

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

Tuesday, May 5, 2026

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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**United States Bankruptcy Court
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CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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10:00 AM

2:25-14021 Washica Little

Chapter 13

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

PARTNERS FEDERAL CREDIT UNION
V
DEBTOR

Docket 34

Tentative Ruling:

Movant must appear at the hearing. Movant filed a dismissal of the motion but it may not dismiss the motion because a response has been filed. The parties must stipulate to the withdrawal of the motion.

Party Information

Debtor(s):

Washica Little

Represented By
Marc A Goldbach

Movant(s):

Partners Federal Credit Union

Represented By
Rea Stelmach

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, May 5, 2026

Hearing Room 1375

10:00 AM

2:23-11406 Michele Lintonette Curry

Chapter 13

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

LAKEVIEW LOAN SERVICING, LLC, AND ITS SUCCESSORS AND/OR
ASSIGNEES
V
DEBTOR
fr. 3-24-26

Docket 30

Tentative Ruling:

None.

Party Information

Debtor(s):

Michele Lintonette Curry

Represented By
John D Sarai

Movant(s):

Lakeview Loan Servicing, LLC, and

Represented By
Christina J Khil

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, May 5, 2026

Hearing Room 1375

10:00 AM

2:23-18257 Palmira Tellechea and Arturo Valdez

Chapter 13

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

SELECT PORTFOLIO SERVICING, INC.
V
DEBTOR

fr. 3-24-26

Docket 44

Tentative Ruling:

None.

Party Information

Debtor(s):

Palmira Tellechea

Represented By
Ramiro Flores Munoz

Joint Debtor(s):

Arturo Valdez

Represented By
Ramiro Flores Munoz

Movant(s):

SELECT PORTFOLIO

Represented By
Sean C Ferry
Sarah Arlene Dooley-Lewis

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1375

10:00 AM

2:25-10193 Manuel Lugo

Chapter 13

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR
INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR25, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2006-AR25

V
DEBTOR

fr. 3-17-26

Docket 45

Tentative Ruling:

None.

Party Information

Debtor(s):

Manuel Lugo

Represented By
Jaime A Cuevas Jr.

Movant(s):

Deutsche Bank National Trust

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, May 5, 2026

Hearing Room 1375

10:00 AM

2:25-14184 Theresa M. Key

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

fr. 9-23-25; 11-4-25; 12-16-25;1-27-26; 2-24-26

Docket 50

Tentative Ruling:

None.

Party Information

Debtor(s):

Theresa M. Key

Represented By
Juanita V Miller

Movant(s):

U.S. Bank Trust National

Represented By
David Coats
Sarah Arlene Dooley-Lewis
Sean C Ferry
Shana Stark

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:25-20966 Francis Xavier M. Garcia and Therese Marie Castro Garcia

Chapter 13

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

M&T BANK AS ATTORNEY IN FACT FOR LAKEVIEW LOAN SERVICING, LLC
V
DEBTOR

Docket 20

***** VACATED *** REASON: CASE DISMISSED 4-30-26**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Francis Xavier M. Garcia

Represented By
James G. Beirne

Joint Debtor(s):

Therese Marie Castro Garcia

Represented By
James G. Beirne

Movant(s):

Lakeview Loan Servicing, LLC

Represented By
Rosemary Hong

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, May 5, 2026

Hearing Room 1375

10:00 AM

2:26-13463 Annabel Ramirez

Chapter 13

#7.00 Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate 7224 Kengard Avenue Whittier CA 90606 .

Docket 8

Tentative Ruling:

No opposition was filed.

Section 362(c)(3)(A) states that if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding one-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under § 707(b), the stay under § 362(a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate *with respect to the debtor* on the 30th day after the filing of the later case. 11 U.S.C. § 362(c)(3)(A) (emphasis added).

On motion of a party in interest for *continuation* of the automatic stay and upon notice and a hearing, the Court may extend the stay in particular cases as to any and all creditors (subject to such conditions and limitations as the Court may then impose) **after notice and a hearing completed before expiration of the 30-day period** only if the party in interest demonstrates that the filing of the later case is in *good faith* as to the creditors to be stayed. 11 U.S.C. § 362(c)(3)(B) (emphases added).

