

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

Tuesday, April 1, 2025

Hearing Room 1375

10:00 AM

2:07-00000

Chapter 0

#0.00

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Docket 0

**United States Bankruptcy Court
Central District of California
Los Angeles
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Chapter 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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2:23-15054 Marta Elena Torres de Romero

Chapter 13

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 36

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 3-6-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Marta Elena Torres de Romero

Represented By
Daniela P Romero

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, April 1, 2025

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10:00 AM

2:23-16781 Antonio Balian Reyes, Jr. and Josephine P. Reyes

Chapter 13

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

ARVEST BANK
V
DEBTOR

Docket 47

Tentative Ruling:

None.

Party Information

Debtor(s):

Antonio Balian Reyes Jr.

Represented By
D Justin Harelik

Joint Debtor(s):

Josephine P. Reyes

Represented By
D Justin Harelik

Movant(s):

Arvest Bank

Represented By
Nichole Glowin
Kristin A Zilberstein

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:24-13653 Sonya Valdez

Chapter 13

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
V
DEBTOR

fr. 1-21-25; 3-4-25

Docket 33

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 3-12-25**

Tentative Ruling:

- NONE LISTED -

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
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10:00 AM

2:24-19000 Judith Mendez

Chapter 13

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

NEELAH SHAIKH

V

DEBTOR

fr. 3-4-25

Docket 43

***** VACATED *** REASON: VOLUNTARY DISMISSAL FILED 3-11-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Judith Mendez

Pro Se

Movant(s):

Neelah Shaikh

Represented By
Dariush Alamdari
Zachary D Schorr

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

2:25-11196 Sarah Jones

Chapter 7

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

ZIPPORA WILLIAMS BOCHNER
V
DEBTOR

Docket 10

Tentative Ruling:

No opposition was filed.

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

Debtor's lease expired on May 30, 2023, and no payments have been made since her bankruptcy filing. Movant served the debtor with a three-day notice to quit the premises on August 11, 2024. When the debtor failed to vacate the premises, an unlawful detainer action was filed and served on August 20, 2024. Debtor's involuntary bankruptcy petition was filed on February 18, 2025. This motion has been filed to proceed with the unlawful detainer action. This action must go forward because the debtor's right to possess the premises must be determined.

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

Movant requests in the motion that "extraordinary relief" be granted by the Court. An order prohibiting for 180 days, or longer, the subsequent filing

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CONT...

Sarah Jones

Chapter 7

of a bankruptcy case by the debtor or by another person or entity to whom the subject property may be transferred operates as an injunction not specifically authorized by the Bankruptcy Code. *Johnson v. TRE Holdings LLC (In re Johnson)*, 346 B.R. 190, 196 (9th Cir. BAP 2006). Nor does there "appear to be direct statutory authority for an order that bans the filing of future bankruptcy cases by other persons, bans automatic stays in future cases, and authorizes the sheriff to ignore a future bankruptcy case when conducting an eviction." *In re Van Ness*, 399 B.R. 897, 903 (Bankr. E.D. Cal. 2009). Therefore, a motion is not the appropriate vehicle for obtaining the "extraordinary relief" requested. Movant must seek this aspect of relief by adversary proceeding. *Johnson*, 346 B.R. at 195. **Accordingly, the movant's request for "extraordinary relief" is denied.**

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

Party Information

Debtor(s):

Sarah Jones

Pro Se

Movant(s):

Zippora Williams Bochner

Represented By
Richard G. Heston

**United States Bankruptcy Court
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2:24-15995 Eva Yu Neumann

Chapter 7

#6.00 Motion for relief from the automatic stay [RP] re 4410 Bowman Boulevard, Los Angeles, CA 90032

THE SOCOTRA OPPORTUNITY FUND, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY
V
DEBTOR

Docket 54

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1), (d)(2), 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. 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).

The subject real property has a value of \$1,055,000.00 and is encumbered by a perfected deed of trust or mortgage in favor of the movant. The liens against the property total \$1,743,897.67. The Court finds there is no equity and there is no evidence that the trustee can administer the subject real property for the benefit of creditors. Also, the debtor has not provided movant with proof of insurance on the subject property. Furthermore, the Court finds that the filing of the petition was part of a scheme to hinder, delay or defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or Court

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CONT... Eva Yu Neumann

Chapter 7

approval and multiple bankruptcy filings affecting the subject real property.
11 U.S.C. § 362(d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). All other relief is denied.

