Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

10:00 AM 2:07-0000

Chapter 0

#0.00

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

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

10:00 AM CONT...

Chapter 0

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Docket 0

Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

<u>10:00 AM</u>

2:24-12552 Otha La Vonne Beverly

Chapter 13

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

CAPITAL ONE AUTO FINANCE, A DIVISION OF CAPITAL ONE, N.A.

٧

**DEBTOR** 

Docket 59

# **Party Information**

**Debtor(s):** 

Otha La Vonne Beverly Represented By

Marc A Goldbach

Movant(s):

Capital One Auto Finance, a Represented By

Joseph C Delmotte

**Trustee(s):** 

# Julia Brand, Presiding Courtroom 1375 Calendar

Tuesday, June 24, 2025

**Hearing Room** 

1375

<u>10:00 AM</u>

 Chapter 13

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

GSN CAPITAL LLC, A CALIFORNIA LIMITED LIABILITY

V

**DEBTOR** 

fr. 5-6-25

Docket 21

#### **Party Information**

**Debtor(s):** 

Jose Raygoza Represented By

Jaime A Cuevas Jr.

Movant(s):

GSN Capital LLC, a California Represented By

Arnold L Graff

**Trustee(s):** 

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

10:00 AM

2:25-13465 Max Beno

Chapter 13

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

**TOMA WATT** 

V

**DEBTOR** 

Docket 21

#### **Party Information**

**Debtor(s):** 

Max Beno Represented By

Julie J Villalobos

Movant(s):

Toma Watt Pro Se

**Trustee(s):** 

## Los Angeles Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

<u>10:00 AM</u>

**2:24-19000 Judith Mendez** 

Chapter 13

**#4.00** 

Motion in Individual Case for Order Confirming Termination of Stay under 11 U.S.C. 362(j) or That No Stay is in Effect under 11 U.S.C. 362(c)(4)(A)(ii)

**NEELAH SHAIKH** 

V

**DEBTOR** 

Docket 82

# **Party Information**

**Debtor(s):** 

Judith Mendez Pro Se

Movant(s):

Neelah Shaikh Represented By

Dariush Alamdari Zachary D Schorr Allan D Sarver

**Trustee(s):** 

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

<u>10:00 AM</u>

**2:25-14623** Ronald Engel

Chapter 13

**#5.00** 

Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate as to all Creditors with Proof of Service.

Docket 8

#### **Party Information**

**Debtor(s):** 

Ronald Engel Represented By

Sundee M Teeple

Movant(s):

Ronald Engel Represented By

Sundee M Teeple Sundee M Teeple Sundee M Teeple

**Trustee(s):** 

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

10:00 AM

2:25-14021 Washica Little

Chapter 13

#6.00 Motion for Adequate Protection Procedures to Return Seized Personal Property

Docket 15

# **Party Information**

**Debtor(s):** 

Washica Little Represented By

Marc A Goldbach

Movant(s):

Washica Little Represented By

Marc A Goldbach

**Trustee(s):** 

Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

<u>10:00 AM</u>

2:25-13431 Joann Song Zwagerman

Chapter 7

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

CREDITOR MERCEDES-BENZ FINANCIAL SERVICES USA LLC

V

**DEBTOR** 

Docket 7

**Party Information** 

**Debtor(s):** 

Joann Song Zwagerman Represented By

Daniel King

Movant(s):

Mercedes-Benz Financial Services 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, June 24, 2025** 

Hearing Room 1

1375

10:00 AM

2:25-10261 Le Conte Westwood Development LLC

Chapter 11

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

CITIZENS BUSINESS BANK

V

**DEBTOR** 

Docket 81

#### **Party Information**

#### **Debtor(s):**

Le Conte Westwood Development Represented By

Gary E Klausner Jeffrey S Kwong Robert Carrasco

Movant(s):

CITIZENS BUSINESS BANK Represented By

Christopher Crowell

#### Los Angeles Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

<u>10:00 AM</u>

2:24-13284 Charity Prime Realty, Inc.