In this case, debtor filed the voluntary chapter 13 petition on April 10, 2026. This motion was filed on April 14, 2026, and was noticed for a hearing to be concluded within the 30-day period following the filing of the petition. The motion is timely.

According to the evidence, debtor seeks a continuation of the automatic stay as to all creditors. Pursuant to the evidence presented, the Court GRANTS the relief requested in the motion based upon an apparent

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CONT... **Annabel Ramirez** **Chapter 13**

change in the personal and financial affairs of the debtor since dismissal of the last case. **Appearances waived.**

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

Party Information

Debtor(s):

Annabel Ramirez

Represented By
Jaime A Cuevas Jr.

Movant(s):

Annabel Ramirez

Represented By
Jaime A Cuevas Jr.
Jaime A Cuevas Jr.

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

2:26-13870 Robert Luis Viscaina

Chapter 13

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

MARVIN FONG

v

DEBTOR

Docket 6

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1). 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. **Appearances waived.**

Movant served the debtor with a three-day notice to quit the premises on December 2, 2025. When the debtor failed to vacate the premises, an unlawful detainer action was filed and served on December 15, 2025.

Debtor filed a prior bankruptcy petition on March 6, 2026, case no. 2:26-bk-12127-WB, in an apparent effort to stay of the unlawful detainer action. Relief from the automatic stay was granted in that case on March 25, 2026 to allow Movant to proceed with the unlawful detainer action. The case was thereafter dismissed on April 22, 2025.

The unlawful detainer trial was scheduled for April 22, 2026. On April 21, 2026 Debtor filed the instant bankruptcy case in another apparent effort to stay of the unlawful detainer action. 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.

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CONT...

Robert Luis Viscaina

Chapter 13

The court finds that the filing of the instant petition was in bad faith. Debtor has engaged in multiple bankruptcy filings affecting the subject property. Debtor filed the instant case while the prior case was pending, before that case had even been dismissed, and on the eve of the unlawful detainer trial. The court finds that the filing of this case was part of a scheme to hinder, delay and defraud creditors, rather than a legitimate reorganization effort.

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay is **annulled** retroactive to the petition date, so that enforcement actions taken by movant, if any, before receipt of notice of the automatic stay will not be deemed to have been voided by the automatic stay. *See Nat'l Envtl. Waste Corp. v. City of Riverside (In re Nat'l Envtl. Waste Corp.)*, 129 F.3d 1052, 1055 (9th Cir. 1997). **All other relief is denied.**

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

Party Information

Debtor(s):

Robert Luis Viscaina

Pro Se

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, May 5, 2026

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10:00 AM

2:26-11524 Fadi Mohamad Rouhi El Rabaa

Chapter 7

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

MERCEDES-BENZ VEHICLE TRUST
V
DEBTOR

Docket 12

Tentative Ruling:

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.**

Movant is the lessor of the debtor's 2025 Mercedes-Benz GLC300W. Debtor surrendered the vehicle to the movant on March 20, 2026. 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. **All other relief is denied.**

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Fadi Mohamad Rouhi El Rabaa

Represented By

**United States Bankruptcy Court
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CONT... Fadi Mohamad Rouhi El Rabaa

Chapter 7

Jeffrey N Wishman

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Sheryl K Ith

Trustee(s):

Wesley H Avery (TR)

Pro Se

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

2:26-12144 Rosie Fresia Maldonado

Chapter 7

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

FORD MOTOR CREDIT COMPANY LLC
V
DEBTOR

Docket 11

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.**

Movant is secured by a security interest and lien on the debtor's 2024 Ford Edge SE Sport Utility 4D. The subject property has a value of \$24,793.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$45,781.22. 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 period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

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CONT... Rosie Fresia Maldonado

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Rosie Fresia Maldonado

Represented By
Lilly A Tejada

Movant(s):

Ford Motor Credit Company LLC

Represented By
Rosemary Hong

Trustee(s):

Elissa Miller (TR)

Pro Se

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

10:00 AM

2:25-20463 Traxx Construction Inc.

