
 - (4) Recovery of Avoided Transfers
 - (5) Claim Disallowance
 - (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 9-23-25

**Default entered against
Beverly Hills Capital, Inc.
Antonio Cristi**

Docket 1

Tentative Ruling:

The status conference is continued to March 10, 2026 at 2:00 p.m.

Appearances waived.

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Beverly Hills Capital, Inc.

Pro Se

Antonio Cristi

Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Jessica L Bagdanov

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT... Metallic Blue Development LLC

Chapter 7

Ashley M Teesdale

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01030 All Claims Recovery Group LLC, a California limite v. Cook

- #6.00** Status conference re complaint for
- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
 - (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
 - (3) For Avoidance and Recovery of Preferential Transfers
 - (4) Recovery of Avoided Transfers
 - (5) Claim Disallowance
 - (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 9-23-25

**Default entered against
Mikhael Cook**

Docket 1

Tentative Ruling:

The status conference is continued to March 10, 2026 at 2:00 p.m.

Appearances waived.

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Mikhael Cook

Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Ashley M Teesdale

Trustee(s):

Timothy Yoo (TR)

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

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2:00 PM

CONT...

Metallic Blue Development LLC

Carmela Pagay

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01033 All Claims Recovery Group LLC, a California limite v. Action Plus

- #7.00** Status conference re complaint for
(1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
(2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
(3) For Avoidance and Recovery of Preferential Transfers
(4) Recovery of Avoided Transfers
(5) Claim Disallowance
(6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 9-23-25

**Default entered against
Action Plus Marketing LLC**

Docket 1

Tentative Ruling:

The status conference is continued to March 10, 2026 at 2:00 p.m.

Appearances waived.

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Action Plus Marketing LLC

Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Ashley M Teesdale

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

CONT... Metallic Blue Development LLC

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01042 All Claims Recovery Group LLC, a California limite v. Abas, CPA et al

- #8.00** Status conference re complaint for
- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
 - (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
 - (3) For Avoidance and Recovery of Preferential Transfers
 - (4) Recovery of Avoided Transfers
 - (5) Claim Disallowance
 - (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 7-8-25; 9-23-25

**Default entered against
Dr. Momtaz Abas, Cpa
Abas Group
Abas Tax Team**

Docket 1

Tentative Ruling:

The status conference is continued to March 10, 2026 at 2:00 p.m.

Appearances waived.

Party Information

Debtor(s):

Metallic Blue Development LLC

Represented By
Ashley M Teesdale

Defendant(s):

Dr. Momtaz Abas, CPA

Pro Se

Abas Group, a California

Pro Se

Abas Tax Team, a California

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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2:00 PM

CONT... Metallic Blue Development LLC

Chapter 7

Plaintiff(s):

All Claims Recovery Group LLC, a

Represented By
Jessica L Bagdanov
Ashley M Teesdale

Trustee(s):

Timothy Yoo (TR)

Represented By
Carmela Pagay

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:24-01164 Montero Leon v. Montero et al

#9.00 Status Conference re: Complaint for:
(1) Injunctive Relief
(2) Willful Violation Of The Automatic Stay
(3) Declaratory Relief

fr. 8-6-24; 8-27-24, 9-10-24; 2-11-25; 5-20-25; 6-24-25; 7-15-25
9-23-25

Docket 1

Tentative Ruling:

The status conference is hereby taken off calendar.

Appearances waived.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Defendant(s):

Guillermo Montero

Represented By
Michael Meyer
Michael Meyer

Brenda Vargas

Represented By
Michael Meyer

Plaintiff(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:24-01164 Montero Leon v. Montero et al

#10.00 Motion for an order dismissing remainder of case

fr. 9-23-25

Docket 66

Tentative Ruling:

The court finding that all claims asserted have been resolved and in light of the Civil Order dismissing the appeal filed by the defendant, the motion is GRANTED. **Appearances waived.**

Debtor shall lodge a proposed order via LOU within 7 days of the hearing.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Defendant(s):

Guillermo Montero

Represented By
Michael Meyer
Michael Meyer

Brenda Vargas

Represented By
Michael Meyer

Movant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Plaintiff(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

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2:00 PM

CONT... Maria Elizabeth Montero Leon

Chapter 11

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:25-01342 Guillermo Montero, Derivatively on Behalf of Home v. Montero Leon et al

#11.00 Status Hearing re Notice of Removl of Civil Action to United States Bankruptcy Court pursuant to 28 USC 1452 and Fed R Bankr P. 9027

fr. 10-28-25

Docket 1

Tentative Ruling:

The status conference is continued February 10, 2026 at 2:00 p.m.

Appearances waived.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Defendant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Does 1 to 10 inclusive

Pro Se

Eric Bensamochan

Represented By
Eric Bensamochan

Plaintiff(s):

Guillermo Montero, Derivatively on

Represented By
Michael Meyer

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:25-15322 Balerno Castle LLC, a California Limited Liability

Chapter 11

Adv#: 2:25-01392 Balerno Castle LLC, a California Limited Liability v. Riverbend Funding,

#12.00 Emergency motion on Plaintiff' Debtor's Ex Parte Application For Temporary Restraining Order (T.R.O) And For An Order To Show Cause (O.S.C) Re Preliminary Injunction; Or In The Alternative For An Order Shortening Time Injunction

fr. 12-15-25

Docket 2

Tentative Ruling:

None.

Party Information

Debtor(s):

Balerno Castle LLC, a California

Represented By
Kevin Tang
Adam Apollo

Defendant(s):

Riverbend Funding, LLC, a

Pro Se

1 Sharpe Opportunity Intermediate

Represented By
Mitchell B Ludwig

Corevest American Finance Lender,

Pro Se

FCI Lender Services, Inc., a

Pro Se

California TD Specialists, a

Pro Se

Does 1-25 inclusive

Pro Se

All persons unknown, claiming any

Pro Se

Movant(s):

Balerno Castle LLC, a California

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

**CONT... Balerno Castle LLC, a California Limited Liability
Adam Apollo**

Chapter 11

Plaintiff(s):

Balerno Castle LLC, a California

Represented By
Adam Apollo

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:25-15322 Balerno Castle LLC, a California Limited Liability

Chapter 11

#13.00 Hearing to show cause why the State Court Action should not be remanded back to the Superior Court for the State of California, County of Los Angeles.

fr. 12-15-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Balerno Castle LLC, a California

Represented By
Kevin Tang
Adam Apollo

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 6, 2026

Hearing Room 1375

2:00 PM

2:25-15322 Balerno Castle LLC, a California Limited Liability

Chapter 11

#14.00 Hearing on Plaintiff Debtor's Ex Parte Application for Temporary Restraining Order (T.R.O) And For An Order to Show Cause (O.S.C) Re Preliminary Injunction; or in the Alternative for an Order Shortening Time

fr. 12-15-25

Docket 51

Tentative Ruling:

None.

Party Information

Debtor(s):

Balerno Castle LLC, a California

Represented By
Kevin Tang
Adam Apollo

Movant(s):

Balerno Castle LLC, a California

Represented By
Kevin Tang
Adam Apollo