

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

Tuesday, September 10, 2024

Hearing Room 1375

10:00 AM  
2:07-00000

Chapter 0

#0.00

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or [+1 551 285 1373](tel:+15512851373) or [+1 646 828 7666](tel:+16468287666) or [+1 646 964 1167](tel:+16469641167) or  
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Docket 0

**United States Bankruptcy Court  
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**CONT...**

**Chapter 0**

**Tentative Ruling:**

- NONE LISTED -

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

2:23-13979 Patricia Gallegos

Chapter 13

#1.00 Motion for relief from stay [RP]

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR NEW CENTURY HOME EQUITY  
LOAN TRUST, SERIES 2005-C, ASSET BACKED  
PASS-THROUGH CERTIFICATES  
VS.  
DEBTOR

fr. 8-6-24

Docket 30

\*\*\* VACATED \*\*\* REASON: O/E 8-7-24. SETTLED BY STIPULATION

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Patricia Gallegos

Represented By  
Jaime A Cuevas Jr.

**Movant(s):**

Deutsche Bank National Trust

Represented By  
Dane W Exnowski  
Sean C Ferry  
Kelli M Brown

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-10160 Rebecca Burns**

**Chapter 13**

**#2.00 Motion for relief from stay [RP]**

ONSLOW BAY FINANCIAL LLC  
VS.  
DEBTOR

Docket 64

**\*\*\* VACATED \*\*\* REASON: WITHDRAWN ON 8-29-24**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Rebecca Burns

Represented By  
Clifford Bordeaux

**Movant(s):**

Onslow Bay Financial LLC

Represented By  
Kristin A Schuler-Hintz  
Jennifer C Wong  
Merdaud Jafarnia  
Daniel K Fujimoto  
Bryan S Fairman

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court  
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10:00 AM

2:24-16712 Jose Barajas Ramirez

Chapter 13

#2.10 Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate

Docket 14

**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 August 21, 2024. This motion was filed on August 26, 2024, 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... **Jose Barajas 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.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Jose Barajas Ramirez

Represented By  
Andrew Moher

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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**2:23-15131 Hickam Harbor LLC**

**Chapter 11**

**#3.00 Confirmation Hearing**

fr. 1-25-24; 2-15-24, 3-12-24, 4-4-24,  
5-16-24, 6-13-24; 8-8-24

Docket 21

**\*\*\* VACATED \*\*\* REASON: O/E 8-26-24. CONT'D 9-12-24 AT 10:00  
A.M.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Hickam Harbor LLC

Represented By  
James E Till

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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**2:23-15131 Hickam Harbor LLC**

**Chapter 11**

**#4.00 Scheduling and Case Management Conference  
in a Chapter 11 Case (**Subchapter V Case**)**

fr. 9-21-23; 9-28-23; 11-16-23; 1-25-24; 2-15-24  
3-12-24, 4-4-24, 5-16-24, 6-13-24; 8-8-24

Docket 24

**\*\*\* VACATED \*\*\* REASON: O/E 8-26-24. CONT'D 9-12-24 AT 10:00  
A.M.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Hickam Harbor LLC

Represented By  
James E Till

**Trustee(s):**

Susan K Seflin (TR)

Pro Se



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**2:24-16039 Adrian Kourosch Parsa**

**Chapter 7**

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

CORNING PROPERTY LLC  
vs  
DEBTOR

fr.8-27-24

Docket 9

**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 March 8, 2024. Movant filed an unlawful detainer complaint on May 3, 2024. Debtor filed the bankruptcy petition on July 30, 2024 in an apparent effort to stay 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. This does not change simply because a bankruptcy petition was filed.

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... Adrian Kourosch Parsa**

**Chapter 7**

**Party Information**

**Debtor(s):**

Adrian Kourosch Parsa

Represented By  
Arlene Marie Tokarz

**Movant(s):**

Corning Property LLC

Represented By  
Joseph Cruz

**Trustee(s):**

John J Menchaca (TR)

Pro Se

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Chapter 0

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or [+1 551 285 1373](tel:+15512851373) or [+1 646 828 7666](tel:+16468287666) or [+1 646 964 1167](tel:+16469641167) or  
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Docket 0

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**CONT...**

**Chapter 0**

**Tentative Ruling:**

- NONE LISTED -

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**2:24-10676 Manuel Lugo**

**Chapter 13**

Adv#: 2:24-01143 Lugo v. Ramos

- #1.00** Status conference re complaint for:  
(1) Declaratory Relief  
(2) Usury  
(3) Disallowance of Claim

fr. 8-6-24; fr. 8-13-24

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 9-6-24 CONT'D TO 9-25-24 @ 1:30PM**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Manuel Lugo

Represented By  
Fritz J Firman  
Joseph A Weber

**Defendant(s):**

Karina Ramos

Represented By  
Shai S Oved

**Plaintiff(s):**

Manuel Lugo

Represented By  
Fritz J Firman

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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**2:24-10676 Manuel Lugo**

**Chapter 13**

Adv#: 2:24-01143 Lugo v. Ramos

**#2.00** Motion to Dismiss for failure to state a claim,  
or in the alternative for a more definite statement.

fr. 8-13-24

Docket 9

**\*\*\* VACATED \*\*\* REASON: O/E 9-6-24 CONT'D TO 9-25-24 @ 1:30PM**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Manuel Lugo

