

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

**Tuesday, November 4, 2025**

**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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10:00 AM

**CONT...**

**Chapter 0**

Docket 0

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-18980 Johnny Chek**

**Chapter 13**

**#1.00** Motion For Relief from the Automatic Stay or for Order Confirming that the Automatic Stay Does Not Apply Under 11 U.S.C. § 362 [UD]

TANAGER CO., LLC  
V  
DEBTOR

Docket 8

**Tentative Ruling:**

Debtor's case was dismissed on October 27, 2025; however, because movant has requested (d)(4) the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

In this case, movant has requested relief from the automatic stay under 11 U.S.C. §§ 362(d)(1), (d)(2) and (d)(4). Movant's request for relief under §§ 362(d)(1) and (d)(2) are DENIED as moot because the underlying bankruptcy case has been dismissed. Movant's request for § 362(d)(4) relief is DENIED because movant is not a "creditor whose claim is secured by an interest in such real property." *Ellis v. Yu (In re Ellis)*, 523 B.R. 673, 678 (9th Cir. BAP 2014). Movant is not a "creditor" and does not hold a secured claim by an interest in the subject property as contemplated by 11 U.S.C. § 362(d)(4). **Appearances waived.**

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

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

**Debtor(s):**

Johnny Chek

Pro Se

**Movant(s):**

Tanager Co., LLC

Represented By

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**CONT... Johnny Chek**

Anthony A. Friedman

**Chapter 13**

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:24-15004 Erika Webb**

**Chapter 13**

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

COASTAL CAPITAL GROUP, LLC  
V  
DEBTOR

fr. 6-10-25; 7-15-25, 8-5-25; 9-23-25

Docket 60

**Tentative Ruling:**

None.

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

**Debtor(s):**

Erika Webb

Pro Se

**Movant(s):**

Coastal Capital Group, LLC

Represented By  
Reilly D Wilkinson

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:24-15004 Erika Webb**

**Chapter 13**

**#3.00** 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 RCF 2 ACQUISITION TRUST

V  
DEBTOR

fr. 8-5-25; 9-23-25

Docket 66

**Tentative Ruling:**

None.

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

**Debtor(s):**

Erika Webb

Pro Se

**Movant(s):**

U.S. Bank Trust National

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

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:21-17247 Carlos Ernesto Chilin**

**Chapter 13**

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

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR  
THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED  
TRANSACTION TRUST, SERIES 2018-2

V  
DEBTOR

fr. 8-12-25; 9-23-25

Docket 43

**Tentative Ruling:**

None.

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

**Debtor(s):**

Carlos Ernesto Chilin

Represented By  
Hector Vega

**Movant(s):**

Federal Home Loan Mortgage

Represented By  
Chad L Butler  
Theron S Covey  
Sarah Arlene Dooley-Lewis

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:22-12817 Michael Wade**

**Chapter 13**

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-  
THROUGH CERTIFICATES

V  
DEBTOR

fr. 8-5-25; 9-23-25

Docket 35

**Tentative Ruling:**

None.

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

**Debtor(s):**

Michael Wade

Represented By  
D Justin Harelik

**Movant(s):**

U.S. Bank National Association, as

Represented By  
Daniel K Fujimoto  
Caren J Castle  
Sean C Ferry  
Sarah Arlene Dooley-Lewis

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:23-14339 Monica Meraz**

**Chapter 13**

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

CARRINGTON MORTGAGE SERVICES, LLC  
V  
DEBTOR

fr. 9-23-25

Docket 62

**Tentative Ruling:**

None.

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

**Debtor(s):**

Monica Meraz

Represented By  
Seema N Sood

**Movant(s):**

Carrington Mortgage Services, LLC

Represented By  
Cassandra J Richey  
Tonya M Leija

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:24-20019 Jose Christian Perez**

**Chapter 13**

**#7.00** Motion for relief from the automatic stay [RP]

FEDERAL HOME LOAN MORTGAGE CORPORATION  
V  
DEBTOR

fr. 9-23-25

Docket 49

**Tentative Ruling:**

None.

