

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

Tuesday, January 9, 2024

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

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:19-13011 Judy Garland Hall

Chapter 13

#1.00 Motion for relief from stay [PP]

FORD MOTOR CREDIT COMPANY
VS
DEBTOR

Docket 53

***** VACATED *** REASON: O/E 1-5-24 CONT'D TO 2-6-24 @
10:00A.M.**

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Judy Garland Hall

Represented By
Steven A Alpert

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer H Wang
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 9, 2024

Hearing Room 1375

10:00 AM

2:19-13767 Orbel Tomanian

Chapter 13

#2.00 Motion for relief from stay [RP]

PENNYMAC LOAN SERVICES, LLC
VS
DEBTOR

fr 12-5-23

Docket 81

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Orbel Tomanian

Represented By
Roland H Kedikian

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 9, 2024

Hearing Room 1375

10:00 AM

2:23-11148 Roman Galstyan

Chapter 13

#3.00 Motion for relief from stay [RP]

WILMINGTON SAVINGS FUND SOCIETY, FSB
VS
DEBTOR

FR. 12-12-23

Docket 39

***** VACATED *** REASON: O/E 1-2-24 SETTLED BY STIPULATION**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Roman Galstyan

Represented By
Rosie Barmakszian

Movant(s):

Wilmington Savings Fund Society,

Represented By
Sean C Ferry
Fanny Zhang Wan
Theron S Covey

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Courtroom 1375 Calendar**

Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:23-11643 Naima Toilolo

Chapter 13

#4.00 Motion for relief from stay [RP]

SELENE FINANCE LP
VS
DEBTOR

fr 11-14-23

Docket 38

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Naima Toilolo

Represented By
D Justin Harelik

Movant(s):

Selene Finance LP

Represented By
Fanny Zhang Wan
Sean C Ferry

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:22-14460 Edward William Villalovos

Chapter 13

#5.00 Motion for relief from stay [RP]

BANK OF AMERICA, N.A.
VS
DEBTOR

Docket 40

***** VACATED *** REASON: O/E 1-8-24 CONT'D TO 2-13-24 @ 10:00
A.M.**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Edward William Villalovos

Represented By
Marc A Goldbach

Movant(s):

Bank of America, N.A.

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 9, 2024

Hearing Room 1375

10:00 AM

2:22-16235 Glenn Michael Johnson, Jr.

Chapter 13

#6.00 Motion for relief from stay [RP]

GSR MORTGAGE LOAN TRUST 2006-2F
VS
DEBTOR

Docket 32

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Glenn Michael Johnson Jr.

Represented By
Steven A Alpert

Movant(s):

GSR Mortgage Loan Trust 2006-2F,

Represented By
Cassandra J Richey

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

2:23-10167 Jose Luis Mejia

Chapter 13

#7.00 Motion for relief from stay [RP]

CMG MORTGAGE, INC.
VS
DEBTOR

Docket 45

***** VACATED *** REASON: O/E 1-5-24 CONT'D TO 2-20-24 @ 10A.M.**

Tentative Ruling:

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Jose Luis Mejia

Represented By
Raj T Wadhwani

Movant(s):

CMG Mortgage, Inc.

Represented By
Merdaud Jafarnia

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:23-12852 Lila Ohanians

Chapter 13

#8.00 Motion for relief from stay [RP]

HSBC BANK USA, NATIONAL ASSOCIATION
VS
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 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.

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|--------------------------|
| Party Information |
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Debtor(s):

Lila Ohanians

Represented By
Matthew D. Resnik

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

CONT... Lila Ohanians

Chapter 13

Movant(s):

HSBC Bank USA, National

Represented By
Dane W Exnowski
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 9, 2024

Hearing Room 1375

10:00 AM

2:23-13238 Alexander John Decastro

Chapter 13

#9.00 Motion for relief from stay [RP]

BANK OF AMERICA, N.A.
VS
DEBTOR

Docket 30

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Alexander John Decastro

Represented By
Joshua Sternberg

Movant(s):

Bank of America, N.A.

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
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:23-16642 Joe Robert Ortiz

Chapter 13

#10.00 Motion for relief from stay [RP]

HARRAKA FAMILY LIMITED PARTNERSHIP
VS
DEBTOR

Docket 23

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Joe Robert Ortiz

Represented By
Onyinye N Anyama

Movant(s):

Harraka Family Limited Partnership,

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
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:23-17355 Cesar Javier

Chapter 13

#11.00 Motion for relief from stay [RP]

SELENE FINANCIAL LP
VS
DEBTOR

Docket 14

Tentative Ruling:

Debtor's case was dismissed on December 28, 2023; however, because movant has requested in rem relief and (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 post-petition payments. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362(d)(4). **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). 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,

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CONT... Cesar Javier

Chapter 13

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). **All other relief is denied.**

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

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Cesar Javier

Pro Se

Movant(s):

Selene Finance LP, as attorney in

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
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Tuesday, January 9, 2024

Hearing Room 1375

10:00 AM

2:23-18204 Gerardo Jimenez and Evi Silveria Jimenez

Chapter 13

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

Docket 8

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, debtors filed the voluntary chapter 13 petition on December 11, 2023. This motion was filed on December 13, 2023 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, debtors seek a continuation of the automatic stay as all creditors served with the motion as listed on the proof of service. Pursuant to the evidence presented, the Court GRANTS the relief

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10:00 AM

CONT... **Gerardo Jimenez and Evi Silveria Jimenez** **Chapter 13**
requested in the motion based upon an apparent change in the personal and financial affairs of the debtors since dismissal of the last case. **Appearances waived.**

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

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Gerardo Jimenez

Represented By
David Lozano

Joint Debtor(s):

Evi Silveria Jimenez

Represented By
David Lozano

Movant(s):

Gerardo Jimenez

Represented By
David Lozano

Evi Silveria Jimenez

Represented By
David Lozano

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 9, 2024

Hearing Room 1375

10:00 AM

2:23-12015 Precision Forging Dies, Inc.

Chapter 11

#13.00 Motion for relief from stay [UD]

MEDLINE MANAGEMENT CORPORATION
VS
DEBTOR

fr 12-5-23; 12-14-23

Docket 228

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Precision Forging Dies, Inc.

Represented By
Robert P Goe
Charity J Manee

Movant(s):

Medline Management Corporation

Represented By
Jeremy Faith

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM
2:07-00000

Chapter 0

#0.00

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+1 646 828 7666 or 833 568 8864 (Toll Free) Meeting ID:

Meeting ID: 160 255 3791

Password: 113050

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:22-12266 Sergio Ulloa, Jr

Chapter 7

Adv#: 2:22-01153 Selhay et al v. Ulloa, Jr

#1.00 Status Conference re Complaint to determine
dischargeability of debt

fr 10-4-22; 10-25-22; 12-13-22; 1-10-23; 6-13-23;8-22-23
11-7-23

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Sergio Ulloa Jr

Represented By
Raymond Perez

Defendant(s):

Sergio Ulloa Jr

Represented By
Raymond Perez

Plaintiff(s):

Dean Selhay

Represented By
Vanessa M Haberbush

Candis Ann Selhay

Represented By
Vanessa M Haberbush

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-18528 Vision Adelante

Chapter 7

Adv#: 2:23-01461 Mark M. Sharf, solely in his capacity as the Chapt v. Goodbye Vitiligo/Adios

- #2.00** Status Conference re Complaint for
- (1) to avoid fraudulent transfers
 - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
 - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
 - (4) unjust enrichment
 - (5) money had and received; and
 - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

| | |
|-----------------|--------|
| Vision Adelante | Pro Se |
|-----------------|--------|

Defendant(s):

| | |
|----------------------------------|--------|
| Goodbye Vitiligo/Adios Vitiligo, | Pro Se |
| Ricardo Magana, an individual | Pro Se |

Plaintiff(s):

| | |
|---------------------------------------|----------------------------------|
| Mark M. Sharf, solely in his capacity | Represented By Nathan F Smith |
|---------------------------------------|----------------------------------|

Trustee(s):

| | |
|-------------------|------------------------------------|
| Mark M Sharf (TR) | Represented By Christina J Khil |
|-------------------|------------------------------------|

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

Vision Adelante

Chapter 7

Arturo Cisneros
Nathan F Smith
- Malcolm Cisneros

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-18528 Vision Adelante

Chapter 7

Adv#: 2:23-01462 Mark M. Sharf, solely in his capacity as the Chapt v. Gerald N. Friedman

- #3.00** Status Conference re Complaint for
- (1) to avoid fraudulent transfers
 - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
 - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
 - (4) unjust enrichment
 - (5) money had and received; and
 - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

| | |
|-----------------|--------|
| Vision Adelante | Pro Se |
|-----------------|--------|

Defendant(s):

| | |
|---------------------------------|--------|
| Gerald N. Friedman A.K.A. Jerry | Pro Se |
|---------------------------------|--------|

Plaintiff(s):

| | |
|---------------------------------------|----------------------------------|
| Mark M. Sharf, solely in his capacity | Represented By Nathan F Smith |
|---------------------------------------|----------------------------------|

Trustee(s):

| | |
|-------------------|---|
| Mark M Sharf (TR) | Represented By Christina J Khil Arturo Cisneros |
|-------------------|---|

**United States Bankruptcy Court
Central District of California
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2:00 PM

CONT...

