

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

Tuesday, January 16, 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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Meeting ID: 160 563 9900

Password: 470121

Docket 0

Matter Notes:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

2:23-17624 Crystal L Ezeb

Chapter 13

#1.00 Motion for relief from stay [UD]

SONORA INVESTMENTS CO., LLC
VS
DEBTOR

fr 12-12-23

Docket 15

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... **Crystal L Ezeb**
None.

Chapter 13

Party Information

Debtor(s):

Crystal L Ezeb

Represented By
Mario Ashraf Iskander

Movant(s):

Sonora Investments Co., LLC

Represented By
Kimberly R Rose-McCaslin

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 16, 2024

Hearing Room 1375

10:00 AM

2:23-10601 Brian Moran

Chapter 13

#2.00 Motion for relief from stay [RP]

WELLS FARGO BANK, N.A.
VS
DEBTOR

FR. 12-5-23

Docket 52

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... **Brian Moran**
None.

Chapter 13

Party Information

Debtor(s):

Brian Moran

Represented By
Rhonda Walker

Movant(s):

WELLS FARGO BANK, N.A.

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 16, 2024

Hearing Room 1375

10:00 AM

2:20-12573 Jetonne Jeyne Johnson-McNeil

Chapter 13

#3.00 Motion for relief from stay [RP]

THE BANK OF NEW YORK MELLON
VS
DEBTOR

Docket 53

***** VACATED *** REASON: DEBTOR DISMISSED 12-01-23**

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

- NONE LISTED -

Party Information

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Jetonne Jeyne Johnson-McNeil

Chapter 13

Debtor(s):

Jetonne Jeyne Johnson-McNeil

Represented By
Vernon R Yancy

Movant(s):

The Bank of New York Mellon as

Represented By
Robert P Zahradka
Chad L Butler

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 16, 2024

Hearing Room 1375

10:00 AM

2:22-15421 Samuel Ernesto Mendoza

Chapter 13

#4.00 Motion for relief from stay [RP]

LAKEVIEW LOAN SERVICING
VS
DEBTOR

Docket 34

***** VACATED *** REASON: O/E 1-12-23 SETTLED BY STIPULATION**

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

Party Information

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Samuel Ernesto Mendoza

Chapter 13

Debtor(s):

Samuel Ernesto Mendoza

Represented By
Julie J Villalobos

Movant(s):

Lakeview Loan Servicing, LLC

Represented By
Cassandra J Richey
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 16, 2024

Hearing Room 1375

10:00 AM

2:23-15725 Maria G Sanchez

Chapter 7

#5.00 Motion for relief from stay [PP]

NISSAN MOTOR ACCEPTANCE COMPANY, LLC
VS
DEBTOR

Docket 9

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Maria G Sanchez

Chapter 7

7 debtor's Statement of Intention filed in this case on September 1, 2023 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. 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 \$16,450.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$9,301.07. There is some equity and there is no evidence that the property is necessary to a reorganization or that the trustee can administer the property for the benefit of creditors. The trustee has filed a no asset report. Movant is protected by a 43.46% equity cushion in the property. The Ninth Circuit has established that an equity cushion of 20% constitutes adequate protection for a secured creditor. Pistole v. Mellor (In re Mellor), 734 F.2d 1396, 1401 (9th Cir. 1984); see Downey Sav. & Loan Ass'n v. Helionetics, Inc. (In re Helionetics, Inc.), 70 B.R. 433, 440 (Bankr. C.D. Cal. 1987) (holding that a 20.4% equity cushion was sufficient to protect the creditor's interest in its collateral). However, whether an equity cushion of any particular size provides adequate protection for a creditor's security interest in the debtor's property depends on a consideration of all circumstances.

In this case, the debtor was delinquent 1 installment on the loan secured by the subject property at the time this motion was filed. There is no evidence that debtor or trustee has made or tendered any payments to movant since commencement of the case. Furthermore, the debtor has stated an intention to surrender the property to movant. Given the facts of this case and an eroding equity cushion, the Court concludes that movant's

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT...

Maria G Sanchez

Chapter 7

interest in the collateral is not 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).

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

Party Information

Debtor(s):

Maria G Sanchez

Represented By
Francis Guilardi

Movant(s):

Nissan Motor Acceptance Company

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 16, 2024

Hearing Room 1375

10:00 AM

2:23-16987 Marc John Dulay

Chapter 7

#6.00 Motion for relief from stay [PP]

AMERICAN HONDA FINANCE CORPORATION
VS
DEBTOR

Docket 23

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Marc John Dulay

Chapter 7

7 debtor's Statement of Intention filed in this case on October 26, 2023 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. 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 \$24,250.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$18,157.38. There is some equity and there is no evidence that the property is necessary to a reorganization or that the trustee can administer the property for the benefit of creditors. The trustee has filed a no asset report. Movant is protected by a 25.12% equity cushion in the property. The Ninth Circuit has established that an equity cushion of 20% constitutes adequate protection for a secured creditor. Pistole v. Mellor (In re Mellor), 734 F.2d 1396, 1401 (9th Cir. 1984); see Downey Sav. & Loan Ass'n v. Helionetics, Inc. (In re Helionetics, Inc.), 70 B.R. 433, 440 (Bankr. C.D. Cal. 1987) (holding that a 20.4% equity cushion was sufficient to protect the creditor's interest in its collateral). However, whether an equity cushion of any particular size provides adequate protection for a creditor's security interest in the debtor's property depends on a consideration of all circumstances.

In this case, the debtor was delinquent 1 installment on the loan secured by the subject property at the time this motion was filed. There is no evidence that debtor or trustee has made or tendered any payments to movant since commencement of the case. Furthermore, the debtor has stated an intention to surrender the property to movant. Given the facts of this case and an eroding equity cushion, the Court concludes that movant's

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

CONT... Marc John Dulay

Chapter 7

interest in the collateral is not 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).

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

Party Information

Debtor(s):

Marc John Dulay

Represented By
Roxanne Bonar

Movant(s):

American Honda Finance

Represented By
Kirsten Martinez

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

2:23-17145 Machel James McLean

Chapter 7

#7.00 Motion for relief from stay [PP]

GLOBAL LENDING SERVICES LLC
VS
DEBTOR

Docket 9

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Machel James McLean

Chapter 7

7 debtor's Statement of Intention filed in this case on October 30, 2023 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 is encumbered by a perfected security interest in favor of the movant securing a claim of \$17,959.62. There is no evidence that the trustee can administer the subject property for the benefit of creditors. The trustee has filed a no asset report. 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 upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Machel James McLean

Represented By
Lauren Ross

Movant(s):

Global Lending Services LLC

Represented By

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Machel James McLean

Chapter 7

Kirsten Martinez

Trustee(s):

Rosendo Gonzalez (TR)

Pro Se

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

2:23-17199 Ethan Chen

Chapter 7

#8.00 Motion for relief from stay [PP

BANK OF AMERICA, N.A.
VS
DEBTOR

Docket 15

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Ethan Chen

Chapter 7

7 debtor's Statement of Intention filed in this case on October 31, 2023 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 is encumbered by a perfected security interest in favor of the movant securing a claim of \$23,838.65. There is no evidence that the trustee can administer the subject property for the benefit of creditors. The trustee has filed a no asset report.

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

Party Information

Debtor(s):

Ethan Chen

Represented By
Robert S Altagen

Movant(s):

Bank of America, N.A.

Represented By
Chad L Butler

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Ethan Chen

Chapter 7

Trustee(s):

Jason M Rund (TR)

Pro Se

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

2:23-14084 Myron Mackey

Chapter 13

#9.00 Motion for relief from stay [RP]

CARRINGTON MORTGAGE SERVICES, LLC
VS
DEBTOR

Docket 21

Matter Notes:

Movant _____

Respondent _____

Grant _____ Deny _____ Stip/AP _____

Off Calendar _____

Opposition Filed ____yes ____ no

Moot _____ W/drawn _____ Deny F/F to appear _____

Continued _____

Continued for APO _____

Submitted on the tentative _____

Order to be submitted by: Plaintiff/Movant - Defendant/Respondent - Court

Tentative Ruling:

No opposition was filed.

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

Tuesday, January 16, 2024

Hearing Room 1375

10:00 AM

CONT... Myron Mackey

Chapter 13

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

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

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

Party Information

Debtor(s):

Myron Mackey

Represented By
Sanaz Sarah Bereliani

Movant(s):

Carrington Mortgage Services, 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 16, 2024

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.

Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

Join By Computer

Meeting URL: <https://cacb.zoomgov.com/j/1605639900>

Meeting ID: 160 563 9900

Password: 470121

Join By Telephone

Dial: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or
+1 646 828 7666 or 833 568 8864 (Toll Free) Meeting ID:

Meeting ID: 160 563 9900

Password: 470121

Docket 0

Matter Notes:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

2:23-12180 Miguel Lopez

Chapter 13

Adv#: 2:23-01366 Sanchez v. Lopez et al

- #1.00** Status conference re complaint for determination that:
1. debt is nondischargeable under 11 U.S.C. Section 523(a)(2)(A)
 2. debt is nondischargeable under 11 U.S.C. Section 523(a)(4)

fr: 10-3-23;11-14-23; 12-12-23

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Miguel Lopez

Chapter 13

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

EVIDENTIARY HEARING: _____

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Miguel Lopez

Represented By
Michael Jay Berger

Defendant(s):

Miguel Lopez

Pro Se

Tess Lopez

Pro Se

Joint Debtor(s):

Tess Lopez

Represented By
Michael Jay Berger

Plaintiff(s):

Juan Sanchez

Represented By
Bryan Naddafi

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 16, 2024

Hearing Room 1375

2:00 PM

2:23-12757 Paul James Ramirez

Chapter 7

Adv#: 2:23-01416 Ramirez v. MOHELA/ DEPARTMENT OF EDUCATION et al

#2.00 Status Conference re: Complaint to Determine
Dischargeability of Student Loan Debt

fr 11-7-23

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Paul James Ramirez

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Paul James Ramirez

Represented By
Christine A Kingston

Defendant(s):

MOHELA/ DEPARTMENT OF
NAVIENT SOLUTIONS,INC

Pro Se
Pro Se

Plaintiff(s):

Paul James Ramirez

Represented By
David B Lally

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01278 Dye v. Parklico, INC.