Chapter 7

#9.00 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** 

fr. 4-15-25; 5-8-25; 5-22-25

Docket 111

#### **Party Information**

**Debtor(s):** 

Charity Prime Realty, Inc. Represented By

Onyinye N Anyama

Movant(s):

Velocity Commercial Capital, LLC Represented By

Brett Ramsaur

**Trustee(s):** 

Howard M Ehrenberg (TR) Pro Se

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

10:00 AM

2:24-13284 Charity Prime Realty, Inc.

Chapter 7

#10.00 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

٧

**DEBTOR** 

fr. 4-15-25; 5-8-25; 5-22-25

Docket 114

#### **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

**Trustee(s):** 

Howard M Ehrenberg (TR) Pro Se

Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

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2:00 PM 2:07-00000

Chapter 0

#0.00

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

**Tuesday, June 24, 2025** 

**Hearing Room** 

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2:00 PM CONT...

Chapter 0

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Docket 0

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

#### 2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01031 All Claims Recovery Group LLC, a California limite v. Inga

#1.00 Status conference re complaint for

- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
- (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
- (3) For Avoidance and Recovery of Preferential Transfers
- (4) Recovery of Avoided Transfers
- (5) Claim Disallowance
- (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 6-17-25

Docket

\*\*\* VACATED \*\*\* REASON: O/E 5-7-25. CONT'D 7-8-25 AT 2:00 PM

#### **Party Information**

#### **Debtor(s):**

Metallic Blue Development LLC Pro Se

**Defendant(s):** 

Jose Inga Pro Se

**Plaintiff(s):** 

All Claims Recovery Group LLC, a Represented By

Jessica L Bagdanov Ashley M Teesdale

**Trustee(s):** 

Timothy Yoo (TR) Represented By

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

#### 2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01032 All Claims Recovery Group LLC, a California limite v. Sepulveda et al

#2.00 Status conference re complaint for

- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
- (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
- (3) For Avoidance and Recovery of Preferential Transfers
- (4) Recovery of Avoided Transfers
- (5) Claim Disallowance
- (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 6-17-25

Docket

\*\*\* VACATED \*\*\* REASON: O/E 5-7-25. CONT'D 7-8-25 AT 2:00 PM

#### **Party Information**

#### **Debtor(s):**

Metallic Blue Development LLC Pro Se

**Defendant(s):** 

Victoria Sepulveda Pro Se

Formost Holdings LLC Pro Se

**Plaintiff(s):** 

All Claims Recovery Group LLC, a Represented By

Jessica L Bagdanov Ashley M Teesdale

**Trustee(s):** 

Timothy Yoo (TR) Represented By

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

#### 2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01037 All Claims Recovery Group LLC, a California limite v. RIVA Investments,

#3.00 Status conference re complaint for

- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
- (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
- (3) For Avoidance and Recovery of Preferential Transfers
- (4) Recovery of Avoided Transfers
- (5) Claim Disallowance
- (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 6-17-25

Docket

\*\*\* VACATED \*\*\* REASON: O/E 5-7-25. CONT'D 7-8-25 AT 2:00 PM

#### **Party Information**

**Debtor(s):** 

Metallic Blue Development LLC Pro Se

**Defendant(s):** 

RIVA Investments, LLC Represented By

Vanessa M Haberbush

**Plaintiff(s):** 

All Claims Recovery Group LLC, a Represented By

Ashley M Teesdale

**Trustee(s):** 

Timothy Yoo (TR) Represented By

# Los Angeles Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

#### 2:22-16483 Metallic Blue Development LLC

Chapter 7

Adv#: 2:25-01038 All Claims Recovery Group LLC, a California limite v. Harel et al

