

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

Tuesday, June 3, 2025

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

YOU MUST JOIN 15 MINUTES PRIOR TO THE HEARING FOR CHECK-IN IF YOU ARE APPEARING BY ZOOMGOV.

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**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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10:00 AM

2:22-15939 Chad Duncan Adam and Angela Shantel Adam

Chapter 13

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

CARMAX BUSINESS SERVICES LLC
V
DEBTOR

Docket 52

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 5-22-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Chad Duncan Adam

Represented By
Steven A Alpert

Joint Debtor(s):

Angela Shantel Adam

Represented By
Steven A Alpert

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, June 3, 2025

Hearing Room 1375

10:00 AM

2:23-11129 Lori Allison Kinlaw

Chapter 13

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

NISSAN MOTOR ACCEPTANCE COMPANY LLC FKA NISSAN MOTOR
ACCEPTANCE CORPORATION
V
DEBTOR

Docket 56

Tentative Ruling:

None.

Party Information

Debtor(s):

Lori Allison Kinlaw

Represented By
D Justin Harelik

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, June 3, 2025

Hearing Room 1375

10:00 AM

2:23-14661 Arturo Castro

Chapter 13

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

CARMAX BUSINESS SERVICES LLC
V
DEBTOR

Docket 25

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 2015 Audi Q5. The debtor has failed to pay 4 post-petition payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

Appearances waived.

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

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

Party Information

Debtor(s):

Arturo Castro

Represented By
Lauren M Foley

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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CONT... Arturo Castro

Chapter 13

**United States Bankruptcy Court
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10:00 AM

2:24-12528 Damion Danny Rodriguez

Chapter 13

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

HYUNDAI CAPITAL AMERICA D/B/A KIA MOTORS FINANCE
V
DEBTOR

Docket 29

***** VACATED *** REASON: WITHDRAWAL OF MOTION FILED 5-7-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Damion Danny Rodriguez

Represented By
Nathan A Berneman

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, June 3, 2025

Hearing Room 1375

10:00 AM

2:24-14552 Linda J Jett-Perloff

Chapter 13

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

TOYOTA LEASE TRUST AS SERVICED BY TOYOTA MOTOR CREDIT
CORPORATION

V
DEBTOR

fr. 5-6-25

Docket 27

Tentative Ruling:

None.

Party Information

Debtor(s):

Linda J Jett-Perloff

Represented By
Larry D Simons
Frank X Ruggier

Movant(s):

Toyota Lease Trust as serviced by

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, June 3, 2025

Hearing Room 1375

10:00 AM

2:24-14702 Miguel Anciola and Patricial Curiel-Anciola

Chapter 13

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 39

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 debtors 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 debtors' 2019 Toyota Tacoma. The debtors have failed to pay 3 post-petition payments. Also, the debtors have not provided movant with proof of insurance on the vehicle. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1). **Appearances waived.**

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

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

Party Information

Debtor(s):

Miguel Anciola

Represented By
Onyinye N Anyama

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

CONT... Miguel Anciola and Patricial Curiel-Anciola

Chapter 13

Joint Debtor(s):

Patricial Curiel-Anciola

Represented By
Onyinye N Anyama

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 3, 2025

Hearing Room 1375

10:00 AM

2:25-11275 Huanji Yan

Chapter 13

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

TD BANK NA
v
DEBTOR

Docket 27

Tentative Ruling:

No opposition was filed. The Court takes judicial notice of the debtor's 1st Amended Chapter 13 Plan filed in this case on May 1, 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) 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 RAM 1500. The debtor has failed to pay 3 post-petition payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).
Appearances waived.

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

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

Party Information

Debtor(s):

Huanji Yan

Represented By
Onyinye N Anyama

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Huanji Yan

Chapter 13

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

10:00 AM

2:25-12359 Elizabeth Quichocho

Chapter 13

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

TOYOTA MOTOR CREDIT CORPORATION
V
DEBTOR

Docket 18

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 2024 Toyota Grand Highlander. The debtor has failed to pay 2 post-petition payments. Also, the debtor has not provided movant with proof of insurance on the vehicle. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1). **Appearances waived.**

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

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

Party Information

Debtor(s):

Elizabeth Quichocho

Represented By
Kevin Tang

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Elizabeth Quichocho

Chapter 13

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 3, 2025

Hearing Room 1375

10:00 AM

2:21-10033 Chanel Morgan

Chapter 13

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

LAKEVIEW LOAN SERVICING, LLC
V
DEBTOR

Docket 53

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.**

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

Party Information

Debtor(s):

Chanel Morgan

Represented By
Devin Sawdayi

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Chanel Morgan

Chapter 13

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

2:22-10656 Jeffrey Stephen Wood

Chapter 13

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

U.S.BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

fr. 2-11-25; 3-25-25

Docket 48

Tentative Ruling:

None.