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

**Debtor(s):**

Jose Christian Perez

Represented By  
Roland H Kedikian

**Movant(s):**

Federal Home Loan Mortgage

Represented By  
Sarah Arlene Dooley-Lewis

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-14184 Theresa M. Key**

**Chapter 13**

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

U.S. BANK TRUST NATIONAL ASSOCIATION  
V  
DEBTOR

fr. 9-23-25

Docket 50

**Tentative Ruling:**

None.

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

**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

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-15274 Natanael Archila**

**Chapter 13**

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

CENTER STREET LENDING VIII SPE, LLC, ITS SUCCESSORS AND/OR  
ASSIGNS  
V  
DEBTOR

Docket 28

**\*\*\* VACATED \*\*\* REASON: ORDER OF RECUSAL ENTERED 10-28-  
25. REASSIGNED TO JUDGE VINCENT P. ZURZOLO**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Natanael Archila

Represented By  
Ruben Fuentes

**Movant(s):**

Center Street Lending VIII SPE,

Represented By  
Kelsey X Luu

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-18747 Anthony Tyrone Green**

**Chapter 13**

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

fr. 10-28-25

Docket 15

**Tentative Ruling:**

None.

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

**Debtor(s):**

Anthony Tyrone Green

Represented By  
Christopher J. Langley  
Michael Smith

**Movant(s):**

Anthony Tyrone Green

Represented By  
Christopher J. Langley  
Michael Smith

**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, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-11378 1031 Solutions, LLC**

**Chapter 11**

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

PARTNERS CAPITAL SOLUTIONS REIT I, LLC  
V  
DEBTOR

Docket 101

**Tentative Ruling:**

None.

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

**Debtor(s):**

1031 Solutions, LLC

Represented By  
Gary E Klausner  
Jeffrey S Kwong  
Belinda M Vega

**Movant(s):**

Partners Capital Solutions REIT I,

Represented By  
Alan I Nahmias

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-18421 18222 Yorba Linda Owner, LLC**

**Chapter 11**

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

WESTERN ALLIANCE BANK  
V  
DEBTOR

fr. 10-28-25

Docket 16

**Tentative Ruling:**

None.

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

**Debtor(s):**

18222 Yorba Linda Owner, LLC

Represented By  
Michael Jay Berger

**Movant(s):**

Western Alliance Bank

Represented By  
Nicholas S Couchot  
Andrew Still  
Eric S Pezold

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

10:00 AM

**2:25-18885 Eric Wayne Swain and Rachel Marie Swain**

**Chapter 7**

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

SRP 2012-4, LLC S  
V  
DEBTOR

Docket 12

**Tentative Ruling:**

Debtors' case was dismissed on October 31, 2025; however, because movant has requested for the Court to annul the stay, the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

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 has established a *prima facie* case that cause exists, and debtor has not responded with any evidence to rebut the presumption.

**Appearances waived.**

The Ninth Circuit first set forth the established standard that scope of relief from the automatic stay for "cause" includes annulment of such stay and that the bankruptcy court has "wide latitude" in crafting such relief. In re Kissinger, 72 F.3d 107, 109 (9th Cir. 1995). According to the Ninth Circuit BAP, "the proper standard for determining 'cause' to annul the automatic stay retroactively is a 'balancing of the equities' test." In re Fjeldsted, 293 B.R. 12, 24 (9th Cir. BAP (Cal.) 2003) citing In re Nat'l Envtl. Waste Corp., 129 F.3d 1052, 1055 (9th Cir. 1997). Here, on balance, the factors enumerated in Fjeldsted weigh in favor of granting annulment of the stay. The movant had no notice of the debtor's bankruptcy when it violated the stay and the debtor's

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

**Tuesday, November 4, 2025**

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10:00 AM

**CONT...**      **Eric Wayne Swain and Rachel Marie Swain**  
conduct was unreasonable or inequitable to the movant.

**Chapter 7**

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 In re Nat'l Envtl. Waste Corp., 129 F.3d at 1055. All other relief is denied.

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

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

**Debtor(s):**

|                  |        |
|------------------|--------|
| Eric Wayne Swain | Pro Se |
|------------------|--------|

**Joint Debtor(s):**

|                    |        |
|--------------------|--------|
| Rachel Marie Swain | Pro Se |
|--------------------|--------|

**Movant(s):**

|                 |                                        |
|-----------------|----------------------------------------|
| SRP 2012-4, LLC | Represented By<br>Crystle Jane Lindsey |
|-----------------|----------------------------------------|

**Trustee(s):**

|                     |        |
|---------------------|--------|
| John P Pringle (TR) | Pro Se |
|---------------------|--------|

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1375 Calendar**

**Tuesday, November 4, 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, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT...**

**Chapter 0**

Docket 0

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 7**

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

- #1.00** 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, 9-10-24; 11-5-24; 1-7-25;  
3-11-25; 5-6-25; 7-8-25; 8-19-25; 9-30-25

Docket 1

**Tentative Ruling:**

None.

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

**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

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

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; 6-3-25, 8-5-25

Docket 1

**Tentative Ruling:**

None.

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

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 7**

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

**#3.00** Status Conference 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 1-9-24; 10-1-24; 12-3-24; 3-11-25; 5-6-25; 6-24-25, 8-5-25; 9-23-25

Docket 1

**Tentative Ruling:**

None.

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

**Debtor(s):**

Urban Commons LLC

Represented By  
Miguel A Munoz

**Defendant(s):**

Heli Myyrylainen

Represented By  
James E Till

**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, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 7**

Adv#: 2:23-01279 Dye v. JWW Hotel Investment, LLC

**#4.00** 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; 5-6-25, 8-5-25

Docket 1

**Tentative Ruling:**

None.

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

**Debtor(s):**

Urban Commons LLC

Represented By  
Miguel A Munoz

**Defendant(s):**

JWW Hotel Investment, LLC

Represented By  
Clifford P Jung

**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, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 7**

Adv#: 2:23-01296 Dye v. 5740 FAMILY HOLDINGS LIMITED COMPANY

**#5.00** 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; 2-11-25; 5-6-25, 8-5-25

Docket 1

**Tentative Ruling:**

None.

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

**Debtor(s):**

Urban Commons LLC

Represented By  
Miguel A Munoz

**Defendant(s):**

5740 FAMILY HOLDINGS

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-12017 Ericka Lorraine Gregory**

**Chapter 7**

Adv#: 2:25-01323 YOO v. Gregory, individually and in his capacity as Grant

**#6.00** Status conference Complaint for:

- (1) Avoidance of Fraudulent Transfer;
- (2) Turnover of Estate's Property;
- (3) Recovery of Avoided Transfer;
- (4) Automatic Preservation of Avoided Transfer; and
- (5) Sale of Property Owned in Part by Non-Debtor

fr. 9-30-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 1-13-26 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Ericka Lorraine Gregory

Represented By  
Lilly A Tejada

**Defendant(s):**

John Russell Gregory, individually

Represented By  
Leonard Pena

ERICKA LORRAINE GREGORY

Represented By  
Leonard Pena

KENDRA SUZANNE GREGORY

Represented By  
Leonard Pena

**Plaintiff(s):**

TIMOTHY YOO

Represented By  
Michelle A Marchisotto

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT... Ericka Lorraine Gregory**

**Chapter 7**

**Trustee(s):**

Timothy Yoo (TR)

Represented By  
Michelle A Marchisotto

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:22-10748 Vantage Steel International, Inc.**

**Chapter 7**

Adv#: 2:24-01030 Pringle, Chapter 7 Trustee v. Ivory Crown, Inc.

**#7.00** Pretrial Conference re Complaint to:  
(1) Avoid and Recover Fraudulent Transfers;  
(2) Avoid and Recover Preferential Transfers;  
(3) To Preserve Recovered Transfers for Benefit  
Of Debtor's Estate; And  
(4) Disallowance of Any Claims Held by Defendant  
[11 U.S.C. § 502(d)]

fr. 4-30-24; 10-1-24; 1-28-25; 4-22-25; 8-5-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-16-25. CONT'D 1-27-26 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Vantage Steel International, Inc.

Represented By  
William E. Winfield

**Defendant(s):**

Ivory Crown, Inc.

Represented By  
William E. Winfield

**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

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:22-10748 Vantage Steel International, Inc.**

**Chapter 7**

Adv#: 2:24-01031 Pringle, Chapter 7 Trustee v. Lee

**#8.00** Pretrial Conference re Complaint to:  
(1) Avoid and Recover Fraudulent Transfers;  
(2) Avoid and Recover Preferential Transfers;  
(3) To Preserve Recovered Transfers for Benefit  
Of Debtor's Estate; And  
(4) Disallowance of Any Claims Held by Defendant  
[11 U.S.C. § 502(d)]

fr. 4-30-24; 10-1-24, 1-28-24; 4-22-25; 8-5-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-16-25. CONT'D 1-27-26 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Vantage Steel International, Inc.

Represented By  
William E. Winfield

**Defendant(s):**

Chun Soo Lee

Represented By  
William E. Winfield

**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

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT... Vantage Steel International, Inc.**

**Chapter 7**

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

**Tuesday, November 4, 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

**#9.00** 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; 6-24-25; 9-30-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-7-25. CONT'D 1-27-26 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**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

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT... Vantage Steel International, Inc.**

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Represented By  
Anthony A. Friedman  
Todd A. Frealy

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:22-10748 Vantage Steel International, Inc.**

**Chapter 7**

Adv#: 2:24-01033 Pringle, Chapter 7 Trustee v. Vulcan Steel Inc.

**#10.00** Pretrial Conference re Complaint to:

- (1) Avoid and Recover Fraudulent Transfers;
- (2) Avoid and Recover Preferential Transfers;
- (3) To Preserve Recovered Transfers for Benefit  
Of Debtor's Estate; And
- (4) Disallowance of Any Claims Held by Defendant  
[11 U.S.C. § 502(d)]

fr. 4-30-24; 10-1-24; 1-28-25; 4-22-25; 8-5-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-20-25. CONT'D 1-27-26 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Vantage Steel International, Inc.

Represented By  
William E. Winfield

**Defendant(s):**

Vulcan Steel Inc.

Represented By  
Michael Jay Berger

**Plaintiff(s):**

John P. Pringle, Chapter 7 Trustee

Represented By  
Anthony A. Friedman

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT... Vantage Steel International, Inc.**

**Chapter 7**

**Trustee(s):**

John P Pringle (TR)

Represented By  
Anthony A. Friedman  
Todd A. Frealy

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:23-15769 Naibeth Elizabeth Montero Davis**

**Chapter 7**

Adv#: 2:23-01484 PNC Equipment Finance, LLC v. Davis

**#11.00** Pretrial Conference re Complaint for determination of nondischargeability of debt pursuant to 11 U.S.C, Section 523(a)(2)(A) and 523 (a)(6) and money judgment

fr 2-6-24, 8-6-24; 12-3-24; 3-3-25; 8-19-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 2-10-26 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Naibeth Elizabeth Montero Davis

Represented By  
Bert Briones

**Defendant(s):**

Naibeth Elizabeth Montero Davis

Represented By  
Onyinye N Anyama

**Plaintiff(s):**

PNC Equipment Finance, LLC

Represented By  
Jacqueline L James  
Jessica M. Simon

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Eric P Israel

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 7**

Adv#: 2:25-01039 All Claims Recovery Group LLC, a California limite v. Axseldrod et al

**#12.00** Motion For Entry of Default Judgment Against Defendants Edward Akseldrod And Stronghold Asset Management Corporation

Docket 25

**\*\*\* VACATED \*\*\* REASON: O/E 10-29-25. CONT'D 11-25-25 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Metallic Blue Development LLC

Represented By  
Ashley M Teesdale

**Defendant(s):**

Deborah Axseldrod

Represented By  
David S Hagen

Edward Akseldrod

Pro Se

Stronghold Asset Management

Pro Se

**Movant(s):**

All Claims Recovery Group LLC, a

Represented By  
Jessica L Bagdanov  
Ashley M Teesdale

**Plaintiff(s):**

All Claims Recovery Group LLC, a

Represented By  
Jessica L Bagdanov  
Ashley M Teesdale

**Trustee(s):**

Timothy Yoo (TR)

Represented By

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT...**

**Metallic Blue Development LLC**

Carmela Pagay

**Chapter 7**

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01185 Soleymani v. Rafael

**#13.00** Motion to Dismiss Adversary Proceeding (1st Amended)

Docket 19

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Movant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Bijan Soleymani

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01185 Soleymani v. Rafael

**#13.10** Status Hearing re Complaint for Dischargeability 523(a)(2), false pretenses, false representation, actual fraud

fr. 7-15-25, 8-5-25; 10-28-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Bijan Soleymani

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01186 Farzadfar v. Rafael

**#14.00** Motion to Dismiss Adversary Proceeding (1st Amended)

Docket 20

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Movant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Pouya Farzadfar

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01186 Farzadfar v. Rafael

**#14.10** Status Hearing re Complaint for Dischargability 523(a)(2), false pretenses,  
false representation, actual fraud

fr. 7-15-25, 8-5-25; 10-28-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Pouya Farzadfar

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01187 Shad v. Rafael

**#15.00** Motion to Dismiss Adversary Proceeding (1st Amended)

Docket 20

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Movant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Shimon Rooshan Shad

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01187 Shad v. Rafael

**#15.10** Status Hearing re Complaint for Dischargability 523(a)(2), false pretenses,  
false representation, actual fraud

fr. 7-15-25, 8-5-25; 10-28-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

None.

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Plaintiff(s):**

Shimon Rooshan Shad

Represented By  
Yaniv Yasmeh

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-10888 Fariborz Rafael**

**Chapter 7**

Adv#: 2:25-01184 Imanoel v. Rafael et al

**#15.20** Status Hearing re  
Complaint

1. For Dischargeability 523(a)(2) false pretenses, false representation, actual fraud,
2. For Dischargeability 523(a)(4), fraud as fiduciary, embezzlement, larceny,
3. For Dischargeability 523(a)(6), willful and malicious injury

fr. 7-15-25; 8-5-25, 8-25-25; 10-28-25

Docket 1

\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM

**Tentative Ruling:**

None.

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

**Debtor(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

**Defendant(s):**

Fariborz Rafael

Represented By  
Matthew Abbasi

LG Investment & Financing LLC

Pro Se

**Plaintiff(s):**

Michael Imanoel

Represented By  
Sammy Zreik

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:25-13713 Kylyia Jasmine Lane**

**Chapter 7**

Adv#: 2:25-01179 Lane v. UNITED STATES DEPARTMENT OF EDUCATION

**#16.00** Plaintiff Ordered to Appear and Show Cause to explain and show cause why this adversary proceeding should not be dismissed for the plaintiffs failure to prosecute the adversary proceeding, including failure to serve the summons and complaint, file a proof of service of the summons and complaint and file a joint status report or appear at the status conference

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CON'TD 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

|                     |        |
|---------------------|--------|
| Kylyia Jasmine Lane | Pro Se |
|---------------------|--------|

**Defendant(s):**

|                          |        |
|--------------------------|--------|
| UNITED STATES DEPARTMENT | Pro Se |
|--------------------------|--------|

**Plaintiff(s):**

|                     |        |
|---------------------|--------|
| Kylyia Jasmine Lane | Pro Se |
|---------------------|--------|

**Trustee(s):**

|                       |        |
|-----------------------|--------|
| Rosendo Gonzalez (TR) | Pro Se |
|-----------------------|--------|

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 11**

Adv#: 2:20-01124 PH DIP, Inc v. Complete Business Solutions Group, Inc. dba Par Fu

**#17.00** Status Conference re Complaint For:

1. Declaratory Relief;
2. Avoidance and Recovery of Preferential Transfers Pursuant To 11 U.S.C. §§ 547 and 550;
3. Avoidance of Lien and Equitable Subordination Pursuant To 11 U.S.C. § 510(C);
4. Avoidance and Preservation of Claims Pursuant to 11 U.S.C. §§ 502, 506, 544, and 510(C);
5. Avoidance and Recovery of Fraudulent Transfers Pursuant to 11 U.S.C. §§ 548 and 550;
6. Avoidance and Recovery of Fraudulent Transfers Pursuant to 11 U.S.C. §§ 544, 548 And 550;
7. Usury and Unjust Enrichment/Disgorgement;
8. Injunction;

**Clerk Has Entered Default Against Defendant(s) :**

Saturn Funding, L.L.C., a NV LLC; Broadway Advance LLC, a New York Limited Liability Company ;  
Merchant Cash and Capital, LLC, a Delaware Limited Liability Company;  
Pearl Capital Business Funding LLC, a Delaware Limited Liability Company ;  
Cittee Capital LLC, a New York Limited Liability Company

fr 7-21-20; 9-8-20; 10-20-20; 12-8-20; 6-8-21; 7-13-21; 12-14-2021;  
2-15-22; 5-17-22, 8-23-22; 9-6-22; 12-6-22, 5-30-23; 11-14-23,  
5-28-24; 11-26-24; 5-6-25

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**CONT...**

**PH DIP, Inc**

**Chapter 11**

Docket 1

**\*\*\* VACATED \*\*\* REASON: O/E 10-30-25. CONT'D 12-9-25 AT 2:00 PM**

**Tentative Ruling:**

The status conference is continued to November 4, 2025 at 2:00 p.m.

**Appearances waived.**

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

**Debtor(s):**

PH DIP, Inc

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

**Defendant(s):**

Complete Business Solutions Group,

Represented By  
Karel Rocha

West Coast Business Capital, LLC

Represented By  
Michael W Davis

Does 1 Through 100.

Pro Se

**Plaintiff(s):**

PH DIP, Inc

Represented By  
Robert P Goe  
Rafael R Garcia-Salgado

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 11**

Adv#: 2:25-01308 Montero v. Montero Leon

**#18.00** Status Hearing re Complaint for damages for (1) Violation of 11 USC Sections 523(A)(3)(A), 523(A)4, 523(A)(6); (2) Violation of California Family Code Section 721; (3) Damages for Violation of Family Code Section 1110; (4) Violation of California Welfare & Institutions Code Section 15610.31, 15657. Demand for Jury Trial

fr. 9-23-25

Docket 1

**Tentative Ruling:**

None.

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

**Debtor(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Defendant(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Plaintiff(s):**

Guillermo Montero

Represented By  
Michael Meyer

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 11**

Adv#: 2:25-01308 Montero v. Montero Leon

**#19.00** Motion for Sanctions Pursuant to Federal Rule of Bankruptcy Procedures 9011

fr. 9-23-25

Docket 9

**Tentative Ruling:**

None.

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

**Debtor(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Defendant(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Movant(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Plaintiff(s):**

Guillermo Montero

Represented By  
Michael Meyer

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

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

**Chapter 11**

Adv#: 2:25-01308 Montero v. Montero Leon

**#20.00 Motion to Dismiss Adversary Proceeding**

Docket 12

**Tentative Ruling:**

None.

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

**Debtor(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Defendant(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Movant(s):**

Maria Elizabeth Montero Leon

Represented By  
Eric Bensamochan

**Plaintiff(s):**

Guillermo Montero

Represented By  
Michael Meyer

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

**Tuesday, November 4, 2025**

**Hearing Room 1375**

2:00 PM

**2:23-18523 Doug R Dyer**

**Chapter 13**

**#21.00** Motion for relief from the automatic stay [RP]

UNITED WHOLESALE MORTGAGE, LLC  
V  
DEBTOR

fr. 6-3-25; 7-8-25; 9-23-25; 10-28-25

Docket 34

**Tentative Ruling:**

None.

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

**Debtor(s):**

Doug R Dyer

Represented By  
Leonard Pena

**Movant(s):**

United Wholesale Mortgage, LLC

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

Nancy K Curry (TR)

Pro Se