#4.00 Status conference re complaint for

- (1) For Avoidance and Recovery of Fraudulent Transfers (Actual Fraud)
- (2) For Avoidance and Recovery of Fraudulent Transfers (Constructive Fraud)
- (3) For Avoidance and Recovery of Preferential Transfers
- (4) Recovery of Avoided Transfers
- (5) Claim Disallowance
- (6) Unjust Enrichment

fr. 3-11-25; 5-6-25; 6-17-25

Docket

\*\*\* VACATED \*\*\* REASON: O/E 5-7-25. CONT'D 7-8-25 AT 2:00 PM

#### **Party Information**

#### **Debtor(s):**

Metallic Blue Development LLC Pro Se

**Defendant(s):** 

Asher Harel Represented By

Sanaz Sarah Bereliani

JS Creations, Inc. Pro Se

G.A.S.A., LLC Pro Se

Plaintiff(s):

All Claims Recovery Group LLC, a Represented By

Jessica L Bagdanov Ashley M Teesdale

Trustee(s):

Timothy Yoo (TR)

Represented By

Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

2:20-21041 Vitality Health Plan of California, Inc.

Chapter 11

Adv#: 2:22-01180 Weissman v. Patil et al

#5.00 Status Conference re Complaint:

(1) To Avoid And Recover Avoidable Transfer of Estate Property Pursuant To 11 U.S.C. §§ 544(B), 550 And 551 And California Civil Code §§ 3439.04, Et Seq.

(2) To Avoid And Recover Avoidable Transfer of Estate Property Pursuant To 11 U.S.C. §§ 544(B), 550 And 551 And California Civil Code §§ 3439.05, Et Seq.

(3) To Avoid And Recover Avoidable Transfer of Estate Property Pursuant To 11 U.S.C.

§§ 548(A)(1), 550 And 551 and

(4) For Injunctive Relief Pursuant To California Civil Code §§ 3439.07 And 11 U.S.C. § 544(B)

fr 12-6-22, 5-30-23; 6-13-23; 7-18-23; 12-5-23, 4-30-24; 8-27-24; 2-11-25

Docket 1

\*\*\* VACATED \*\*\* REASON: O/E 3-10-25. STIPULATION TO DISMISS

#### **Party Information**

#### **Debtor(s):**

Vitality Health Plan of California, Represented By

Garrick A Hollander

Ryan A Baggs

**Defendant(s):** 

Sanjay Patil Represented By

Michael B Lubic Jonathan P Hersey

MACARTHUR COURT Represented By

Michael B Lubic

6/11/2025 3:25:08 PM

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# Julia Brand, Presiding Courtroom 1375 Calendar

Tuesday, June 24, 2025 Hearing Room 1375

<u>2:00 PM</u>

CONT... Vitality Health Plan of California, Inc. Chapter 11

Jonathan P Hersey

EXCELERA INVESTMENT 1, Represented By

Michael B Lubic Jonathan P Hersey

CONNECTED CARE HEALTH Represented By

Michael B Lubic Jonathan P Hersey

BRIAN GILLAN Represented By

Michael B Lubic Jonathan P Hersey

**Plaintiff(s):** 

Eric J. Weissman Represented By

Garrick A Hollander Matthew J Stockl

**Trustee(s):** 

Eric J. Weissman Represented By

Garrick A Hollander Peter W Lianides

# Julia Brand, Presiding Courtroom 1375 Calendar

Tuesday, June 24, 2025 Hearing Room 1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:24-01164 Montero Leon v. Montero et al

#6.00 Status Conference re: Complaint for:

(1) Injunctive Relief

(2) Willful Violation Of The Automatic Stay

(3) Declaratory Relief

fr. 8-6-24; 8-27-24, 9-10-24; 2-11-25; 5-20-25

Docket 1

#### **Party Information**

#### **Debtor(s):**

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

**Defendant(s):** 

Guillermo Montero Represented By

Michael Meyer

Brenda Vargas Represented By

Michael Meyer

**Plaintiff(s):** 

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:24-01164 Montero Leon v. Montero et al

#7.00 Motion For Summary Judgment or summary adjudication

fr. 4-22-25; 6-17-25

Docket 42

\*\*\* VACATED \*\*\* REASON: O/E 5-30-25. CONT'D 7-15-25 AT 2:00 PM

#### **Party Information**

**Debtor(s):** 

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

**Defendant(s):** 

Guillermo Montero Represented By

Michael Meyer

Brenda Vargas Represented By

Michael Meyer

**Movant(s)**:

Guillermo Montero Represented By

Michael Meyer

**Plaintiff(s):** 

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

Adv#: 2:25-01061 Montero Leon v. Montero

#8.00 Complaint for:

(1) Declaratory Relief

(2) Determination Of Validity, Priority, Or Extent Of Interest In Property

(3) Quiet Title

fr. 6-17-25

Docket 1

#### **Party Information**

**Debtor(s):** 

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

**Defendant(s):** 

Guillermo Montero Represented By

Michael Meyer

**Plaintiff(s):** 

Maria Elizabeth Montero Leon Represented By

Eric Bensamochan

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 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.

#9.00 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; 4-15-25; 6-17-25

Docket 1

\*\*\* VACATED \*\*\* REASON: O/E 5-12-25. STIPULATION TO DISMISS ADVERSARY

#### **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

# Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 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

#10.00 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; 4-15-25; 6-17-25

Docket 1

#### **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

#### Los Angeles Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

2:21-13523 **Urban Commons LLC**  Chapter 7

Adv#: 2:23-01273 Dye v. Myyrylainen

Pretrial re Complaint for #10.10

(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 1-9-24; 10-1-24; 12-3-24; 3-11-25; 5-6-25

Docket

1

#### **Party Information**

**Debtor(s):** 

**Urban Commons LLC** Represented By

Miguel A Munoz

**Defendant(s):** 

Heli Myyrylainen Represented By

James E Till

**Plaintiff(s):** 

Represented By Carolyn A Dye

Leonard Pena

Trustee(s):

Carolyn A Dye (TR) Represented By

Leonard Pena

# Julia Brand, Presiding Courtroom 1375 Calendar

Tuesday, June 24, 2025 Hearing Room 1375

2:00 PM

2:22-10748 Vantage Steel International, Inc.

Chapter 7

Adv#: 2:24-01032 Pringle, Chapter 7 Trustee v. Royal Business Bank

#11.00 Pretrial Conference re Complaint to:

(1) Avoid and Recover Fraudulent Transfers;

(2) To Preserve Recovered Transfers for Benefit

Of Debtor's Estate; and

(3) Disallowance of Any Claims Held by Defendant

[11 U.S.C. § 502(d)]

fr. 4-30-24; 11-19-24; 3-25-25

Docket 1

\*\*\* VACATED \*\*\* REASON: O/E 4-25-25. CONT'D 9-30-25 AT 2:00 PM

#### **Party Information**

**Debtor(s):** 

Vantage Steel International, Inc. Represented By

William E. Winfield

**Defendant(s):** 

Royal Business Bank Represented By

Brian T Harvey Pooya E Sohi

**Plaintiff(s):** 

John P. Pringle, Chapter 7 Trustee Represented By

Anthony A. Friedman

**Trustee(s):** 

John P Pringle (TR) Represented By

Anthony A. Friedman

Todd A. Frealy

Julia Brand, Presiding Courtroom 1375 Calendar

**Tuesday, June 24, 2025** 

**Hearing Room** 

1375

2:00 PM

2:25-13300 CUCL Corporation

**Chapter 11** 

#12.00 Motion to Dismiss Adversary Proceeding

Docket 6

\*\*\* VACATED \*\*\* REASON: O/E 6-6-25. CONT'D 7-8-25 AT 2:00 PM

**Party Information** 

**Debtor(s):** 

CUCL Corporation Represented By

Mark S Horoupian

**Defendant(s):** 

Los Angeles County Treasurer and Represented By

Michael K Slattery

**Movant(s):** 

Los Angeles County Treasurer and Represented By

Michael K Slattery

**Plaintiff(s):** 

CUCL Corporation Represented By

Mark S Horoupian