

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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Meeting ID: 161 540 8949
Password: 068062

Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-18123 Angelica N Camacho Arevalos and Jose P Arevalos Barrios

Chapter 13

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

SCHOOLSFIRST FEDERAL CREDIT UNION
V
DEBTOR

fr. 3-25-25

Docket 36

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a security interest and lien on the debtor's 2021 Audi 07. The debtor has failed to pay 5 post-petition payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).
Appearances waived.

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

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

Party Information

Debtor(s):

Angelica N Camacho Arevalos

Represented By
Jill L Kim

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

CONT... Angelica N Camacho Arevalos and Jose P Arevalos Barrios

Chapter 13

Joint Debtor(s):

Jose P Arevalos Barrios

Represented By
Jill L Kim

Movant(s):

SchoolsFirst Federal Credit Union

Represented By
Paul V Reza

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-18333 Carlos Melgoza and Alma Mayoral

Chapter 13

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

WELLS FARGO BANK, N.A., DBA WELLS FARGO AUTO
V
DEBTOR

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Carlos Melgoza

Represented By
Jaime A Cuevas Jr.

Joint Debtor(s):

Alma Mayoral

Represented By
Jaime A Cuevas Jr.

Movant(s):

Wells Fargo Bank, N.A., dba Wells

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-19210 Max Beno

Chapter 13

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

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

Docket 27

***** VACATED *** REASON: CASE DISMISSED 3-27-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Max Beno

Represented By
Julie J Villalobos

Movant(s):

NewRez LLC d/b/a Shellpoint

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-19210 Max Beno

Chapter 13

#3.10 Motion for Relief from Stay [RP]

TOMA WATT
v
DEBTOR

Docket 31

***** VACATED *** REASON: CASE DISMISSED 3-27-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Max Beno

Represented By
Julie J Villalobos

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:23-10393 Susana Cruz

Chapter 13

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

MIDFIRST BANK
V
DEBTOR

Docket 39

Tentative Ruling:

None.

Party Information

Debtor(s):

Susana Cruz

Represented By
Onyinye N Anyama

Movant(s):

MidFirst Bank

Represented By
Kristin A Schuler-Hintz
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, April 15, 2025

Hearing Room 1375

10:00 AM

2:23-13109 Doreen Elizabeth Cabral

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR PAD
SERIES VI TRUST
V
DEBTOR

Docket 39

Tentative Ruling:

None.

Party Information

Debtor(s):

Doreen Elizabeth Cabral

Represented By
Jaime A Cuevas Jr.

Movant(s):

U.S. Bank Trust National

Represented By
Shannon A Doyle

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:23-14566 Elsa Rivera

Chapter 13

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

THE BANK OF NEW YORK MELLON
V
DEBTOR

fr. 1-21-25; 2-25-25; 3-25-25

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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Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-10901 Dorothy Mae Hardaway

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER
PARTICIPATION TRUST II
V
DEBTOR

Docket 46

***** VACATED *** REASON: O/E 4-14-25. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Dorothy Mae Hardaway

Represented By
Peter M Lively

Movant(s):

U.S. Bank Trust National

Represented By
Dane W Exnowski
Michelle Hart Ippoliti
Asaph Abrams

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-10971 Deborah Therese Forman

Chapter 13

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

WILMINGTON SAVINGS FUND SOCIETY, FSB
V
DEBTOR

Docket 25

Tentative Ruling:

None.

Party Information

Debtor(s):

Deborah Therese Forman

Represented By
Jeffrey N Wishman

Movant(s):

Wilmington Savings Fund Society,

Represented By
Shannon A Doyle

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-15807 Ronny Hall

Chapter 13

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS SERVICER
FOR WACHOVIA MORTGAGE LOAN TRUST, ASSET-BACKED
CERTIFICATES, SERIES 2006-AMN1, U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE
V
DEBTOR

Docket 42

Tentative Ruling:

No opposition was filed.

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

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

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

Party Information

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

CONT... Ronny Hall

Chapter 13

Debtor(s):

Ronny Hall

Represented By
Julie J Villalobos

Movant(s):

NewRez LLC d/b/a Shellpoint

Represented By
Jacqueline D Serrao

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-17970 Alejandro Mendoza

Chapter 13

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASSTHROUGH
CERTIFICATES, SERIES 2006-OC10
V
DEBTOR

Docket 26

***** VACATED *** REASON: O/E 4-14-25. SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Alejandro Mendoza

Represented By
Jaime A Cuevas Jr.

Movant(s):

THE BANK OF NEW YORK

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, April 15, 2025

Hearing Room 1375

10:00 AM

2:23-17580 Mohammad Azzam Taleb and Razan Mahmoud Yahya

Chapter 7

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

AMERICREDIT FINANCIAL SERVICES, INC. DBA GM FINANCIAL
V
DEBTOR

Docket 60

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. *See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.)*, 22 B.R. 65, 66 (9th Cir. BAP 1982); *Ramco Indus. v. Preuss (In re Preuss)*, 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$52,800.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$58,466.64. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. The trustee has filed a no asset report. 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.**

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

CONT... Mohammad Azzam Taleb and Razan Mahmoud Yahya

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Mohammad Azzam Taleb

Represented By
Ramiro Flores Munoz

Joint Debtor(s):

Razan Mahmoud Yahya

Represented By
Ramiro Flores Munoz

Movant(s):

AmeriCredit Financial Services, Inc.

Represented By
Sheryl K Ith

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:23-17580 Mohammad Azzam Taleb and Razan Mahmoud Yahya

Chapter 7

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

AMERICREDIT FINANCIAL SERVICES, INC. DBA GM FINANCIAL
V
DEBTOR

Docket 61

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. *See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.)*, 22 B.R. 65, 66 (9th Cir. BAP 1982); *Ramco Indus. v. Preuss (In re Preuss)*, 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$47,800.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$54,874.39. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. The trustee has filed a no asset report. 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.**

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

CONT... Mohammad Azzam Taleb and Razan Mahmoud Yahya

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Mohammad Azzam Taleb

Represented By
Ramiro Flores Munoz

Joint Debtor(s):

Razan Mahmoud Yahya

Represented By
Ramiro Flores Munoz

Movant(s):

AmeriCredit Financial Services, Inc.

Represented By
Sheryl K Ith

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:25-10583 Dara Heng

Chapter 7

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 8

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. *See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.)*, 22 B.R. 65, 66 (9th Cir. BAP 1982); *Ramco Indus. v. Preuss (In re Preuss)*, 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$22,625.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$30,774.88. There is no equity in the subject property and 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

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

CONT... Dara Heng

Chapter 7

compensation and is depreciating in value. **All other relief is denied.**

The movant shall submit an appropriate order

Party Information

Debtor(s):

Dara Heng

Represented By
Brian J Soo-Hoo

Movant(s):

Toyota Motor Credit Corporation

Represented By
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, April 15, 2025

Hearing Room 1375

10:00 AM

2:25-11425 Claudia Guadalupe Torres

Chapter 7

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

TD BANK, N.A
V
DEBTOR

Docket 7

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the chapter 7 debtor's Statement of Intention filed in this case on February 25, 2025 in which the debtor stated an intention to surrender the property to movant.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. See e.g., *Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.)*, 22 B.R. 65, 66 (9th Cir. BAP 1982); *Ramco Indus. v. Preuss (In re Preuss)*, 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$35,450.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$41,519.71. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact that the movant's collateral is being used by the debtor without compensation

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

CONT... **Claudia Guadalupe Torres**
and is depreciating in value. **All other relief is denied.**

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Claudia Guadalupe Torres

Represented By
Francis Guilardi

Movant(s):

TD Bank, N.A.

Represented By
Sheryl K Ith

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:25-11628 Andrew Paulson

Chapter 7

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

MERCEDES-BENZ FINANCIAL SERVICES USA LLC
V
DEBTOR

Docket 7

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. *See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.)*, 22 B.R. 65, 66 (9th Cir. BAP 1982); *Ramco Indus. v. Preuss (In re Preuss)*, 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$32,625.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$38,326.24. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. Also, the debtor has not provided movant with proof of insurance on the subject property. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

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

**United States Bankruptcy Court
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CONT... Andrew Paulson

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Andrew Paulson

Represented By
Gregory M Shanfeld

Movant(s):

Mercedes-Benz Financial Services

Represented By
Sheryl K Ith

Trustee(s):

Rosendo Gonzalez (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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2:24-19476 Hanako Wyrick

Chapter 7

#15.10 Amended Motion for relief from the automatic stay or for order confirming that the automatic stay does not apply under 11 USC section 362(l) UNLAWFUL DETAINER (related document(s):

DAVID KINDER, LANDLORD AND OWNER OF
PROPERTY
V
DEBTOR

fr. 4-1-25

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Hanako Wyrick

Pro Se

Trustee(s):

Rosendo Gonzalez (TR)

Pro Se

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

10:00 AM

2:24-13284 Charity Prime Realty, Inc.

Chapter 11

#16.00 Motion for Relief from Stay Under 11 U.S.C. § 362 [RP]
re 4028 Kenway Ave, Los Angeles, A 90008

VELOCITY COMMERCIAL CAPITAL, LLC
V
DEBTOR

Docket 111

Tentative Ruling:

None.

Party Information

Debtor(s):

Charity Prime Realty, Inc.

Represented By
Onyinye N Anyama

Movant(s):

Velocity Commercial Capital, LLC

Represented By
Brett Ramsaur

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

10:00 AM

2:24-13284 Charity Prime Realty, Inc.

Chapter 11

#17.00 Motion for Relief from Stay Under [RP]
re 130 Anna Drive, Windsor, CA 95492-8688

VELOCITY COMMERCIAL CAPITAL, LLC
V
DEBTOR

Docket 112

Tentative Ruling:

None.

Party Information

Debtor(s):

Charity Prime Realty, Inc.

Represented By
Onyinye N Anyama

Movant(s):

Velocity Commercial Capital, LLC

Represented By
Brett Ramsaur

**United States Bankruptcy Court
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2:24-13284 Charity Prime Realty, Inc.

Chapter 11

#18.00 Motion for Relief from Stay [RP]
re 4313 Hoen Avenue, Santa Rosa, A 95405-7754

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE
FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-1
V
DEBTOR

Docket 113

Tentative Ruling:

None.

Party Information

Debtor(s):

Charity Prime Realty, Inc.

Represented By
Onyinye N Anyama

Movant(s):

U.S. Bank Trust Company, National

Represented By
Brett Ramsaur

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

Tuesday, April 15, 2025

Hearing Room 1375

10:00 AM

2:24-13284 Charity Prime Realty, Inc.

Chapter 11

#19.00 Motion for Relief from Stay [RP]
re 1642 6th Ave., Los Angeles, CA 90019

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE
FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-1
V
DEBTOR

Docket 114

Tentative Ruling:

None.

Party Information

Debtor(s):

Charity Prime Realty, Inc.

Represented By
Onyinye N Anyama

Movant(s):

U.S. Bank Trust Company, National

Represented By
Brett Ramsaur

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM
2:07-00000

Chapter 0

#0.00

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

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.

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Meeting URL: <https://cacb.zoomgov.com/j/1615408949>
Meeting ID: 161 540 8949
Password: 068062

Join By Telephone

Dial: US: +1 669 254 5252 or +1 551 285 1373 or +1 646 828 7666 or +1 646 964 1167 or +1 669 216 1590 or +1 415 449 4000 or 833 568 8864 (Toll Free)
Meeting ID: 161 540 8949
Password: 068062

Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:24-11203 William Vicente Saravia

Chapter 7

Adv#: 2:24-01128 Saravia v. UNITED STATES DEPARTMENT OF EDUCATION et al

#1.00 Status conference re complaint for
determination that student loan
debt is dischargeable pursuant to
11 U.S.C. section 523(a)(8)

fr. 7-16-24, 11-5-24; 2-11-25

Docket 1

***** VACATED *** REASON: O/E 2-24-25. JUDGMENT PURSUANT TO
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

William Vicente Saravia

Represented By
Lauren M Foley

Defendant(s):

UNITED STATES DEPARTMENT

Represented By
Angela Gill

U.S. Department of Education

Represented By
Elan S Levey

Plaintiff(s):

William Vicente Saravia

Represented By
Lauren M Foley

Trustee(s):

Peter J Mastan (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:24-13019 Yu Ping Hua

Chapter 7

Adv#: 2:24-01264 W & L Business Consulting LLC v. Hua

#2.00 Status conference re Complaint by W & L Business Consulting LLC against Yu Ping Hua.

Default Entered Against Defendant(s) YU PING HUA on 1/13/25

fr. 1-28-25; 3-25-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Yu Ping Hua

Represented By
Kevin Tang

Defendant(s):

Yu Ping Hua

Pro Se

Plaintiff(s):

W & L Business Consulting LLC

Represented By
Stella A Havkin

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:24-13019 Yu Ping Hua

Chapter 7

Adv#: 2:24-01264 W & L Business Consulting LLC v. Hua

#3.00 Motion for Default Judgment

Docket 12

Tentative Ruling:

None.

Party Information

Debtor(s):

Yu Ping Hua

Represented By
Kevin Tang

Defendant(s):

Yu Ping Hua

Pro Se

Movant(s):

W & L Business Consulting LLC

Represented By
Stella A Havkin

Plaintiff(s):

W & L Business Consulting LLC

Represented By
Stella A Havkin

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:24-16490 Janis Paxton

Chapter 7

Adv#: 2:25-01024 Charter Asset Management Fund , L.P., v. Paxton

#4.00 Status Hearing
re Complaint for false pretenses, false representation, actual fraud)), (67
(Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)), (68
(Dischargeability - 523(a)(6), willful and malicious injury)

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Janis Paxton

Pro Se

Defendant(s):

Janis Paxton

Pro Se

Plaintiff(s):

Charter Asset Management Fund ,

Represented By
David Philip Adams

Trustee(s):

David M Goodrich (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:24-20487 Robert Hector Morrow

Chapter 7

Adv#: 2:24-01276 Morrow v. United States Department of Education

#5.00 Status Hearing
re complaint against United States Department of Education .
(Dischargeability - 523(a)(8), student loan)

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Robert Hector Morrow

Pro Se

Defendant(s):

United States Department of

Represented By
Elan S Levey

Plaintiff(s):

Robert Hector Morrow

Pro Se

Trustee(s):

Wesley H Avery (TR)

Pro Se

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

Tuesday, April 15, 2025

Hearing Room 1375

2:00 PM

2:23-14002 Charles Byron Williams

Chapter 13

Adv#: 2:25-01001 Israel v. Williams

#6.00 Status Hearing RE: [1] Complaint by Montgomery Israel against Charles Byron Williams.

fr. 2-11-25

Docket 1

***** VACATED *** REASON: BANKRUPTCY CASE DISMISSED
3/12/25.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Charles Byron Williams

Represented By
Gregory M Shanfeld

Defendant(s):

Charles Byron Williams

Pro Se

Plaintiff(s):

Montgomery Israel

Represented By
Larry D Simons

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, April 15, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

fr 1-9-24; 10-1-24; 1-7-25

Docket 1

Tentative Ruling:

Plaintiff filed a Notice of Settlement and requested a 60-day continuance of the pre-trial conference. The pre-trial conference is continued to June 17, 2025 at 2:00 p.m. **Appearances waived.**

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Westbrook Real Estate Fund XI, L.P.

Represented By
Amy S Park
Katherine A. Takakjian

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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

Tuesday, April 15, 2025

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

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

fr. 1-16-24; 11-5-24; 12-3-24; 2-11-25

Docket 1

***** VACATED *** REASON: O/E 4-14-25. CONT'D 6-17-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

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