Represented By  
Fritz J Firman  
Joseph A Weber

**Defendant(s):**

Karina Ramos

Represented By  
Shai S Oved

**Movant(s):**

Karina Ramos

Represented By  
Shai S Oved

**Plaintiff(s):**

Manuel Lugo

Represented By  
Fritz J Firman

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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2:00 PM

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

**Chapter 7**

Adv#: 2:23-01204 Dye v. Woods

- #3.00** 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; 1-23-24, 4-2-24, 6-4-24

Docket 1

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Urban Commons LLC

Represented By  
Miguel A Munoz

**Defendant(s):**

Taylor R. Woods

Represented By  
Daniel King

**Plaintiff(s):**

Carolyn Dye

Represented By  
Leonard Pena

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
Leonard Pena

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

**Chapter 7**

Adv#: 2:23-01314 Dye v. Pasadena Investment Capital LLC

- #4.00** Status Conference re Complaint for  
(1) avoidance and recovery of fraudulent transfers  
(2) preservation of fraudulent transfers, and  
(3) disallowance of claims

fr 1-23-24, 4-2-24, 6-4-24

Docket 1

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Urban Commons LLC

Represented By  
Miguel A Munoz

**Defendant(s):**

Pasadena Investment Capital LLC

Represented By  
Daniel King

**Plaintiff(s):**

Carolyn A Dye

Represented By  
Leonard Pena

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
Leonard Pena



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**2:21-18528 Vision Adelante**

**Chapter 7**

Adv#: 2:23-01461 Mark M. Sharf, solely in his capacity as the Chapt v. Goodbye Vitiligo/Adios

- #5.00** Pretrial Conference re Complaint for
- (1) to avoid fraudulent transfers
  - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
  - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
  - (4) unjust enrichment
  - (5) money had and received; and
  - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)

1-9-24, 7-9-24

Docket 1

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Vision Adelante

Pro Se

**Defendant(s):**

Goodbye Vitiligo/Adios Vitiligo,

Represented By  
Grace White

Ricardo Magana, an individual

Represented By  
Grace White

**Plaintiff(s):**

Mark M. Sharf, solely in his capacity

Represented By  
Nathan F Smith

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**CONT... Vision Adelante**

**Chapter 7**

**Trustee(s):**

Mark M Sharf (TR)

Represented By  
Christina J Khil  
Arturo Cisneros  
Nathan F Smith  
- Malcolm Cisneros

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2:00 PM

**2:21-18528 Vision Adelante**

**Chapter 7**

Adv#: 2:23-01462 Mark M. Sharf, solely in his capacity as the Chapt v. Gerald N. Friedman

- #6.00** Pretrial Conference re Complaint for
- (1) to avoid fraudulent transfers
  - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
  - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
  - (4) unjust enrichment
  - (5) money had and received; and
  - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)
- 1-9-24, 7-9-24

Docket 1

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Vision Adelante

Pro Se

**Defendant(s):**

Gerald N. Friedman A.K.A. Jerry

Represented By  
David R Haberbush

**Plaintiff(s):**

Mark M. Sharf, solely in his capacity

Represented By  
Nathan F Smith

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**CONT... Vision Adelante**

**Chapter 7**

**Trustee(s):**

Mark M Sharf (TR)

Represented By  
Christina J Khil  
Arturo Cisneros  
Nathan F Smith  
- Malcolm Cisneros

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**2:21-18528 Vision Adelante**

**Chapter 7**

Adv#: 2:23-01463      Mark M. Sharf, solely in his capacity as the Chapt v. Agnifili, an individual

- #7.00** Pretrial Conference re Complaint for
- (1) to avoid fraudulent transfers
  - (2) to avoid fraudulent transfers pursuant to 11 U.S.C. Section 544 and California Civil Code 3439.04(a)(2)
  - (3) to recover and preserve fraudulent transfers pursuant to 11 U.S.C. 550 and 551 and California Civil Code 3439.04(a)(2)
  - (4) unjust enrichment
  - (5) money had and received; and
  - (6) turnover pursuant to 11 U.S.C. Section 542(a) and (b)

fr 1-9-24, 7-9-24

Docket      1

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Vision Adelante

Pro Se

**Defendant(s):**

Sherri Agnifili, an individual

Represented By  
David R Haberbush

**Plaintiff(s):**

Mark M. Sharf, solely in his capacity

Represented By  
Nathan F Smith

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**CONT... Vision Adelante**

**Chapter 7**

**Trustee(s):**

Mark M Sharf (TR)

Represented By  
Christina J Khil  
Arturo Cisneros  
Nathan F Smith  
- Malcolm Cisneros

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**2:23-18404 Maria Elizabeth Montero Leon**

**Chapter 11**

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

**#8.00** Motion to strike Adversary Complaint.

Docket 15

**Tentative Ruling:**

None.

**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

Brenda Vargas

Represented By  
Michael Meyer

**Plaintiff(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

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**2:23-18404 Maria Elizabeth Montero Leon**

**Chapter 11**

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

**#9.00** 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

Docket 1

**Tentative Ruling:**

None.

**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