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

Party Information

Debtor(s):

Eva Yu Neumann

Represented By
Michael R Totaro

Movant(s):

The Socotra Opportunity Fund,

Represented By
Dakota Pearce

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
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Los Angeles
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2:24-15995 Eva Yu Neumann

Chapter 7

#7.00 Motion for relief from the automatic stay [RP] re 4418 Bowman Boulevard, Los Angeles, CA 90032

THE SOCOTRA OPPORTUNITY FUND, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY
V
DEBTOR

Docket 57

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1), (d)(2), 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. 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).

The subject real property has a value of \$1,000,000.00 and is encumbered by a perfected deed of trust or mortgage in favor of the movant. The liens against the property total \$1,694,760.68. The Court finds there is no equity and there is no evidence that the trustee can administer the subject real property for the benefit of creditors. Furthermore, the Court finds that the filing of the petition was part of a scheme to hinder, delay or defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or Court approval and multiple bankruptcy filings affecting the subject real property. 11 U.S.C. § 362(d)(4).

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CONT... Eva Yu Neumann

Chapter 7

Appearances waived.

The 14-day period specified in FRBP 4001(a)(3) is waived. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). All other relief is denied.

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

Party Information

Debtor(s):

Eva Yu Neumann

Represented By
Michael R Totaro

Movant(s):

The Socotra Opportunity Fund,

Represented By
Dakota Pearce

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
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Los Angeles
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10:00 AM

2:24-17612 JM Supermarkets, Inc.

Chapter 11

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

MERCEDES-BENZ FINANCIAL SERVICES USA LLC
V
DEBTOR

Case dismissed 3-11-25

Docket 58

***** VACATED *** REASON: O/E 3-11-25. CASE DISMISSED**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

JM Supermarkets, Inc.

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia
Nina Z Javan

Movant(s):

Mercedes-Benz Financial Services

Represented By
Randall P Mroczynski

**United States Bankruptcy Court
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10:00 AM

2:24-19476 Hanako Wyrick

Chapter 7

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

DAVID KINDER, LANDLORD AND OWNER OF
PROPERTY
V
DEBTOR

Docket 22

Tentative Ruling:

None.

Party Information

Debtor(s):

Hanako Wyrick	Pro Se
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Movant(s):

David Kinder	Pro Se
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Trustee(s):

Rosendo Gonzalez (TR)	Pro Se
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**United States Bankruptcy Court
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11:00 AM
2:07-00000

Chapter 0

#0.00

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Docket 0

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Chapter 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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11:00 AM

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

Chapter 7

#1.00 Emergency motion for Order (1) Rejecting Unexpired Real Property Leases Pursuant to 11 U.S.C. § 365; (2) Rejecting Executory Contracts Pursuant to 11 U.S.C. § 365; (3) Assuming and Assigning Agreements Pursuant to 11 U.S.C. §§ 365 and 107; (4) Allowing Transactions in Escrow to Process; (5) Closing the Debtor's Business; and (6) Abandoning Remaining Personal Property and the Estate's Possessory Interest in Real Property Pursuant to 11 U.S.C. § 554(a)

Docket 366

Tentative Ruling:

None.

Party Information

Debtor(s):

R&LS Investments, Inc.

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

Trustee(s):

John J Menchaca (TR)

Represented By
David M Goodrich
Anerio V Altman

**United States Bankruptcy Court
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2:00 PM
2:07-00000

Chapter 0

#0.00

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Docket 0

**United States Bankruptcy Court
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Chapter 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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2:21-13523 Urban Commons LLC

Chapter 7

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

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

fr. 1-7-25; 2-25-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Toe Teow Heng

Pro Se

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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2:23-17269 American Pacific Builders, Inc.

Chapter 7

Adv#: 2:25-01023 LESLIE v. PRECISION TRUSS& LUMBER, INC.

#2.00 Status conference re Complaint for Turnover and Accounting of Estate's Property [11 U.S.C.§542]

Docket 1

***** VACATED *** REASON: O/E 3-24-25. CONT'D 6-3-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

American Pacific Builders, Inc.

Represented By
Eric A. Nyberg

Defendant(s):

PRECISION TRUSS& LUMBER,

Pro Se

Plaintiff(s):

SAM S LESLIE

Represented By
Toan B Chung

Trustee(s):

Sam S Leslie (TR)

Represented By
Toan B Chung