Chapter 11

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

FORD MOTOR CREDIT COMPANY LLC
V
DEBTOR

Docket 213

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 of, and dispose of, its collateral in accordance with applicable law, and to apply the proceeds to 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. **Appearances are waived.**

Movant is secured by a perfected security interest in the debtor's 2024 Ford F-150. Cause exists to grant relief from the automatic stay under 11 U.S.C. § 362(d)(1), including the debtor's failure to provide adequate protection of movant's interest. The subject property has a value of \$40,110 and is encumbered by a perfected security interest securing a claim of \$57,499.49. There is no equity in the property, and the debtor has not shown that the property is necessary to an effective reorganization. Relief is also warranted under 11 U.S.C. § 362(d)(2).

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.

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CONT... Traxx Construction Inc.

Chapter 11

Party Information

Debtor(s):

Traxx Construction Inc.

Represented By
Michael S Kogan

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

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

2:25-20463 Traxx Construction Inc.

Chapter 11

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

Docket 215

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 of, and dispose of, its collateral in accordance with applicable law, and to apply the proceeds to 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. **Appearances are waived.**

Movant holds a perfected security interest in the debtor's 2022 Ford Super Duty F-250 SRW. Cause exists to grant relief from the stay under 11 U.S.C. § 362(d)(1), including the debtor's failure to maintain payments or otherwise provide adequate protection of the movant's interest. The evidence establishes that the collateral has a value of \$46,930 and secures a claim of \$61,399.71. Accordingly, there is no equity in the property, and the debtor has not shown that the property is necessary to an effective reorganization. Relief is also warranted under 11 U.S.C. § 362(d)(2).

The 14-day stay under FRBP 4001(a)(3) is waived. All other relief is denied.

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

Party Information

Debtor(s):

Traxx Construction Inc.

Represented By
Michael S Kogan

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

CONT... Traxx Construction Inc.

Chapter 11

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

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

2:25-20463 Traxx Construction Inc.

Chapter 11

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

Docket 216

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 of, and dispose of, its collateral in accordance with applicable law, and to apply the proceeds to 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. **Appearances are waived.**

Movant is secured by a perfected security interest in the debtor's 2024 Ford Super Duty F-250 SRW. Cause exists to grant relief from the automatic stay under 11 U.S.C. § 362(d)(1), including the debtor's failure to provide adequate protection of movant's interest. The subject property has a value of \$55,180 and is encumbered by a perfected security interest securing a claim of \$56,315.08. There is no equity in the property, and the debtor has not shown that the property is necessary to an effective reorganization. Relief is also warranted under 11 U.S.C. § 362(d)(2).

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):

Traxx Construction Inc.

Represented By
Michael S Kogan

**United States Bankruptcy Court
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CONT... Traxx Construction Inc.

Chapter 11

Movant(s):

Ford Motor Credit Company LLC

Represented By
Jennifer C Wong

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

2:25-21245 ADVANCED CHAMPION INVESTMENT LLC

Chapter 11

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

SELENE FINANCE LP, AS SERVICER FOR U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
V
DEBTOR

fr. 2-24-26; 3-31-26

Docket 34

Tentative Ruling:

None.

Party Information

Debtor(s):

ADVANCED CHAMPION

Represented By
William H Brownstein

Movant(s):

U.S. Bank Trust National

Represented By
Shana Stark
David Coats

**United States Bankruptcy Court
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2:25-21245 ADVANCED CHAMPION INVESTMENT LLC

Chapter 11

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

SELENE FINANCE LP AS SERVICER IN FACT FOR U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
V
DEBTOR

fr. 2-24-26; 3-31-26

Docket 36

Tentative Ruling:

None.

Party Information

Debtor(s):

ADVANCED CHAMPION

Represented By
William H Brownstein

Movant(s):

U.S. Bank Trust National

Represented By
Shana Stark
David Coats

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2:07-00000

Chapter 0

#0.00

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Tentative Ruling:

- NONE LISTED -

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Tuesday, May 5, 2026

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2:00 PM

2:25-13077 Mark X Bridges

Chapter 13

Adv#: 2:25-01364 Bridges v. Johnathon Spring Street Investments et al

#1.00 Status Hearing

RE: Complaint to determine the validity, priority or extent of lien or other interest in property: (1) Fraudulent Inducement; (2) Fraudulent Concealment; (3) Failure to Assess Plaintiff/Purchaser's ability to repay per 15 USC Sec. 1639c; (4) Recission and cancellation of loan documents per Civ Code sec. 1689(b)(1)

fr. 12-2-25; 1-13-26; 3-3-26, 3-24-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Mark X Bridges

Represented By
Juanita V Miller

Defendant(s):

Johnathon Spring Street Investments

Represented By
Richard L. Sturdevant

PLM Loan Management Services,

Represented By
Kathy Shakibi

DOES 1-10 inclusive

Pro Se

Plaintiff(s):

Mark X Bridges

Represented By
Juanita V Miller

Trustee(s):

Nancy K Curry (TR)

Pro Se

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2:25-13077 Mark X Bridges

Chapter 13

Adv#: 2:25-01364 Bridges v. Johnathon Spring Street Investments et al

#2.00 Motion for Leave to File First Amended Adversary Complaint and for Order Issuing a First Amended Summons

Docket 29

Tentative Ruling:

None.

Party Information

Debtor(s):

Mark X Bridges

Represented By
Juanita V Miller

Defendant(s):

Johnathon Spring Street Investments

Represented By
Richard L. Sturdevant

PLM Loan Management Services,

Represented By
Kathy Shakibi

DOES 1-10 inclusive

Pro Se

Movant(s):

Mark X Bridges

Represented By
Juanita V Miller

Plaintiff(s):

Mark X Bridges

Represented By
Juanita V Miller

Trustee(s):

Nancy K Curry (TR)

Pro Se

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Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:25-13883 Kristen Lowellen Shelt

Chapter 13

Adv#: 2:25-01344 Gregorios v. Shelt

#3.00 Status Hearing re Complaint to determine dischargeability of debt under 11 USC 523(a)(2)(A)

fr. 10-28-25; 11-25-25; 2-3-26; 2-17-26

Docket 1

***** VACATED *** REASON: O/E 3-31-26. SETTLEMENT
STIPULATION**

Tentative Ruling:

Party Information

Debtor(s):

Kristen Lowellen Shelt

Represented By
Peter M Lively
Louis J Esbin

Defendant(s):

Kristen Lowellen Shelt

Represented By
Peter M Lively
Louis J Esbin

Plaintiff(s):

Steve Gregorios

Represented By
Brett Ramsaur

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, May 5, 2026

Hearing Room 1375

2:00 PM

2:25-14184 Theresa M. Key

Chapter 13

Adv#: 2:25-01310 Theresa M Key, The Estate of Ella Maezon Simpson v. JP Morgan Chase a

#4.00 Status Hearing re Complaint To Determine the Nondischargeability Of Debt
Under 11 U.S.C. §523 (a)(2)(A) and §523(a)(2)(B)

fr. 9-23-25; 11-25-25; 12-16-25; 3-3-26

Docket 1

***** VACATED *** REASON: ADVERSARY CASE CLOSED 4-28-26**

Tentative Ruling:

Party Information

Debtor(s):

Theresa M. Key

Represented By
Juanita V Miller

Defendant(s):

JP Morgan Chase a financial

Represented By
Matthew S Henderson

Selene Finance LP, a financial

Represented By
Katalina Baumann
Regina J McClendon

US Bank Trust National Association,

Represented By
Katalina Baumann
Regina J McClendon

Plaintiff(s):

Theresa M Key, The Estate of Ella

Pro Se

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, May 5, 2026

Hearing Room 1375

2:00 PM

2:25-13883 Kristen Lowellen Shelt

Chapter 13

#5.00 Status Conference re: Motion to Disallow Claims Motion for Order Disallowing Claim No. 8

fr. 8-20-25; 10-1-2025; 10-28-25; 11-25-25; 2-3-26; 2-17-26

Docket 26

***** VACATED *** REASON: O/E 3-31-26. SETTLEMENT
STIPULATION IN ADVERSARY CASE NO. 25-ap-1344**

Tentative Ruling:

None.

Party Information

Debtor(s):

Kristen Lowellen Shelt

Represented By
Peter M Lively
Louis J Esbin

Movant(s):

Kristen Lowellen Shelt

Represented By
Peter M Lively
Peter M Lively
Peter M Lively
Louis J Esbin
Louis J Esbin
Louis J Esbin

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, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01197 Dye v. ASAP Property Holdings INC.

#6.00 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

fr 12-5-23, 7-2-24, 7-16-24; 10-1-24; 1-7-25; 4-22-25; 8-19-25; 12-2-25; 2-24-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

ASAP Property Holdings INC.

Represented By
Jonathan Boustani
Phillip A Martin
Paul J Laurin

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, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

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

fr. 1-7-25; 2-25-25; 4-1-25; 7-15-25; 10-14-25; 1-6-26; 2-24-26; 3-31-26

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
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-16674 JINZHENG GROUP (USA) LLC

Chapter 7

Adv#: 2:22-01090 JINZHENG GROUP (USA) LLC et al v. Betula Lenta Inc et al

#8.00 Status Conference re Notice of Removal by Creditor Betula Lenta, Inc. of state court action

fr. 5-13-25; 7-15-25; 9-30-25; 12-2-25; 2-24-26

Docket 0

Tentative Ruling:

The Court has reviewed the Status Report. This matter is
CONTINUED to **August 11, 2026 at 2:00 p.m. Appearances waived.**

Party Information

Debtor(s):

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman
Alphamorlai Lamine Kebeh
Danielle R Gabai
Damian J. Martinez
Carol Chow

Defendant(s):

Betula Lenta Inc

Represented By
David M Browne
Marc A Lieberman

Jonathan Pae

Represented By
David M Browne
Marc A Lieberman

David Park

Represented By
David M Browne
Matthew Harrison

Betty Zheng

Pro Se

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

CONT... JINZHENG GROUP (USA) LLC

Chapter 7

CBW Global, Inc.

Pro Se

Plaintiff(s):

JINZHENG GROUP (USA) LLC

Represented By
Christopher J. Langley
Heidi M Cheng
Zev Shechtman
Runmin Gao

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman

Wesley H Avery (TR)

Represented By
Shioda Langley & Chang LLP
Christopher J. Langley
Donald W Reid

Trustee(s):

Wesley H Avery (TR)

Represented By
Christopher J. Langley

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-16674 JINZHENG GROUP (USA) LLC

Chapter 7

Adv#: 2:23-01391 JINZHENG GROUP (USA) LLC et al v. The Code Solution

- #9.00** Status Hearing re Complaint
- (1) For Avoidance and Recovery of Preferential Transfers
 - (2) For Avoidance and Recovery of Fraudulent or Avoidable Transfers
 - (3) For Avoidance and Recovery of Fraudulent or Avoidable Transfers
 - (4) (For Avoidance and Recovery of Fraudulent or Avoidable Transfers
 - (5) For Avoidance and Recovery of Fraudulent or Avoidable Transfers
 - (6) For Unjust Enrichment

fr. 4-22-25, 5-20-25; 7-15-25; 9-30-25; 12-2-25; 2-24-26

Docket 1

Tentative Ruling:

The Court has reviewed the Status Report. This matter is
CONTINUED to **August 11, 2026 at 2:00 p.m. Appearances waived.**

Party Information

Debtor(s):

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman
Alphamorlai Lamine Kebeh
Danielle R Gabai
Damian J. Martinez
Carol Chow

Defendant(s):

The Code Solution

Represented By
David M Browne
Marc A Lieberman

Plaintiff(s):

JINZHENG GROUP (USA) LLC

Pro Se

Wesley H Avery (TR)

Represented By

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

CONT...

JINZHENG GROUP (USA) LLC

Chapter 7

Shioda Langley & Chang LLP
Christopher J. Langley
Donald W Reid

Trustee(s):

Wesley H Avery (TR)

Represented By
Christopher J. Langley

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-16674 JINZHENG GROUP (USA) LLC

Chapter 7

Adv#: 2:23-01393 JINZHENG GROUP (USA) LLC et al v. CBW Global Inc.

#10.00 Status Hearing
re Complaint
(1) To Avoid and Recover Fraudulent or Avoidable Transfers and
(2) For Unjust Enrichment

fr. 5-13-25; 7-15-25; 9-30-25; 11-25-25; 2-24-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman
Alphamorlai Lamine Kebeh
Danielle R Gabai
Damian J. Martinez
Carol Chow

Defendant(s):

CBW Global Inc.

Represented By
David M Browne

Plaintiff(s):

JINZHENG GROUP (USA) LLC

Represented By
Alphamorlai Lamine Kebeh
Shantal Malmed

Wesley H Avery (TR)

Represented By
Shioda Langley & Chang LLP
Christopher J. Langley
Donald W Reid

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

CONT... JINZHENG GROUP (USA) LLC

Chapter 7

Trustee(s):

Wesley H Avery (TR)

Represented By
Christopher J. Langley

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-16674 JINZHENG GROUP (USA) LLC

Chapter 7

Adv#: 2:23-01395 JINZHENG GROUP (USA) LLC et al v. Zheng

#11.00 Status Hearing
re Complaint
(1) To Avoid and Recover Fraudulent or Avoidable Transfers;
(2) For Unjust Enrichment; and
(3) To Disallow Claim

fr. 5-13-25; 7-15-25; 9-30-25; 11-25-25; 2-24-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman
Alphamorlai Lamine Kebeh
Danielle R Gabai
Damian J. Martinez
Carol Chow

Defendant(s):

Betty Zheng

Represented By
Alphamorlai Lamine Kebeh
David M Browne

Plaintiff(s):

Wesley H Avery (TR)

Represented By
Shioda Langley & Chang LLP
Christopher J. Langley
Donald W Reid

JINZHENG GROUP (USA) LLC

Pro Se

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

CONT... JINZHENG GROUP (USA) LLC

Chapter 7

Trustee(s):

Wesley H Avery (TR)

Represented By
Christopher J. Langley

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:21-16674 JINZHENG GROUP (USA) LLC

Chapter 7

Adv#: 2:23-01403 JINZHENG GROUP (USA) LLC v. Betula Lenta, Inc.

#12.00 Debtor's Complaint: (1) To Avoid And Recover Fraudulent Or Avoidable Transfers; (2) For Unjust Enrichment; And (3) To Disallow Claim

Docket 1

Tentative Ruling:

The Court has reviewed the Status Report. This matter is
CONTINUED to **August 11, 2026 at 2:00 p.m. Appearances waived.**

Party Information

Debtor(s):

JINZHENG GROUP (USA) LLC

Represented By
Zev Shechtman
Alphamorlai Lamine Kebeh
Danielle R Gabai
Damian J. Martinez
Carol Chow

Defendant(s):

Betula Lenta, Inc.

Represented By
David M Browne
Marc A Lieberman

Plaintiff(s):

JINZHENG GROUP (USA) LLC

Pro Se

Trustee(s):

Wesley H Avery (TR)

Represented By
Christopher J. Langley

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:24-19671 Jean Valcarcel

Chapter 7

Adv#: 2:25-01410 Krasnoff, Chapter 7 Trustee, v. Valcarcel

#13.00 Status Hearing re Complaint To Revoke Discharge Of Debtor Pursuant To 11
U.S.C. § 727(d)(3)
fr. 2-24-26

Docket 1

Tentative Ruling:

The Court has reviewed the Status Report. This matter is
CONTINUED to **July 7, 2026 at 2:00 p.m. Appearances waived.**

Party Information

Debtor(s):

Jean Valcarcel

Represented By
Bruno Flores

Defendant(s):

Jean Valcarcel

Pro Se

Plaintiff(s):

Brad D. Krasnoff, Chapter 7 Trustee,

Represented By
Larry D Simons

Trustee(s):

Brad D Krasnoff (TR)

Represented By
Larry D Simons

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:25-18136 Lorena Espino

Chapter 7

Adv#: 2:25-01413 Barker v. Espino et al

#14.00 Status Hearing re (1) Intentional misrepresentation; (2) negligent misrepresentation; (3) fraud; (4) conversion; (5) trespass to chattel; (6) money hand a received; (7) quiet title - personal property; (8) quiet title - real property
fr. 2-24-26; 3-10-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Lorena Espino

Represented By
Regina Peralta

Defendant(s):

DOES 1-100, Inclusive

Pro Se

Lorena Espino

Pro Se

Plaintiff(s):

Danny Barker

Pro Se

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, May 5, 2026

Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:25-01342 Guillermo Montero, Derivatively on Behalf of Home v. Montero Leon et al

#15.00 Status Hearing re Notice of Removl of Civil Action to United States Bankruptcy Court pursuant to 28 USC 1452 and Fed R Bankr P. 9027

fr. 10-28-25; 1-6-26; 2-10-26; 3-10-26; 3-31-26

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Defendant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Does 1 to 10 inclusive

Pro Se

Eric Bensamochan

Represented By
Eric Bensamochan

Plaintiff(s):

Guillermo Montero, Derivatively on

Represented By
Michael Meyer

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:25-01342 Guillermo Montero, Derivatively on Behalf of Home v. Montero Leon et al

#16.00 Motion to Dismiss Complaint Pursuant to Federal Rule of Bankruptcy Procedure 7012

Docket 27

Tentative Ruling:

None.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Defendant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Does 1 to 10 inclusive

Pro Se

Eric Bensamochan

Represented By
Eric Bensamochan

Movant(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

Plaintiff(s):

Guillermo Montero, Derivatively on

Represented By
Michael Meyer

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:26-11242 2275 Sunset Plaza LLC

Chapter 11

#17.00 Status Hearing re initial status conference

fr. 4-2-26; 4-30-26

Docket 0

***** VACATED *** REASON: O/E 5-4-26. CONT'D 5-21-26 AT 2:00 PM**

Tentative Ruling:

Party Information

Debtor(s):

2275 Sunset Plaza LLC

Represented By
Rhonda Walker

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:26-11242 2275 Sunset Plaza LLC

Chapter 11

#18.00 Motion for order: (1) Dismissing Chapter 11 Case under 11 U.S.C. § 1112(b); or in the Alternative, (2) Lifting the Automatic Stay Pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2), and waiving the 14-Day Stay under FRBP 4001(a)(3)

fr. 4-2-26; 4-30-26

Docket 32

***** VACATED *** REASON: O/E 5-4-26. CONT'D 5-21-26 AT 2:00 PM**

Tentative Ruling:

Party Information

Debtor(s):

2275 Sunset Plaza LLC

Represented By
Rhonda Walker

Movant(s):

Parkview Financial

Represented By
Michael I. Gottfried
Cole F. Nicholas

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

Tuesday, May 5, 2026

Hearing Room 1375

2:00 PM

2:26-11242 2275 Sunset Plaza LLC

Chapter 11

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

PARKVIEW FINANCIAL REIT, LP
V
DEBTOR

fr. 4-28-26; 4-30-26

Docket 48

***** VACATED *** REASON: O/E 5-4-26. CONT'D 5-21-26 AT 2:00 PM**

Tentative Ruling:

Party Information

Debtor(s):

2275 Sunset Plaza LLC

Represented By
Rhonda Walker

Movant(s):

Parkview Financial

Represented By
Michael I. Gottfried
Cole F. Nicholas