Vision Adelante

Nathan F Smith
- Malcolm Cisneros

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 9, 2024

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2:00 PM

2:21-18528 Vision Adelante

Chapter 7

Adv#: 2:23-01463 Mark M. Sharf, solely in his capacity as the Chapt v. Agnifili, an individual

- #4.00** Status Conference re Complaint for
- (1) to avoid fraudulent transfers
 - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
 - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
 - (4) unjust enrichment
 - (5) money had and received; and
 - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
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Debtor(s):

| | |
|-----------------|--------|
| Vision Adelante | Pro Se |
|-----------------|--------|

Defendant(s):

| | |
|--------------------------------|--------|
| Sherri Agnifili, an individual | Pro Se |
|--------------------------------|--------|

Plaintiff(s):

| | |
|---------------------------------------|----------------------------------|
| Mark M. Sharf, solely in his capacity | Represented By Nathan F Smith |
|---------------------------------------|----------------------------------|

Trustee(s):

| | |
|-------------------|---|
| Mark M Sharf (TR) | Represented By Christina J Khil Arturo Cisneros |
|-------------------|---|

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

CONT...

Vision Adelante

Nathan F Smith
- Malcolm Cisneros

Chapter 7

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:23-14467 R&LS Investments, Inc.

Chapter 11

Adv#: 2:23-01444 Barron v. R&LS Investments, Inc.

#5.00 Status Conference re Complaint to deny
dischargeability of debt

Docket 1

***** VACATED *** REASON: O/E 11-20-23 CONT'D TO 3-12-24 @
2:00P.M.**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

R&LS Investments, Inc.

Represented By
John-Patrick M Fritz
Timothy J Yoo
Carmela Pagay

Defendant(s):

R&LS Investments, Inc.

Pro Se

Plaintiff(s):

Mark Barron

Represented By
Jeffrey Lee Costell

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

#6.00 Status 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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| 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
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Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01228 Dye v. United Overseas Bank Limited

#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 10-31-23

Docket 16

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

United Overseas Bank Limited

Represented By
Karol K Denniston
PETER R MORRISON

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
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Tuesday, January 9, 2024

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.

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

Docket 1

***** VACATED *** REASON: O/E 12-28-23 CONT'D TO 2-20-24 @
2:00P.M.**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Hilton Domestic Operating

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01244 Dye v. Capital Finance, LLC

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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Capital Finance, 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01245 Dye v. JTC Americas

- #10.00** Status 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

Docket 2

***** VACATED *** REASON: Notice of Voluntary Dismissal of Adversary
filed by Plaintiff on 12-22-23**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

JTC Americas

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
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01248 Dye v. Direct Media Advertising, Inc.

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Direct Media Advertising, Inc.

Represented By
Scott A Schiff

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01249 Dye v. Egnatz

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Brian Egnatz

Represented By
Eric Bensamochan

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

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| 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
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01253 Dye v. Silver Point Finance, LLC

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Silver Point Finance, LLC

Represented By
Evelina Gentry

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

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| 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 9, 2024

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.

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Westbrook Real Estate Fund XI, L.P.

Represented By
David P. Fuad
Laura Metzger

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

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| 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01257 Dye v. Nextera, LLC

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Nextera, LLC

Represented By
Lisamarie McDermott

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01258 Dye v. Crown Point Realty Capital, LLC

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

Docket 1

Tentative Ruling:

None.

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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Crown Point Realty Capital, LLC

Represented By
Charles Shamash
Joseph E. Caceres

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01259 Dye v. New Omni Bank, National Association

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

Docket 1

***** VACATED *** REASON: O/E 12-28-23 ADVERSARY DISMISSED
WITH PREJUDICE**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

New Omni Bank, National

Represented By
Tod V Beebe

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01260 Dye v. FCI Lender Services, Inc.

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

Docket 1

Tentative Ruling:

None.

| |
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| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

FCI Lender Services, 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

| |
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| 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01262 Dye v. 1st Service Solutions Inc.

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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

1st Service Solutions 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

| |
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| 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01265 Dye v. Yosemite Valley Beef Distributors, LLC

#25.00 Motion to Dismiss Adversary Proceeding

Docket 13

Tentative Ruling:

None.

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|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Yosemite Valley Beef Distributors,

Represented By
James Chu

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01265 Dye v. Yosemite Valley Beef Distributors, LLC

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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Yosemite Valley Beef Distributors,

Represented By
James Chu

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

Docket 1

Tentative Ruling:

None.

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|--------------------------|
| 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01269 Dye v. Morgan, Lewis & Bockius LLP

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

Docket 1

***** VACATED *** REASON: O/E 1-5-24 CONT'D TO 3-5-24 @ 2:00P.M.**

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Morgan, Lewis & Bockius LLP

Represented By
Melissa Boey

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01273 Dye v. Myyrylainen

#29.00 Status 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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Heli Myyrylainen

Represented By
James E Till

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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01275 Dye v. Woolley Investments, LLC

#30.00 Status 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

Docket 1

***** VACATED *** REASON: Voluntary dismissal of adversary filed by
plaintiff on 12/19/23**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Woolley Investments, 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 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01277 Dye v. Zambezi Search Marketing LLC

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

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Zambezi Search Marketing LLC

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
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 9, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01280 Dye v. Mirae Asset Securities & Investments (USA), LLC

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

FR. 10-31-23

Docket 1

Tentative Ruling:

None.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Mirae Asset Securities &

Pro Se

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena