

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

Tuesday, October 19, 2021

Hearing Room 1375

10:00 AM  
2:07-00000

Chapter 0

#0.00 **Effective Wednesday, July 28, 2021**, Judge Julia W. Brand will be suspending in person hearings until further notice due to the recent surge in coronavirus cases. Please check back for any additional updates to the PROCEEDINGS BEFORE JUDGE JULIA W. BRAND DURING COVID-19 PANDEMIC Updated July 27, 2021.

**All hearings on this calendar will be conducted remotely, using ZoomGov video and audio**, which permits remote participation by video or by telephone. Hearing participants and members of the public may view and listen to hearings before Judge Brand using ZoomGov free of charge. Video and audio connection information for each hearing will be provided on Judge Brand's publicly posted hearing calendar, which can be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted> and going to "Select Judge" Julia W. Brand to see the Court's Tentative Rulings Viewing Calendar.

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**All appearances will be via Zoom and not via Court Call. All parties participating in these hearings should use the information below to connect. This service is free of charge. You may participate using a computer or telephone. Please connect 15 minutes prior to the hearing to allow for check-in.**

**Join By Computer**

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

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10:00 AM

CONT...

**Chapter 0**

Meeting URL: <https://cacb.zoomgov.com/j/1600821612>

Meeting ID: 160 082 1612

Password: 138035

**Join By Telephone**

Dial: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or  
+1 646 828 7666 or 833 568 8864 (Toll Free)

Meeting ID: 160 082 1612

Password: 138035

Docket 0

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:19-24014 Michael Sean Gonsalves**

**Chapter 13**

**#1.00 Motion for relief from stay [PP]**

SANTANDER CONSUMER USA. INC.  
VS  
DEBTOR

Docket 27

**\*\*\* VACATED \*\*\* REASON: O/E 10-18-21 CONTINUED TO 12/7/21 @  
10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Michael Sean Gonsalves

Represented By  
Steven A Alpert

**Movant(s):**

Santander Consumer USA Inc., an

Represented By  
Sheryl K Ith

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

Tuesday, October 19, 2021

Hearing Room 1375

10:00 AM

2:19-20997 Samantha Johnson

Chapter 13

#2.00 Motion for relief from stay [PP]

AMERICREDIT FINANCIAL SERVICES, INC  
VS  
DEBTOR

Docket 27

**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 Chevrolet Trax. The debtor has failed to pay 11 post-petition payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).  
**Appearances waived.**

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

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

**Party Information**

**Debtor(s):**

Samantha Johnson

Represented By  
Devin Sawdayi

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

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10:00 AM

**CONT... Samantha Johnson**

**Chapter 13**

**Movant(s):**

AmeriCredit Financial Services, Inc.

Represented By  
Sheryl K Ith

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:17-11347 Mona Lynn Clayton**

**Chapter 13**

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

U.S. BANK TRUST NATIONAL ASSOCIATION  
VS  
DEBTOR

fr. 8-24-21; 9-21-21

Docket 56

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Mona Lynn Clayton

Represented By  
Steven A Alpert

**Movant(s):**

U.S. Bank Trust National

Represented By  
Erica T Loftis Pacheco

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:20-17020 Arthur Lemont Mitchell and LaTanya Renee Mitchell**

**Chapter 13**

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

FREEDOM MORTGAGE  
VS  
DEBTOR

Docket 34

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Arthur Lemont Mitchell

Represented By  
Michael T Reid

**Joint Debtor(s):**

LaTanya Renee Mitchell

Represented By  
Michael T Reid

**Movant(s):**

Freedom Mortgage Corporation

Represented By  
Dane W Exnowski

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:21-13786 Suzanne Marie Garcia**

**Chapter 13**

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

HSBC BANK USA  
NATIONAL ASSOCIATION  
VS  
DEBTOR

Docket 29

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Suzanne Marie Garcia

Represented By  
Brian J Soo-Hoo

**Movant(s):**

HSBC Bank USA National

Represented By  
Megan E Lees  
Jennifer C Wong

**Trustee(s):**

Nancy K Curry (TR)

Pro Se



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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:21-15862 Andrew Brand Boyd**

**Chapter 7**

**#6.00** Motion for relief from stay

CAMERON L. ANDERSON  
VS  
DEBTOR

Docket 8

**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 proceed with recovering only the insurance proceeds with respect to an accident that occurred on June 15, 2021. Although the term "cause" is not defined in the Code, courts in the Ninth Circuit have granted relief from the stay under § 362(d)(1) when necessary to permit pending litigation to be concluded in another forum. See, e.g., Christensen v. Tucson Estates, Inc. (In re Tucson Estates, Inc.), 912 F.2d 1162, 1166 (9th Cir. 1990) stating that "[w]here a bankruptcy court may abstain from deciding issues in favor of an imminent state court trial involving the same issues, cause may exist for lifting the stay as to the state court trial"); Packerland Packing Co. v. Griffith Brokerage Co. (In re Kemble), 776 F.2d 802, 807 (9th Cir. 1985) (affirming an order lifting the stay to permit a creditor to pursue a conversion and fraudulent conveyance action pending in the federal district court following a remand of the case by the appellate court for a retrial on the damages issue).

Here, the Court finds cause to permit Movant to proceed in a non-bankruptcy forum. Movant may proceed in the non-bankruptcy forum to final judgment (including any appeals) in accordance with applicable non-bankruptcy law. Movant may recover from any applicable insurance proceeds. Movant has waived his right to any deficiency or to assert any other claims against the Debtor. Except as to the pursuit of judgment and recovery of insurance proceeds, the automatic stay shall remain in effect with respect to enforcement of any judgment against Debtor and/or estate property.

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

CONT... Andrew Brand Boyd

Chapter 7

The 14-day period specified in Fed.R.Bankr.P. 4001(a)(3) is waived.  
**All other relief is denied.**

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

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

**Debtor(s):**

Andrew Brand Boyd

Represented By  
Marcus G Tiggs

**Movant(s):**

Cameron L. Anderson

Represented By  
David W. Meadows

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

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

Tuesday, October 19, 2021

Hearing Room 1375

10:00 AM

2:19-19869 Enramada Properties, LLC

Chapter 11

#7.00 Motion for relief from stay [RP]

FREEDOM MORTGAGE CORPORATION  
VS  
DEBTOR

FR 5-25-21; 6-22-21; 7-27-21; 8-31-21

Docket 343

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Enramada Properties, LLC

Represented By  
Andrew S Bisom

**Movant(s):**

Freedom Mortgage Corporation

Represented By  
Nathan F Smith

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

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

**Chapter 11**

**#8.00** Motion for relief from stay

SANJAY PATIL  
VS  
DEBTOR

Docket 259

**Tentative Ruling:**

None.

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

**Debtor(s):**

Vitality Health Plan of California,

Represented By  
Garrick A Hollander  
Ryan A Baggs

**Movant(s):**

Connected Care Health Services Inc.

Represented By  
Jonathan P Hersey  
Michael B Lubic

Brian Gillan

Represented By  
Jonathan P Hersey  
Michael B Lubic

Excelera Investment 1 LLC

Represented By  
Jonathan P Hersey  
Michael B Lubic

MacArthur Court Acquisition Corp.

Represented By  
Jonathan P Hersey  
Michael B Lubic

Sanjay Patil

Represented By  
Jonathan P Hersey

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**CONT...**

**Vitality Health Plan of California, Inc.**

Michael B Lubic

**Chapter 11**

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

Tuesday, October 19, 2021

Hearing Room 1375

10:00 AM

2:20-10487 Zahari Shirelle Freeman

Chapter 13

#9.00 Motion for relief from stay [RP]

WILMINGTON SAVINGS FUND SOCIETY  
VS  
DEBTOR

fr 9-28-21

Docket 26

\*\*\* VACATED \*\*\* REASON: VOLUNTARY DISMISSAL OF MOTION  
FILED 10/14/21

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Zahari Shirelle Freeman

Represented By  
Gregory M Shanfeld

**Movant(s):**

WILMINGTON SAVINGS FUND

Represented By  
Diane Tran  
Joseph C Delmotte  
Tonya M Leija

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

Tuesday, October 19, 2021

Hearing Room 1375

10:00 AM

2:21-15239 Pacific Panorama LLC

Chapter 11

#10.00 Motion for relief from stay [RP]

AMALGAMATED BANK  
VS  
DEBTOR

fr 10-5-21

Docket 38

\*\*\* VACATED \*\*\* REASON: O/E 10/7/21 CONTINUED TO 10/21/21 @  
10:00 A.M.

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Pacific Panorama LLC

Represented By  
M. Jonathan Hayes

**Movant(s):**

Amalgamated Bank

Represented By  
Zi Chao Lin

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

10:00 AM

**2:21-17445 Park Place Master Tenant, LLC**

**Chapter 11**

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

COLORADO BOULEVARD 10212883 LLC  
VS  
DEBTOR

Docket 16

**Tentative Ruling:**

None.

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

**Debtor(s):**

Park Place Master Tenant, LLC

Represented By  
Jeffrey B Smith

**Movant(s):**

Colorado Boulevard - 10212883

Represented By  
Reed S Waddell



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

Tuesday, October 19, 2021

Hearing Room 1375

2:00 PM  
2:07-00000

Chapter 0

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**United States Bankruptcy Court  
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**Tuesday, October 19, 2021**

**Hearing Room 1375**

2:00 PM

CONT...

**Chapter 0**

Meeting URL: <https://cacb.zoomgov.com/j/1600821612>

Meeting ID: 160 082 1612

Password: 138035

**Join By Telephone**

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+1 646 828 7666 or 833 568 8864 (Toll Free)

Meeting ID: 160 082 1612

Password: 138035

Docket 0

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

2:00 PM

**2:20-19036 Gary S. Wolfe**

**Chapter 7**

Adv#: 2:21-01001 Hixson v. Wolfe

**#1.00** Status Conference re Complaint objecting to entry of discharge

**Clerk Entered Default Against Defendant(s) Gary S Wolfe**

fr 4-20-21; 6-22-21; 8-24-21

Docket 1

**Tentative Ruling:**

None.

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

**Debtor(s):**

Gary S. Wolfe

Represented By  
Craig G Margulies

**Defendant(s):**

Gary S. Wolfe

Pro Se

**Plaintiff(s):**

Georgiana Breeden Hixson

Represented By  
Glenn Harper Johnson  
Glenn H Johnson

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

2:00 PM

**2:20-19036 Gary S. Wolfe**

**Chapter 7**

Adv#: 2:21-01001 Hixson v. Wolfe

**#1.10** Motion for Default Judgment against Gary  
S. Wolfe

fr 10-5-21

Docket 27

**Tentative Ruling:**

This matter is CONTINUED to October 19, 2021 at 2:00 p.m.

**Appearances waived.**

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

**Debtor(s):**

Gary S. Wolfe

Represented By  
Craig G Margulies

**Defendant(s):**

Gary S. Wolfe

Pro Se

**Plaintiff(s):**

Georgiana Breeden Hixson

Represented By  
Glenn Harper Johnson  
Glenn H Johnson

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Tuesday, October 19, 2021**

**Hearing Room 1375**

2:00 PM

**2:18-22355 Marta Schultz**

**Chapter 13**

Adv#: 2:19-01026 Schultz v. Schultz

**#2.00** Status Conference re Complaint for nondischargeability  
of debt

fr. 3-26-19; 10-1-19, 1-7-20; 2-11-20; 4-28-20; 7-14-20; 11-10-20;  
1-12-21; 5-4-21; 7-13-21

Docket 1

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

Marta Schultz

Represented By  
Michael Jay Berger

**Defendant(s):**

Marta Schultz

Pro Se

**Plaintiff(s):**

Erik Schultz

Represented By  
Sanaz S Bereliani

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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

**Tuesday, October 19, 2021**

**Hearing Room 1375**

2:00 PM

**2:18-15972 PH DIP, Inc**

**Chapter 11**

Adv#: 2:20-01691 Zheng v. Wong et al

**#3.00** Status Conference re Removal of Civil Action  
from State Court Pursuant to 28 U.S.C. § 1452

fr 2-9-21, 3-9-21; 4-20-21; 5-11-21; 7-13-21; 7-27-21

Docket 1

**Tentative Ruling:**

None.

**Party Information**

**Debtor(s):**

PH DIP, Inc

Represented By  
Robert P Goe  
Stephen Reider  
Rafael R Garcia-Salgado

**Defendant(s):**

James Wong

Represented By  
Robert P Goe

Armory Consulting Co.

Represented By  
Robert P Goe

**Plaintiff(s):**

Yu Zheng

Represented By  
Robert P Goe