Party Information

Debtor(s):

Jeffrey Stephen Wood

Represented By
Charles J Brash

Movant(s):

U.S.Bank Trust National

Represented By
Sean C Ferry
Theron S Covey
Fanny Zhang Wan

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

2:23-10816 Ruben Dario Hernandez

Chapter 13

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

LAKEVIEW LOAN SERVICING, LLC
V
DEBTOR

Docket 58

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED 5-23-25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ruben Dario Hernandez

Represented By
Barry E Borowitz

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

10:00 AM

2:23-18523 Doug R Dyer

Chapter 13

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

UNITED WHOLESALE MORTGAGE, LLC
V
DEBTOR

Docket 34

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. **All other relief is denied.**

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

Party Information

Debtor(s):

Doug R Dyer

Represented By
Leonard Pena

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Doug R Dyer

Chapter 13

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, June 3, 2025

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10:00 AM

2:24-10271 Michael Cubillos

Chapter 13

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

U.S. BANK TRUST NATIONAL ASSOCIATION
V
DEBTOR

fr. 3-11-25; 4-22-25

Docket 36

Tentative Ruling:

None.

Party Information

Debtor(s):

Michael Cubillos

Represented By
Joshua Sternberg

Movant(s):

U.S. Bank Trust National

Represented By
Theron S Covey
Sean C Ferry

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

2:24-11212 Jean Louis Marie Tardy-Vallernaud and Carolyn

Chapter 13

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

FREEDOM MORTGAGE CORPORATION
v
DEBTOR

fr. 1-7-25; 2-11-25; 3-11-25; 4-22-25; 5-6-25

Docket 33

Tentative Ruling:

None.

Party Information

Debtor(s):

Jean Louis Marie Tardy-Vallernaud

Represented By
Joshua Sternberg

Joint Debtor(s):

Carolyn PatriciaPoirier Tardy-

Represented By
Joshua Sternberg

Movant(s):

FREEDOM MORTGAGE

Represented By
Daniel I Singer
Lorri Beltz

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

2:25-10193 Manuel Lugo

Chapter 13

#15.00 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. 5-6-25

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Manuel Lugo

Represented By
Jaime A Cuevas Jr.

Movant(s):

DEUTSCHE BANK NATIONAL

Represented By
Sean C Ferry
David Coats

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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2:25-12384 Antonia Robles

Chapter 7

#16.00 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 \$26,975.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$38,687.28. 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. Movant regained possession of the vehicle on April 1, 2025. 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**

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**CONT... Antonia Robles
relief is denied.**

Chapter 7

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

Party Information

Debtor(s):

Antonia Robles

Represented By
Juan Castillo-Onofre

Trustee(s):

John J Menchaca (TR)

Pro Se

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

2:25-11072 Agasi Brsoyan

Chapter 7

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

BMW FINANCIAL SERVICES NA, LLC
V
DEBTOR

Docket 15

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 \$75,112.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$89,540.87. 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
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10:00 AM

CONT... Agasi Brsoyan

Chapter 7

The movant shall submit an appropriate order.

Party Information

Debtor(s):

Agasi Brsoyan

Represented By
Anita Khachikyan

Trustee(s):

Elissa Miller (TR)

Pro Se

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

Chapter 0

#0.00

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Meeting ID: [160 126 5403](#)
Password: [381964](#)

**United States Bankruptcy Court
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2:00 PM

CONT...

Chapter 0

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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2:00 PM

2:23-17269 American Pacific Builders, Inc.

Chapter 7

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

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

fr. 4-1-25

Docket 1

***** VACATED *** REASON: O/E 5-23-25. CONT'D 8-19-25 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

**United States Bankruptcy Court
Central District of California
Los Angeles
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01233 Dye v. Progeny Capital Partners, LLC

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

fr 12-12-23, 7-23-24; 8-6-24; 11-19-24; 2-25-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Progeny Capital Partners, LLC

Represented By
Clifford P Jung

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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2:00 PM

2:24-12523 Ross Vance

Chapter 11

Adv#: 2:24-01163 HALLOCK DESIGN HOSPITALITY LLC v. Vance et al

#3.00 Pretrial conference re:
(1) Non-Dischargeability of Debt under 11 U.S.C. §523(2)(A)
(2) Non-Dischargeability of Debt under 11 U.S.C. §523(a)(4)
(3) Non-Dischargeability of Debt under 11 U.S.C. §523(a)(6)

fr. 8-6-24; 2-4-25; 2-11-25

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Ross Vance

Represented By
Victor A Sahn
Steve Burnell

Defendant(s):

Ross Vance

Represented By
Victor A Sahn

Sheila Vance

Represented By
Victor A Sahn

Plaintiff(s):

HALLOCK DESIGN

Represented By
Lee T Dicker

Trustee(s):

Gregory Kent Jones (TR)

Pro Se