

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

Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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

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Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:23-10082 Jose Alberto Poblano

Chapter 13

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 32

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 1-7-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jose Alberto Poblano

Represented By
Rabin Pournazarian

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:24-15564 Michelle Gaspar

Chapter 13

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

TOYOTA LEASE TRUST
V
DEBTOR

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Michelle Gaspar

Represented By
Terrence Fantauzzi

Movant(s):

Toyota Lease Trust as Toyota Motor

Represented By
Kirsten Martinez

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:23-13458 Romel C. Faraon

Chapter 13

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

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-WMC3 ASSET BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-WMC3
v
DEBTOR

fr. 11-5-24; 12-17-24

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Romel C. Faraon

Represented By
Leonard Pena

Movant(s):

U.S. Bank N.A., as trustee, on behalf

Represented By
Kristin A Schuler-Hintz
Sean C Ferry
Kelli M Brown

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 21, 2025

Hearing Room 1375

10:00 AM

2:23-14566 Elsa Rivera

Chapter 13

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

THE BANK OF NEW YORK MELLON
V
DEBTOR

Docket 37

Tentative Ruling:

None.

Party Information

Debtor(s):

Elsa Rivera

Represented By
Tyson Takeuchi

Movant(s):

The Bank of New York Mellon fka

Represented By
Chandra Dianne Pryor

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 21, 2025

Hearing Room 1375

10:00 AM

2:23-17821 Theresa M. Key

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

fr. 12-17-24

Docket 48

Tentative Ruling:

None.

Party Information

Debtor(s):

Theresa M. Key

Represented By
D Justin Harelik

Movant(s):

U.S. BANK TRUST NATIONAL

Represented By
Sean C Ferry
Kelli M Brown

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 21, 2025

Hearing Room 1375

10:00 AM

2:23-18423 Gilbert Lewis Cates, Jr.

Chapter 13

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
V
DEBTOR

Docket 37

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 5 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

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

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

Party Information

Debtor(s):

Gilbert Lewis Cates Jr.

Represented By
Julie J Villalobos

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

CONT... Gilbert Lewis Cates, Jr.

Chapter 13

Movant(s):

JPMorgan Chase Bank, National

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:24-13653 Sonya Valdez

Chapter 13

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
V
DEBTOR

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Sonya Valdez

Represented By
Gregory M Shanfeld

Movant(s):

JPMORGAN CHASE BANK,

Represented By
Wendy A Locke

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 21, 2025

Hearing Room 1375

10:00 AM

2:24-14297 Gilberto Herrera

Chapter 13

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

HEADLANDS ALTERNATIVE INVESTMENTS II, LP
V
DEBTOR

Docket 31

Tentative Ruling:

None.

Party Information

Debtor(s):

Gilberto Herrera

Represented By
Rabin Pournazarian

Movant(s):

Headlands Alternative Investments

Represented By
Cassandra J Richey

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 21, 2025

Hearing Room 1375

10:00 AM

2:24-19653 Jose Zoroastro Guzman

Chapter 13

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

ZINC INCOME FUND II, LLC
V
DEBTOR

Docket 28

Tentative Ruling:

None.

Party Information

Debtor(s):

Jose Zoroastro Guzman

Represented By
Frank J Alvarado

Movant(s):

ZINC Income Fund II, LLC

Represented By
Steven K Vote

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:24-20572 Christopher Limas and Linda Marie Limas

Chapter 13

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

Docket 10

Tentative Ruling:

None.

Party Information

Debtor(s):

Christopher Limas

Represented By
Michael E Clark

Joint Debtor(s):

Linda Marie Limas

Represented By
Michael E Clark

Movant(s):

Christopher Limas

Represented By
Michael E Clark

Linda Marie Limas

Represented By
Michael E Clark

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

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10:00 AM

2:24-14814 Homes and Houses Utah, LLC

Chapter 7

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF
THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-B
V
DEBTOR

Docket 133

Tentative Ruling:

None.

Party Information

Debtor(s):

Homes and Houses Utah, LLC

Represented By
Michael R Totaro
Maureen J Shanahan
Christian Savio

Movant(s):

Wilmington Savings Fund Society,

Represented By
Darren J Devlin

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Eric P Israel

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

2:24-19618 Holly Investment Group, LLC

Chapter 11

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

CREATOM LLC
V
DEBTOR

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Holly Investment Group, LLC

Represented By
Nancy Korompis

Movant(s):

Creatom LLC

Represented By
Rosendo Gonzalez

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

Hearing Room 1375

10:00 AM

2:24-17595 Kwan Cheung

Chapter 15

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

JESSE FRANKLIN ESPHORST

V

DEBTOR

fr. 1-7-25; 1-14-25

Docket 58

Tentative Ruling:

None.

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Jesse Franklin Esphorst

Represented By
Adam Feit

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

2:24-17595 Kwan Cheung

Chapter 15

#14.00 Motion for relief from automatic stay [NA]

TEDDYLAND, LLC

V

DEBTOR

fr. 1-7-25; 1-14-25

Docket 61

Tentative Ruling:

None.

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Teddyland, LLC

Represented By
Joey R Abramson
Sandford L. Frey

**United States Bankruptcy Court
Central District of California
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2:00 PM
2:07-00000

Chapter 0

#0.00

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Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 21, 2025

Hearing Room 1375

2:00 PM

2:24-14433 D.A. BEEC-007, LLC

Chapter 7

#1.00 Order to Show Cause why Julie Nong Should Not be Held in Contempt of the Court and Directing Julie Nong to Personally Appear to Explain Why She Failed to Comply with the Court's Order

Docket 153

***** VACATED *** REASON: O/E 1-16-25. CONT'D 2-13-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

D.A. BEEC-007, LLC

Pro Se

Trustee(s):

Howard M Ehrenberg (TR)

Represented By
Asa S Hami

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

Tuesday, January 21, 2025

Hearing Room 1375

2:00 PM

2:25-10003 Institute of Islamic Studies, Incorporated, a Cali

Chapter 11

#2.00 Motion Regarding Chapter 11 First Day Motions / Emergency Motion for
(1) Order Approving Establishment of Adequate Assurance Payments with
Respect to Debtors Utilities
(2) Order Extending Deadline to File Schedules of Assets and Liabilities, and
Case Opening Documents

Docket 21

Tentative Ruling:

None.

Party Information

Debtor(s):

Institute of Islamic Studies,

Represented By
Robert P Goe