

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

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Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:24-18194 Bru Maxadaveous Muller

Chapter 13

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

JOSEPH AND CATHERINE EVARISTO AS TRUSTEES OF THE EVARISTO
FAMILY TRUST DATED MAY 4, 2016
v.
DEBTOR

Docket 10

Tentative Ruling:

None.

Party Information

Debtor(s):

Bru Maxadaveous Muller

Represented By
Frederic M Douglas

Movant(s):

Catherine Evaristo

Represented By
Matthew D. Resnik

Joseph Evaristo

Represented By
Matthew D. Resnik

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 5, 2024

Hearing Room 1375

10:00 AM

2:24-17185 Victor Guillermo Lopez Perez

Chapter 13

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

HONDA LEASE TRUST

v

DEBTOR

Docket 13

Tentative Ruling:

No opposition was filed. The court takes judicial notice of the debtor's chapter 13 plan filed in this case on September 4, 2024 in which the debtor stated an intention to surrender the property to movant.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is the lessor of debtor's 2024 Honda Prologue AWD Electric. The debtor has failed to pay post-petition lease payments. Movant obtained possession of the vehicle post-petition on September 25, 2024. 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):

Victor Guillermo Lopez Perez

Represented By
Robert T Chen

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Victor Guillermo Lopez Perez

Chapter 13

Movant(s):

Honda Lease Trust

Represented By
Kristin A Schuler-Hintz

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 5, 2024

Hearing Room 1375

10:00 AM

2:24-17550 Wakeelah Joann Johnson

Chapter 13

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

LOAN MART, AS SERVICER AND ATTORNEY IN
FACT OR CAPITAL COMMUNITY BANK
v
DEBTOR

Docket 17

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 2008 Lexus RX 350. The debtor has failed to pay post-petition payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1). In addition, debtor has no equity in the property and, since it was repossessed pre-petition, the property is not necessary for an effective reorganization. Relief will also be granted under section 362(d)(2).
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):

Wakeelah Joann Johnson

Pro Se

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Wakeelah Joann Johnson

Chapter 13

Movant(s):

Loan Mart, as servicer and attorney

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 5, 2024

Hearing Room 1375

10:00 AM

2:19-10143 Sylvia Lomeli

Chapter 13

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR HARBORVIEW MORTGAGE
LOAN TRUST, MORTGAGE LOAN PASS-THROUGH
CERTIFICATES, SERIES 2007-5
v
DEBTOR

Docket 50

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 16 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301(d). **All other relief is denied.**

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

Party Information

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Sylvia Lomeli

Chapter 13

Debtor(s):

Sylvia Lomeli

Represented By
Kevin Tang

Movant(s):

Deutsche Bank National Trust

Represented By
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 5, 2024

Hearing Room 1375

10:00 AM

2:20-16745 Brian William Rutherford

Chapter 13

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

WESCOM CREDIT UNION

v

DEBTOR

fr. 10-8-24

Docket 54

***** VACATED *** REASON: O/E 10-18-24. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Brian William Rutherford

Represented By
Barry E Borowitz

Movant(s):

WESCOM CREDIT UNION

Represented By
Karel Rocha

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 5, 2024

Hearing Room 1375

10:00 AM

2:21-17805 Daniel Lupian

Chapter 13

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

WELLS FARGO BANK N.A.
V
DEBTOR

Docket 37

***** VACATED *** REASON: WITHDRAWAL OF MOTION FILED 10-14-24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Daniel Lupian

Represented By
Leonard Pena

Movant(s):

Wells Fargo Bank N.A.

Represented By
Tavon Taylor
Lindsay White
Kristin A Schuler-Hintz

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 5, 2024

Hearing Room 1375

10:00 AM

2:22-11280 April Preston McLaughlin

Chapter 13

#7.00 Motion for relief from stay [RP]

SELECT PORTFOLIO SERVICING, INC.

v
DEBTOR

fr. 7-9-24; 8-27-24; 10-8-24

Docket 91

Tentative Ruling:

None.

Party Information

Debtor(s):

April Preston McLaughlin

Represented By
Michael Okayo

Movant(s):

Select Portfolio Servicing, Inc. as

Represented By
Joseph C Delmotte

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 5, 2024

Hearing Room 1375

10:00 AM

2:23-11394 Abel Reyes Frausto

Chapter 13

#8.00 Motion for relief from stay [RP]

WILMINGTON SAVINGS FUND
SOCIETY, FSB
v
DEBTOR

fr. 6-11-24; 7-16-24; 8-27-24; 10-8-24

Docket 35

Tentative Ruling:

None.