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

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Parklico, INC.

Represented By
Joshua del Castillo
David R Zaro

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01279 Dye v. JWW Hotel Investment, LLC

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

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

JWW Hotel Investment, LLC

Represented By
Clifford P Jung

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01281 Dye v. National Financial Services LLC

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

**ANOTHER SUMMONS ISSUED 11/28/23. NEW STATUS CONFERENCE
2/6/24 @ 2PM**

Docket 1

***** VACATED *** REASON: NEW STATUS CONFERENCE 2/6/24 @
2:00 P.M.**

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

EVIDENTIARY HEARING: _____

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

National Financial Services LLC

Represented By
Rebecca J Winthrop

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01283 Dye v. W Square Group, LLC

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

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

W Square Group, 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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01284 Dye v. Argent Business Solutions, Inc. et al

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

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Argent Business Solutions, Inc.

Pro Se

Argent Business 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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01287 Dye v. Gerdts

- #8.00** 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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Richard B Gerds

Represented By
Dirk O Julander

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01290 Dye v. Holcombe

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Brian Holcombe

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01291 Dye v. GTC Consultants, Inc.

- #10.00** (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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

GTC Consultants, 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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01293 Dye v. Nelson et al

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

JOINT STIPULATION FOR DISMISSAL FILED 1/10/24

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Steven H Nelson

Represented By
Christopher D Hughes

Keri A Nelson

Represented By
Christopher D Hughes

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01294 Dye v. Kam

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Peter M Kam

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01295 Dye v. Fortress Credit Corp.

#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

***** VACATED *** REASON: CONTINUED TO 2-13-24 AT 2:00 P.M.**

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Fortress Credit Corp.

Represented By
Tanya Behnam

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01296 Dye v. 5740 FAMILY HOLDINGS LIMITED COMPANY

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

5740 FAMILY HOLDINGS

Represented By
Clifford P Jung

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01297 Dye v. WELLS FARGO BANK, N.A.

#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

***** VACATED *** REASON: O/E 1-5-24 ADVESARY CASE DISMISSED**

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

WELLS FARGO BANK, N.A.

Represented By
Gerrick Warrington

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

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
Courtroom 1375 Calendar**

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01300 Dye v. Massive Dynamic Inc.

#18.00 Status Conference re Complaint for:
(1) avoidance of postpetition transfer
(2) recovery of avoided transfers; and
(3) disallowance of claim

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Massive Dynamic Inc.

Represented By
Julie H Rome-Banks

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01302 Dye v. FWREF Nashville Airport, LLC, a Delaware limited l

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

FWREF Nashville Airport, LLC, a

Represented By
Jeffrey P Nolan
Andrew W Caine

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01303 Dye v. 10-1301 HSW OWNER, LLC

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

10-1301 HSW OWNER, LLC

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01304 Dye v. Mick Management, Inc.

- #21.00** Status Conference re Complaint for
(1) avoidance and recovery of fraudulent transfers
(2) avoidance and recovery of preferential transfers
(3) avoidance of post-petition transfer
(4) preservation of fraudulent, preferential and post
petition transfers, and

Docket 1

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

LODGED BY: _____

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Mick Management, 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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01305 Dye v. Eisenstein

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Dan Eisenstein

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01307 Dye v. BRIGHTON MANAGEMENT, LLC

#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

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE
LODGED BY: _____

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

EVIDENTIARY HEARING: _____

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

BRIGHTON MANAGEMENT,

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 16, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01308 Dye v. Vedder Price PC

#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

***** VACATED *** REASON: O/E 12-21-23 Stipulation and Order
Dismissing Adversary Proceeding**

Matter Notes:

DISCOVERY CUTOFF: _____

LAST DAY TO FILE PRETRIAL
MOTIONS AND PRETRIAL ORDER: _____

STATUS/PRETRIAL CONFERENCE CONT'D TO: _____

JOINT STATUS REPORT DUE: _____

MOTION FOR DEFAULT JUDGMENT
TO BE FILED BY: _____

COMPLETE 1 DAY OF MEDIATION
BY: _____

ORDER APPOINTING MEDIATOR TO
BE LODGED BY: _____

PRETRIAL CONFERENCE SET FOR: _____

TRIAL SET FOR: _____

SCHEDULING ORDER TO BE

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

Tuesday, January 16, 2024

Hearing Room 1375

2:00 PM

CONT... Urban Commons LLC

Chapter 7

LODGED BY: _____

EVIDENTIARY HEARING: _____

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Vedder Price PC

Represented By
Michael J Quinn

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena