

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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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Docket 0

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT...

Chapter 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:23-15565 Kendra Nicole Tease-Howard

Chapter 13

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

KINECTA FEDERAL CREDIT UNION
v
DEBTOR

Docket 37

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 2018 Maserati Ghibli. The debtor has failed to pay 2 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 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

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Kendra Nicole Tease-Howard

Chapter 13

Debtor(s):

Kendra Nicole Tease-Howard

Represented By
Devin Sawdayi

Movant(s):

Kinecta Federal Credit Union

Represented By
Sheryl K Ith

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-10584 Caroline Keledjian

Chapter 13

#2.00 Motion and motion for relief [PP]

MERCEDES-BENZ VEHICLE TRUST SUCCESSOR IN INTEREST TO
DAIMLER TRUST
v
DEBTOR

Docket 30

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 the lessor of the debtor's 2021 Mercedes-Benz GLB250W. The debtor surrendered the vehicle to movant on November 16, 2024. 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):

Caroline Keledjian

Represented By
H. Jasmine Papian

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Caroline Keledjian

Chapter 13

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Sheryl K Ith

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-15811 Carl Peterson and Shandolyn Peterson

Chapter 13

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

I.L.W.U. CREDIT UNION
v
DEBTOR

Docket 26

Tentative Ruling:

No opposition was filed. The Court takes judicial notice of Debtors' Declaration Setting Forth Post-Petition, Preconfirmation Payments on: 1. Deeds of Trust [or Mortgage] 2. Leases on Personal Property; 3. Purchase Money Security Liens on Personal Property (docket no. 21) filed in this case on October 7, 2024 in which the debtor stated he will surrender the property to movant.

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 JAGUAR XK8. The debtor has failed to pay 3 post-petition payments. 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

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Carl Peterson and Shandolyn Peterson

Chapter 13

Debtor(s):

Carl Peterson

Represented By
D Justin Harelik

Joint Debtor(s):

Shandolyn Peterson

Represented By
D Justin Harelik

Movant(s):

I.L.W.U. Credit Union

Represented By
Bruce P. Needleman

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-17488 Aldo Rojas and Sonia Rojas

Chapter 13

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 20

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 2018 Ford F-350. Movant regained possession of the vehicle on October 9, 2024. 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):

Aldo Rojas

Represented By
Ruben Fuentes

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Aldo Rojas and Sonia Rojas

Chapter 13

Joint Debtor(s):

Sonia Rojas

Represented By
Ruben Fuentes

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-19182 Jennifer Moore

Chapter 13

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

WILSHIRE CONSUMER CRDT
V
DEBTOR

Docket 12

Tentative Ruling:

No opposition was filed.

Section 362(c)(4)(A) states that if a single or joint case is filed by or against a debtor who is an individual under this title, and if 2 or more single or joint cases of the debtor were pending within the previous year but were dismissed, other than a case refiled *under a chapter other than chapter 7 after dismissal* under § 707(b), the stay shall not go into effect upon the filing of the later case, and on request of a party in interest, the Court shall promptly enter an order confirming that no stay is in effect. 11 U.S.C. § 362(c)(4)(A)(ii).

In this case, movant has requested relief from the automatic stay under 11 U.S.C. § 362(d)(1). However, upon review of this motion, the Court finds that **no stay is in effect** in this case under 11 U.S.C. § 362(c)(4)(A)(ii) due to two or more cases of the debtor that were pending within the previous year but were dismissed.

Movant's counsel shall upload an appropriate order confirming that no stay is in effect under 11 U.S.C. §362(c)(4)(A)(ii) via the Court's LOU system.

Appearances waived.

Party Information

Debtor(s):

Jennifer Moore

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Jennifer Moore

Chapter 13

Movant(s):

Wilshire Consumer Crdt

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-16669 Efrain Navarro and Veronica Espinoza

Chapter 13

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

NDETAIL CAPITAL MANAGEMENT, LLC
V
DEBTOR

fr. 12-17-24

Docket 26

*** VACATED *** REASON: O/E 1-6-25. SETTLED BY STIPULATION

Tentative Ruling:

Party Information

Debtor(s):

Efrain Navarro

Represented By
Hector Vega

Joint Debtor(s):

Veronica Espinoza

Represented By
Hector Vega

Movant(s):

NDetail Capital Management, LLC

Represented By
Arnold L Graff

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-16669 Efrain Navarro and Veronica Espinoza

Chapter 13

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

FREEDOM MORTGAGE CORPORATION
v
DEBTOR

Docket 28

*** VACATED *** REASON: O/E 12-27-24. SETTLED BY
STIPULATION

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Efrain Navarro

Represented By
Hector Vega

Joint Debtor(s):

Veronica Espinoza

Represented By
Hector Vega

Movant(s):

Freedom Mortgage Corporation

Represented By
Fanny Zhang Wan

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:20-12617 Christopher Limas

Chapter 13

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

NEW AMERICAN FUNDING, LLC

v

DEBTOR

fr. 12-3-24

Case dismissed 12-16-24

Docket 69

***** VACATED *** REASON: Case dismissed 12-16-24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Christopher Limas

Represented By
Michael E Clark

Movant(s):

New American Funding, LLC

Represented By
Nichole Glowin

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-11280 April Preston McLaughlin

Chapter 13

#9.00 Motion for relief from stay [RP]

SELECT PORTFOLIO SERVICING, INC. AS SERVICING AGENT FOR
CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF
WAMU ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE4 TRUST
V
DEBTOR

fr. 7-9-24; 8-27-24; 10-8-24, 11-5-24; 12-17-24

Docket 91

Tentative Ruling:

None.

Party Information

Debtor(s):

April Preston McLaughlin

Represented By
Michael Okayo

Movant(s):

Select Portfolio Servicing, Inc. as

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-13416 Shane Edward Tscherny

Chapter 13

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

PENNYMAC LOAN SERVICES, LLC
V
DEBTOR

Docket 30

***** VACATED *** REASON: O/E 1-6-25. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shane Edward Tscherny

Represented By
Hale Andrew Antico

Movant(s):

PennyMac Loan Services, LLC, and

Represented By
Christina J Khil

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-15177 Robert Gaetano Mancuso

Chapter 13

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

LOS ANGELES FEDERAL CREDIT UNION
V
DEBTOR

Docket 42

***** VACATED *** REASON: O/E 12-18-24. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Gaetano Mancuso

Represented By
Julie J Villalobos

Movant(s):

Los Angeles Federal Credit Union

Represented By
Bruce P. Needleman

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-16023 Victor Manuel Estrella

Chapter 13

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

LEGACY MORTGAGE ASSET TRUST 2019-RPL1

v

DEBTOR

fr. 11-26-24

Docket 54

Tentative Ruling:

None.

Party Information

Debtor(s):

Victor Manuel Estrella

Represented By
D Justin Harelik

Movant(s):

Legacy Mortgage Asset Trust 2019-

Represented By
Nichole Glowin
Kristin A Zilberstein

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:23-11996 Milton Ronoldy Gutierrez

Chapter 13

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007- AR8
v
DEBTOR

Docket 34

***** VACATED *** REASON: O/E 12-27-24. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Milton Ronoldy Gutierrez

Represented By
Matthew D. Resnik

Movant(s):

U.S. Bank National Association, As

Represented By
Christina J Khil
Darlene C Vigil

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:23-17914 Anthony Tyrone Green

Chapter 13

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

NEW AMERICAN FUNDING, LLC
V
DEBTOR

Docket 34

Tentative Ruling:

None.

Party Information

Debtor(s):

Anthony Tyrone Green

Represented By
Rex Tran

Movant(s):

New American Funding, LLC

Represented By
Nichole Glowin

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:23-18510 Donnita Michelle Oliver

Chapter 13

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

LAKEVIEW LOAN SERVICING, LLC
V
DEBTOR

Docket 35

Tentative Ruling:

None.

Party Information

Debtor(s):

Donnita Michelle Oliver

Represented By
Sundee M Teeple

Movant(s):

Lakeview Loan Servicing, LLC

Represented By
Nichole Glowin
Kristin A Zilberstein

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:23-18657 Marco Aurelio Rivas

Chapter 13

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

ONSLOW BAY FINANCIAL LLC
V
DEBTOR

Docket 34

***** VACATED *** REASON: O/E 1-6-25. SETTLED BY STIPULATION**

Tentative Ruling:

Party Information

Debtor(s):

Marco Aurelio Rivas

Represented By
Barry E Borowitz

Movant(s):

Onslow Bay Financial LLC

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-10529 Solficia Alvior Ares

Chapter 13

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

WILMINGTON SAVINGS FUND SOCIETY
V
DEBTOR

fr. 12-3-24

Docket 36

***** VACATED *** REASON: O/E 1-6-25. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Solficia Alvior Ares

Represented By
Kevin T Simon

Movant(s):

Wilmington Savings Fund Society

Represented By
Theron S Covey
Kelli M Brown

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-11087 Victor Mora Quilantip and Joan Querubin Quilantip

Chapter 13

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
v
DEBTOR

fr. 10-22-24; 12-3-24

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Victor Mora Quilantip

Represented By
Robert T Chen

Joint Debtor(s):

Joan Querubin Quilantip

Represented By
Robert T Chen

Movant(s):

NewRez LLC D/B/A Shellpoint

Represented By
Sean C Ferry
Kelli M Brown
Ciro Mestres

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-11212 Jean Louis Marie Tardy-Vallernaud and Carolyn

Chapter 13

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

FREEDOM MORTGAGE CORPORATION
v
DEBTOR

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Jean Louis Marie Tardy-Vallernaud

Represented By
Joshua Sternberg

Joint Debtor(s):

Carolyn PatriciaPoirier Tardy-

Represented By
Joshua Sternberg

Movant(s):

FREEDOM MORTGAGE

Represented By
Daniel I Singer
Lorri Beltz

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-12552 Otha La Vonne Beverly

Chapter 13

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

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED
PASS- THROUGH CERTIFICATES, SERIES 2006-QS6
V
DEBTOR

Docket 41

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 5 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):

Otha La Vonne Beverly

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Otha La Vonne Beverly

Chapter 13

Marc A Goldbach

Movant(s):

Deutsche Bank Trust Company

Represented By
Dane W Exnowski
Sean C Ferry

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-15200 Ozella Marie Jackson

Chapter 13

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

THE BANK OF NEW YORK MELLON F/K/A/ THE BANK OF NEW YORK, AS
TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATE, SERIES
2004-SD1
V
DEBTOR

Docket 29

Tentative Ruling:

None.

Party Information

Debtor(s):

Ozella Marie Jackson

Represented By
Leonard Pena

Movant(s):

The Bank of New York Mellon

Represented By
Kristin A Schuler-Hintz
Bryan S Fairman

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-16712 Jose Barajas Ramirez

Chapter 13

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS SERVICER
FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-6AR, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-6AR, U.S. BANK NATIONAL
ASSOCIATION, AS TRUS
V
DEBTOR

Docket 40

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

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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10:00 AM

CONT... Jose Barajas Ramirez

Chapter 13

Debtor(s):

Jose Barajas Ramirez

Represented By
Andrew Moher

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
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-20197 Roxana Elizabeth Ramirez

Chapter 13

#22.10 Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 2014 Ford Explorer XLT

Docket 12

Tentative Ruling:

No opposition was filed.

Section 362(c)(3)(A) states that if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding one-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under § 707(b), the stay under § 362(a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate *with respect to the debtor* on the 30th day after the filing of the later case. 11 U.S.C. § 362(c)(3) (A) (emphasis added).

On motion of a party in interest for *continuation* of the automatic stay and upon notice and a hearing, the Court may extend the stay in particular cases as to any and all creditors (subject to such conditions and limitations as the Court may then impose) **after notice and a hearing completed before expiration of the 30-day period** only if the party in interest demonstrates that the filing of the later case is in *good faith* as to the creditors to be stayed. 11 U.S.C. § 362(c)(3)(B) (emphases added).

In this case, debtor filed the voluntary chapter 13 petition on December 13, 2024. This motion was filed on December 19, 2024, and was noticed for a hearing to be concluded within the 30-day period following the filing of the petition. The motion is timely.

According to the evidence, debtor seeks a continuation of the automatic stay as to all creditors. Pursuant to the evidence presented, the Court GRANTS the relief requested in the motion **only as to those secured creditors** served with the motion by overnight mail as listed on the proof of

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10:00 AM

CONT... Roxana Elizabeth Ramirez Chapter 13

service based upon an apparent change in the personal and financial affairs of the debtor since dismissal of the last case. **Appearances waived.**

Debtor's counsel shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Roxana Elizabeth Ramirez

Represented By
Matthew D. Resnik

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-14481 Top G Auto Center

Chapter 7

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

FINANCIAL SERVICES VEHICLE TRUST
v
DEBTOR

Docket 17

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 property has a value of \$88,773.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$102,198.09. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact that the movant's collateral is being used by the debtor without compensation and is depreciating in value. **All other relief is denied.**

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Hearing Room 1375

10:00 AM

CONT... Top G Auto Center

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Top G Auto Center

Represented By
Raymond Perez

Movant(s):

Financial Services Vehicle Trust

Represented By
Joseph C Delmotte

Trustee(s):

Peter J Mastan (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-18170 Alexandra Germay Marcelo Oxales

Chapter 7

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

TOYOTA LEASE TRUST AS SERVICED BY TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 20

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.**

There is no equity in the subject property as debtor is the lessor. The debtor has failed to make the monthly lease payments. Also, the debtor has not provided movant with proof of insurance on the subject property. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact that the movant's collateral is being used by the debtor without compensation and is depreciating in value. **All other relief is denied.**

The movant shall submit an appropriate order.

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Los Angeles
Julia Brand, Presiding
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Hearing Room 1375

10:00 AM

CONT... Alexandra Germay Marcelo Oxales

Chapter 7

Party Information

Debtor(s):

Alexandra Germay Marcelo Oxales

Represented By
Michael A DesJardins

Movant(s):

Toyota Lease Trust as serviced by

Represented By
Kirsten Martinez

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-18614 Reinaldo Rafael Mirabal

Chapter 7

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 15

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter 7 debtor's Statement of Intention filed in this case on October 22, 2024 in which the debtor stated an intention to surrender the property to movant.

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 has established a *prima facie* case that cause exists, and debtor has not responded with evidence establishing that the property is not declining in value or that movant is adequately protected. Also, the debtor has not provided movant with proof of insurance on the subject property. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

Appearances waived.

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact that the movant's collateral is being used by the debtor without compensation and is depreciating in value. **All other relief is denied.**

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Reinaldo Rafael Mirabal

Represented By

**United States Bankruptcy Court
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Julia Brand, Presiding
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10:00 AM

CONT... Reinaldo Rafael Mirabal

Chapter 7

Lauren Ross (Pro Bono)

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-18931 Ana Elisa Chavez Franco

Chapter 7

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 10

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter 7 debtor's Statement of Intention filed in this case on October 30, 2024 in which the debtor stated an intention to surrender the property to movant.

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 property has a value of \$26,975.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$36,799.17. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. Also, the debtor has not provided movant with proof of insurance on the subject property. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact

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10:00 AM

CONT... Ana Elisa Chavez Franco Chapter 7

that the movant's collateral is being used by the debtor without compensation and is depreciating in value. **All other relief is denied.**

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Ana Elisa Chavez Franco

Represented By
Omar Zambrano

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

John J Menchaca (TR)

Pro Se

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-11295 Beacon Organics, LLC

Chapter 7

#27.00 Motion for relief from stay [NA]

AION ACQUISITION LLC
V.
DEBTOR

Docket 114

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 proceed with *Aion v. Beacon Organics, LLC et al* which is an action currently pending against the debtor in a nonbankruptcy forum to dismiss the debtor pursuant to the settlement agreement reached between the parties. **Appearances are waived.**

Here, the Court finds cause to permit the pending litigation to be concluded in a non-bankruptcy forum. Movant may proceed in the non-bankruptcy forum to dismiss the debtor pursuant to the settlement agreement.

The 14-day period specified in Fed.R.Bankr.P. 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):

Beacon Organics, LLC

Represented By
Hamid R Rafatjoo

Movant(s):

AION Acquisition LLC

Represented By

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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

CONT... Beacon Organics, LLC

Chapter 7

Jerrold L Bregman
Kyler K Burgi
Adam L Hirsch

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-11297 Choice Essential Oils, LLC

Chapter 7

#28.00 Motion for relief from stay [NA]

AION ACQUISITION LLC
V.
DEBTOR

Docket 92

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 proceed with *Aion v. Beacon Organics, LLC et al* which is an action currently pending against the debtor in a nonbankruptcy forum to dismiss the debtor pursuant to the settlement agreement reached between the parties. **Appearances are waived.**

Here, the Court finds cause to permit the pending litigation to be concluded in a non-bankruptcy forum. Movant may proceed in the non-bankruptcy forum to dismiss the debtor pursuant to the settlement agreement.

The 14-day period specified in Fed.R.Bankr.P. 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):

Choice Essential Oils, LLC

Represented By
Hamid R Rafatjoo

Movant(s):

AION Acquisition LLC

Represented By

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

CONT... Choice Essential Oils, LLC

Chapter 7

Jerrold L Bregman

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:22-11298 Greenerways LLC

Chapter 7

#29.00 Motion for relief from stay [NA]

AION ACQUISITION LLC
V.
DEBTOR

Docket 234

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 proceed with *Aion v. Beacon Organics, LLC et al* which is an action currently pending against the debtor in a nonbankruptcy forum to dismiss the debtor pursuant to the settlement agreement reached between the parties. **Appearances are waived.**

Here, the Court finds cause to permit the pending litigation to be concluded in a non-bankruptcy forum. Movant may proceed in the non-bankruptcy forum to dismiss the debtor pursuant to the settlement agreement.

The 14-day period specified in Fed.R.Bankr.P. 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):

Greenerways LLC

Represented By
Hamid R Rafatjoo
Michael H Weiss

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

10:00 AM

CONT... Greenerways LLC

Chapter 7

Movant(s):

AION Acquisition LLC

Represented By
Jerrold L Bregman

Trustee(s):

Peter J Mastan (TR)

Represented By
Christopher Celentino
Lovee D Sarenas
Jonathan Serrano

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-16601 United Premier Development, LLC

Chapter 11

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

GOOD FUTURE, LLC,
V
DEBTOR

Docket 35

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d) (3) 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 real property. The loan has fully matured and became due and payable in full on May 1, 2024. The subject property is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$2,024,480.38. Further, the failure of the debtor to take the required action in § 362(d)(3) has been held to require the granting of relief. This is cause entitling movant to relief from automatic stay. 11 U.S.C. § 362(d)(3). **Appearances waived.**

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

The movant shall submit an appropriate order.

Party Information

Debtor(s):

United Premier Development, LLC

Represented By
Michael R Totaro

**United States Bankruptcy Court
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CONT... United Premier Development, LLC

Chapter 11

Movant(s):

Good Future, LLC, its successors

Represented By
Joshua L Scheer

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-18223 Kangcheng Development LLC

Chapter 11

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

GARY EDELSTON, BARBARA EDELSTON, BRANDON WITKOW ZVI GUTENTAG AND MICHAEL GUTENTAG, TRUSTEES OF THE GUTENTAG FAMILY TRUST; SUNWEST TRUST FBO DAVID W. FREE; GERALD WEISSMAN TRUSTEE OF THE WEISSMAN FAMILY
v
DEBTOR

fr. 12-10-24

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Kangcheng Development LLC

Represented By
Stella A Havkin

Movant(s):

Gary Edelston, Barbara Edelston,

Represented By
Reilly D Wilkinson

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-17595 Kwan Cheung

Chapter 15

#32.00 Motion for relief from automatic stay Action [NA]

JESSE FRANKLIN ESPHORS

V

DEBTOR

Docket 58

***** VACATED *** REASON: O/E 12-27-24. CONT'D 1-14-25 AT 10:00
AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Jesse Franklin Esphorst

Represented By
Adam Feit

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

Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-17595 Kwan Cheung

Chapter 15

#33.00 Motion for relief from automatic stay [NA]

TEDDYLAND, LLC
V
DEBTOR

Docket 61

***** VACATED *** REASON: O/E 12-27-24. CONT'D 1-14-25 AT 10:00
A.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Teddyland, LLC

Represented By
Joey R Abramson
Sandford L. Frey

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 7, 2025

Hearing Room 1375

10:00 AM

2:24-19595 Yemane Jolie Woldegabriel

Chapter 13

#34.00 Motion in Individual Case for Order Imposing a Stay
or Continuing the Automatic Stay as the Court Deems Appropriate

fr. 12-19-24

Docket 22

Tentative Ruling:

None.

Party Information

Debtor(s):

Yemane Jolie Woldegabriel

Represented By
Kevin Tang

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM
2:07-00000

Chapter 0

#0.00

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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Meeting ID: [161 279 8384](#)

Password: [595511](#)

Docket 0

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

CONT...

Chapter 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

2:23-13811 John Lam

Chapter 13

Adv#: 2:23-01435 Perryville Recovery Corp v. Lam

#1.00 Pretrial Conference re: Complaint to determine dischargeability of debt; fraud; and willful and malicious injury)

fr 12-5-23, 4-30-24, 5-28-24; 7-9-24; 8-27-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

John Lam

Represented By
Leonard Pena

Defendant(s):

John Lam

Represented By
Leonard Pena

Plaintiff(s):

Perryville Recovery Corp

Represented By
Fritz J Firman

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

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01209 Dye v. Ultra Plus Ventures LTD.

#2.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 12-5-23, 1-23-24, 2-20-24, 4-30-24, 7-23-24; 8-6-24; 10-8-24

Docket 1

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF
ADVERSARY FILED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Ultra Plus Ventures LTD.

Pro Se

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01251 Dye v. Eng and Co., LLC

#3.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24, 3-5-24, 5-7-24; 7-9-24; 7-16-24; 9-24-24

Docket 1

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF
ADVERSARY FILED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Eng and Co., LLC

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
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01298 Dye v. Sing

#4.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-16-24, 3-5-24, 5-7-24; 7-9-24; 7-16-24; 9-24-24

Docket 1

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF
ADVERSARY FILED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Lee Sai Sing

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
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Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01299 Dye v. Hung

#5.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-16-24, 2-20-24, 4-30-24, 7-23-24; 8-6-24; 10-8-24

Docket 1

***** VACATED *** REASON: ADVERSARY VOLUNTARILY
DISMISSED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Norman Hung

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01311 Dye v. Maxi-harvest Group Pte. Ltd.

#6.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-23-24, 4-30-24; 7-23-24; 8-6-4; 10-8-24

Docket 1

***** VACATED *** REASON: ADVERSARY VOLUNTARILY
DISMISSED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Maxi-harvest Group Pte. Ltd.

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

#7.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-23-24, 4-30-24, 7-23-24; 8-6-24; 10-8-24

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01313 Dye v. Poh Altan Resources Company Limited

#8.00 Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-23-24, 4-30-24, 7-23-24; 8-6-24; 10-8-24

Docket 1

***** VACATED *** REASON: ADVERSARY VOLUNTARILY
DISMISSED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Poh Altan Resources Company

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01316 Dye v. Leading Wealth Global, Inc.

- #9.00** Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-23-24, 4-30-24,7-23-24; 8-6-24; 10-8-24

Docket 1

***** VACATED *** REASON: ADVERSARY VOLUNTARILY
DISMISSED 1-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Leading Wealth Global, Inc.

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01195 Dye v. Brighton Management, LLC

#10.00 Pretrial conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent and transfers, and
(3) disallowance of claims

fr 12-5-23; 1-9-24; 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Brighton Management, LLC

Represented By
Jeffrey P Nolan

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01197 Dye v. ASAP Property Holdings INC.

- #11.00** Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) avoidance and recovery of preferential transfers
(3) preservation of fraudulent and preferential transfers, and
(4) disallowance of claims

fr 12-5-23, 7-2-24, 7-16-24; 10-1-24

Docket 1

*** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

ASAP Property Holdings INC.

Represented By
Jonathan Boustani
Phillip A Martin

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01204 Dye v. Woods

- #12.00** Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) avoidance and recovery of preferential transfers
(3) preservation of fraudulent and preferential transfers, and
(4) disallowance of claims

fr 12-5-23; 1-23-24, 4-2-24, 6-4-24, 9-10-24; 11-5-24

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Taylor R. Woods

Represented By
Daniel King

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01213 Dye v. DBO Investments Bar, LLC

#13.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 12-5-23, 7-23-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

DBO Investments Bar, LLC

Represented By
Eric Bensamochan

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01221 Dye v. Aegis Development Services, LLC

#14.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 12-12-23, 7-23-24; 8-6-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. STIPULATION TO DISMISS
ADVERSARY**

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Aegis Development Services, LLC

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01235 Dye v. Urban Realty & Management, Inc.

#15.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 12-12-23, 7-23-24; 8-6-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 12-23-24. CONT'D 2-25-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Urban Realty & Management, Inc.

Represented By
David C Nealy

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01243 Dye v. Hilton Domestic Operating Company, Inc.

#16.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr. 1-9-24, 2-20-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Hilton Domestic Operating

Represented By
Jonathan P Hersey

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01254 Dye v. Fan

#17.00 Pre Trial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24; 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Joseph Fan

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01255 Dye v. Westbrook Real Estate Fund XI, L.P.

#18.00 Pre Trial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24; 10-1-24

Docket 1

***** VACATED *** REASON: O/E 10-24-24. CONT'D 4-15-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Westbrook Real Estate Fund XI, L.P.

Represented By
Amy S Park
Katherine A. Takakjian

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01256 Dye v. Wu

#19.00 Pre Trial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24, 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Roland Wu

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01261 Dye v. Wu Yang

#20.00 Pre Trial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24; 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Mei-Shueh Wu Yang

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn 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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01263 Dye v. Teng

#21.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24; 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Nicolas Teng

Represented By
Jeffrey P Nolan

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 7, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01266 Dye v. Chang

#22.00 Pretrial Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) preservation of fraudulent transfers, and
(3) disallowance of claims

fr 1-9-24, 10-1-24; 11-5-24

Docket 1

***** VACATED *** REASON: O/E 1-6-25. CONT'D 4-22-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Yu Fen Chang

Represented By
Jeffrey P Nolan

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 7, 2025

Hearing Room 1375

2:00 PM

2:18-15693 Kami Emein

Chapter 7

Adv#: 2:18-01260 Amin v. Emein

#23.00 Pretrial conference re Fourth Amended
Complaint Objecting to Discharge
Pursuant to 11 U.S.C. § 523 (a) (2)(A)
and (4)

fr. 6-4-24, 6-11-24, 8-27-24; 11-5-24

Docket 117

***** VACATED *** REASON: O/E 1-6-25. STIPULATION TO DISMISS
ADVERSARY**

Tentative Ruling:

Party Information

Debtor(s):

Kami Emein

Represented By
Alan W Forsley

Defendant(s):

Kami Emein

Represented By
Alan W Forsley

Plaintiff(s):

Joseph Amin

Represented By
Alan W Forsley
Kyra E Andrassy

Trustee(s):

John J Menchaca (TR)

Represented By
Uzzi O Raanan ESQ
Sonia Singh
Michael G D'Alba

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

Tuesday, January 7, 2025

Hearing Room 1375

2:00 PM

CONT...

Kami Emein

Alphamorlai Lamine Kebeh

Chapter 7