Party Information

Debtor(s):

Abel Reyes Frausto

Represented By
H. Jasmine Papian

Movant(s):

Wilmington Savings Fund Society,

Represented By
Theron S Covey
Fanny Zhang Wan
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 5, 2024

Hearing Room 1375

10:00 AM

2:23-13458 Romel C. Faraon

Chapter 13

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

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-WMC3 ASSET BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-WMC3
v
DEBTOR

Docket 33

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 6 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

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

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

Party Information

Debtor(s):

Romel C. Faraon

Represented By
Leonard Pena

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Romel C. Faraon

Chapter 13

Movant(s):

U.S. Bank N.A., as trustee, on behalf

Represented By
Kristin A Schuler-Hintz
Sean C Ferry
Kelli M Brown

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 5, 2024

Hearing Room 1375

10:00 AM

2:23-14506 Monica Fani Guerrero

Chapter 13

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

THE BANK OF NEW YORK MELLON

V.

DEBTOR

fr. 9-24-24

Docket 31

***** VACATED *** REASON: AMENDED O/E 11-4-24. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Monica Fani Guerrero

Represented By
Marcus Gomez

Movant(s):

THE BANK OF NEW YORK

Represented By
Renee M Parker

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 5, 2024

Hearing Room 1375

10:00 AM

2:23-15239 YanCarlos Romero Gonzalez

Chapter 13

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

UMB BANK

v

DEBTOR

fr. 9-24-24; 10-8-24

Docket 54

Tentative Ruling:

None.

Party Information

Debtor(s):

YanCarlos Romero Gonzalez

Pro Se

Movant(s):

UMB BANK, National Association,

Represented By
Joseph C Delmotte

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 5, 2024

Hearing Room 1375

10:00 AM

2:23-18523 Doug R Dyer

Chapter 13

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

CENLAR FSB AS SERVICER FOR UNITED W
HOLESAL E MORTGAGE, LLC

v
DEBTOR

fr. 10-8-24

Docket 30

***** VACATED *** REASON: WITHDRAWAL OF MOTION FILED 11-1-24**

Tentative Ruling:

None.

Party Information

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

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:24-13791 Jose Contreras

Chapter 13

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

U.S. BANK NATIONAL ASSOCIATION
v
DEBTOR

Docket 36

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 3 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301(d). **All other relief is denied.**

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

Party Information

Debtor(s):

Jose Contreras

Represented By
Jaime A Cuevas Jr.

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Jose Contreras

Chapter 13

Movant(s):

U.S. BANK NATIONAL

Represented By
Theron S Covey
Sean C Ferry

Trustee(s):

Nancy K Curry (TR)

Pro Se

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:24-13969 Fangya Zhao

Chapter 13

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

EAST WEST BANK

v

DEBTOR

Case dismissed 10-23-24

Docket 18

***** VACATED *** REASON: CASE DISMISSED 10-23-2024**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Fangya Zhao

Represented By
Michael Smith

Movant(s):

East West Bank, and its successors

Represented By
Christina J Khil

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 5, 2024

Hearing Room 1375

10:00 AM

2:24-15742 Eric Wayne Swain and Rachel Marie Swain

Chapter 13

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

SRP 2012-4, LLC

v

DEBTOR

fr. 9-24-24

Docket 26

Tentative Ruling:

None.

Party Information

Debtor(s):

Eric Wayne Swain

Represented By
Matthew D. Resnik

Joint Debtor(s):

Rachel Marie Swain

Represented By
Matthew D. Resnik

Movant(s):

SRP 2012-4, LLC

Represented By
Nichole Glowin

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 5, 2024

Hearing Room 1375

10:00 AM

2:24-15807 Ronny Hall

Chapter 13

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

AMERICREDIT FINANCIAL SERVICES, INC.
DBA GM FINANCIAL
v
DEBTOR

Docket 23

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 2016 BMW 4 Series. The debtor has failed to make payments. Also, the debtor contacted movant on September 4, 2024 and stated their intent to surrender the vehicle. 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):

Ronny Hall

Represented By
Julie J Villalobos

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Ronny Hall

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
Julia Brand, Presiding
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Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:23-14002 Charles Byron Williams

Chapter 13

#17.00 Motion for relief from automatic stay action in non-bankruptcy forum

MONTGOMERY ISRAEL

v

DEBTOR

Docket 50

Tentative Ruling:

None.

Party Information

Debtor(s):

Charles Byron Williams

Represented By
Gregory M Shanfeld

Movant(s):

Montgomery Israel

Represented By
Larry D Simons

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:21-18528 Vision Adelante

Chapter 7

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

FORETHOUGHT LIFE INSURANCE COMPANY
v
DEBTOR

Docket 360

Tentative Ruling:

The Court finds that **no stay is in effect** in this case as to the property due to the pre-petition foreclosure on the subject property by the junior deed of trust lienholder, Tycor Management, LLC, Movant shall upload an appropriate order. **Appearances waived.**

Party Information

Debtor(s):

Vision Adelante

Pro Se

Movant(s):

Forethought Life Insurance

Represented By
Shannon A Doyle

Trustee(s):

Mark M Sharf (TR)

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

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:24-14814 Homes and Houses Utah, LLC

Chapter 7

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

BRIDGE MORTGAGE FUND, LLC
v
DEBTOR

Docket 80

Tentative Ruling:

No opposition was filed. The Chapter 7 Trustee has filed a notice of non-opposition to the motion.

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. The subject real property has a value of \$1,900,000.00 and is encumbered by a perfected deed of trust or mortgage in favor of the movant. The liens against the property total \$1,624,902.29. The Court finds there is an insufficient equity cushion to provide adequate protection to movant and based on the declaration of non-opposition, there is no evidence that the trustee can administer the subject real property for the benefit of creditors.
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):

Homes and Houses Utah, LLC

Represented By

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

CONT... Homes and Houses Utah, LLC

Chapter 7

Michael R Totaro
Maureen J Shanahan
Christian Savio

Movant(s):

Bridge Mortgage Fund, LLC

Represented By
Shannon A Doyle

Trustee(s):

Rosendo Gonzalez (TR)

Represented By
Eric P Israel

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

Tuesday, November 5, 2024

Hearing Room 1375

10:00 AM

2:23-18404 Maria Elizabeth Montero Leon

Chapter 11

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

WELLS FARGO BANK, N.A.

vs.

DEBTOR

fr. 8-27-24; 10-8-24

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Maria Elizabeth Montero Leon

Represented By
Eric Bensamochan

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

Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM
2:07-00000

Chapter 0

#0.00

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Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:23-13811 John Lam

Chapter 13

Adv#: 2:23-01435 Perryville Recovery Corp v. Lam

#1.00 Pretrial Conference re: Complaint to determine dischargeability of debt; fraud; and willful and malicious injury)

fr 12-5-23, 4-30-24, 5-28-24; 7-9-24; 8-27-24

Docket 1

***** VACATED *** REASON: O/E 11-4-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

John Lam

Represented By
Leonard Pena

Defendant(s):

John Lam

Represented By
Leonard Pena

Plaintiff(s):

Perryville Recovery Corp

Represented By
Fritz J Firman

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:24-12517 Elliott S. Wolfe

Chapter 13

Adv#: 2:24-01223 Wolfe v. Wolfe et al

#2.00 Defendants' Motion to Dismiss Adversary Proceeding

fr. 10-29-24

Docket 5

***** VACATED *** REASON: O/E 11-4-24. STIPULATION TO DISMISS**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Elliott S. Wolfe

Represented By
Louis J Esbin

Defendant(s):

Judith Wolfe

Pro Se

Lori Stern

Represented By
Lisa F Rosenthal

Michelle Ann Fluke

Represented By
Lisa F Rosenthal

Lisa F. Rosenthal

Represented By
Lisa F Rosenthal

Movant(s):

Lori Stern

Represented By
Lisa F Rosenthal

Michelle Ann Fluke

Represented By
Lisa F Rosenthal

Lisa F. Rosenthal

Represented By
Lisa F Rosenthal

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

CONT... Elliott S. Wolfe

Chapter 13

Plaintiff(s):

Elliott S. Wolfe

Represented By
Louis J Esbin

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 5, 2024

Hearing Room 1375

2:00 PM

2:23-18159 Cale Newman Dester

Chapter 7

Adv#: 2:24-01055 Torrance Community Federal Credit Union v. Dester et al

#3.00 Status Conference re: Complaint to determine non-dischargeability of debt and for entry of judgment for money

fr. 5-28-24; 7-9-24; 10-1-24; 10-1-24

Clerk Has Entered Default Against Defendant(s) Cale Newman Dester

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Cale Newman Dester

Represented By
Rex Tran

Defendant(s):

Cale Newman Dester

Pro Se

DOES 1 through 10, inclusive

Pro Se

Plaintiff(s):

Torrance Community Federal Credit

Represented By
Amanda N Ferns

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:23-18159 Cale Newman Dester

Chapter 7

Adv#: 2:24-01055 Torrance Community Federal Credit Union v. Dester et al

#4.00 Motion for Default Judgment

Docket 17

Tentative Ruling:

Even when a party has failed to respond to a complaint and its default has been entered, a plaintiff is not entitled to a default judgment as a matter of right. 10 *Moore's Federal Practice—Civil*, ¶ 55.31 (Daniel R. Coquillette & Gregory P. Joseph eds. 3rd ed.). Entry of a default judgment is within the discretion of the court. *Eitel v. McCool*, 782 F.2d 1470, 1471 (9th Cir.1986). Default judgments are not favored, as the judicial process prefers determining cases on their merits whenever reasonably possible. [Id. at 1472](#). Factors which the court may consider in exercising its discretion include:

- (1) the possibility of prejudice to the plaintiff,
- (2) the merits of plaintiff's substantive claim,
- (3) the sufficiency of the complaint,
- (4) the sum of money at stake in the action,
- (5) the possibility of a dispute concerning material facts,
- (6) whether the default was due to excusable neglect, and
- (7) the strong policy underlying the Federal Rules of Civil Procedure favoring decisions on the merits.

Id. at 1471–72 (citing 6 *Moore's Federal Practice—Civil*, ¶ 55–05[s], at 55–24 to 55–26). In determining whether to exercise its discretion, courts also consider the factors traditionally used to determine whether a default judgment should be set aside: (a) whether the default was willful or culpable; (b) whether granting relief from the default would prejudice the opposing party; and (c) whether the defaulting party has a meritorious defense. *Id.*

The court finds that the Complaint is sufficient and certain requests for relief requested therein are meritorious. It has not been shown to the court there is or may be any dispute concerning material facts. Defendant debtor, Cale Newman Dester ("Debtor"), has not contested any facts in this Adversary Proceeding, nor did he dispute facts presented in the Plaintiff's Declaration of Michael Wilkins In Support of Default Judgment [Docket No. 17]. Further,

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CONT...

Cale Newman Dester

Chapter 7

there is no evidence of excusable neglect by the Debtor. Although the Federal Rules of Civil Procedure favor decisions on the merits through the crucible of litigation, Debtor has been given several opportunities to respond and there is no indication that Debtor has a meritorious defense or disputes Plaintiff's right to judgment in this Adversary Proceeding. The court finds that it is necessary and proper for the entry of a default judgment against the Debtor.

CONCLUSION

Upon consideration of the Complaint, Motion for Entry of a Default Judgment, and evidence presented in the accompanying supplemental pleadings, the court finds that certain relief as requested in the Complaint for a determination that certain debt owed to Plaintiff is non-dischargeable pursuant to 11 U.S.C. §§ 523(a)(2)(A) for fraud and 523(a)(6) for willful and malicious injury is warranted because of actions taken by Debtor. Debtor fraudulently obtained Plaintiff's funds in the amount of \$15,171.05 through a scheme involving invalid checks. Thus, Debtor's discharge of debt owed to Torrance Community Federal Credit Union, the Plaintiff, with interest of \$1,913.60, is denied in the total amount of \$17,084.65 pursuant to §§ 523(a)(2)(A) and (a)(6).

The Motion for Entry of Default Judgment is granted as to the first and third cause of action and judgment shall be entered for Plaintiff consistent with this ruling. The Motion is denied as to the second cause of action under § 523(a)(2)(B).

Plaintiff shall lodge an appropriate order granting the Motion and separate judgment. **Appearances waived.**

Party Information

Debtor(s):

Cale Newman Dester

Represented By
Rex Tran

Defendant(s):

Cale Newman Dester

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, November 5, 2024

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2:00 PM

CONT... Cale Newman Dester
DOES 1 through 10, inclusive

Pro Se

Chapter 7

Movant(s):

Torrance Community Federal Credit

Represented By
Amanda N Ferns

Plaintiff(s):

Torrance Community Federal Credit

Represented By
Amanda N Ferns

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:24-11203 William Vicente Saravia

Chapter 7

Adv#: 2:24-01128 Saravia v. UNITED STATES DEPARTMENT OF EDUCATION et al

#5.00 Status conference re complaint for
determination that student loan
debt is dischargeable pursuant to
11 U.S.C. section 523(a)(8)

fr. 7-16-24

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

William Vicente Saravia

Represented By
Lauren M Foley

Defendant(s):

UNITED STATES DEPARTMENT

Pro Se

U.S. Department of Education

Represented By
Elan S Levey

Plaintiff(s):

William Vicente Saravia

Represented By
Lauren M Foley

Trustee(s):

Peter J Mastan (TR)

Pro Se

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

2:00 PM

2:24-13022 Stephanie Garcia

Chapter 7

Adv#: 2:24-01215 Garcia v. U.S. Department of Education

#6.00 Status conference re complaint for determination that student loan debt is dischargeable pursuant to 11 U.S.C. section 523(a)(8)

Docket 1

***** VACATED *** REASON: O/E 10-9-24. CONT'D 3-11-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Stephanie Garcia

Represented By
Christie Cronenweth
Roksana D. Moradi-Brovia

Defendant(s):

U.S. Department of Education

Represented By
Elan S Levey

Plaintiff(s):

Stephanie Garcia

Represented By
Roksana D. Moradi-Brovia

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

2:00 PM

2:18-15693 Kami Emein

Chapter 7

Adv#: 2:18-01260 Amin v. Emein

#7.00 Pretrial conference re Fourth Amended
Complaint Objecting to Discharge
Pursuant to 11 U.S.C. § 523 (a) (2)(A)
and (4)

fr. 6-4-24, 6-11-24, 8-27-24

Docket 117

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Kami Emein

Represented By
Alan W Forsley

Defendant(s):

Kami Emein

Represented By
Alan W Forsley

Plaintiff(s):

Joseph Amin

Represented By
Alan W Forsley

Trustee(s):

John J Menchaca (TR)

Represented By
Uzzi O Raanan ESQ
Sonia Singh
Michael G D'Alba
Alphamorlai Lamine Kebeh

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

- #8.00** 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

Docket 1

***** VACATED *** REASON: O/E 11-4-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

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

**United States Bankruptcy Court
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Los Angeles
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Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

- #9.00** 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, 9-10-24

Docket 1

***** VACATED *** REASON: DISMISSED 11-4-24 - NOTICE OF
VOLUNTARY DISMISSAL FILED**

Tentative Ruling:

- NONE LISTED -

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

**United States Bankruptcy Court
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Los Angeles
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Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01195 Dye v. Brighton Management, LLC

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

fr 12-5-23; 1-9-24; 10-1-24

Docket 1

***** VACATED *** REASON: O/E 10-31-25. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Brighton Management, LLC

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn A. Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01235 Dye v. Urban Realty & Management, Inc.

#11.00 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Urban Realty & Management, Inc.

Represented By
David C Nealy

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01243 Dye v. Hilton Domestic Operating Company, Inc.

#12.00 Pretrial 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, 2-20-24

Stipulation to continue pretrial filed 10-28-24 [ECF 22]

Docket 1

***** VACATED *** REASON: O/E 10-29-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Hilton Domestic Operating

Represented By
Jonathan P Hersey

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01254 Dye v. Fan

#13.00 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Joseph Fan

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01256 Dye v. Wu

#14.00 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Roland Wu

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01261 Dye v. Wu Yang

#15.00 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Mei-Shueh Wu Yang

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01263 Dye v. Teng

#16.00 Pretrial 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Nicolas Teng

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01266 Dye v. Chang

#17.00 Pretrial 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

Docket 1

***** VACATED *** REASON: O/E 10-31-24. CONT'D 1-7-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Yu Fen Chang

Represented By
Jeffrey P Nolan

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01278 Dye v. Parklico, INC.

#18.00 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

Docket 1

***** VACATED *** REASON: O/E 6-13-24 ADVERSARY DISMISSED**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Parklico, INC.

Represented By
Joshua del Castillo
David R Zaro

Plaintiff(s):

Carolyn Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

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

#19.00 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

Docket 1

***** VACATED *** REASON: O/E 11-4-24 PTC RESCHEDULED TO 2-11-25 @ 2:00P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

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
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01284 Dye v. Argent Business Solutions, Inc. et al

#20.00 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

Docket 1

***** VACATED *** REASON: O/E 11-4-24. STIPULATION TO DISMISS**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Argent Business Solutions, Inc.

Pro Se

Argent Business Solutions Inc

Pro Se

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
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01287 Dye v. Gerdts

- #21.00** Pre Trial 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. 1-16-24

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Richard B Gerdts

Represented By
Dirk O Julander

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
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2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01294 Dye v. Kam

#22.00 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

Docket 1

***** VACATED *** REASON: ADVERSARY DISMISSED 5/3/24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Peter M Kam

Represented By
Eric Bensamochan

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

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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

#23.00 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

Docket 1

***** VACATED *** REASON: O/E 11-4-24 PTC RESCHEDULED TO 2-11
-25 @ 2:00P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

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
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Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01300 Dye v. Massive Dynamic Inc.

#24.00 Pre Trial Conference re Complaint for:
(1) avoidance of postpetition transfer
(2) recovery of avoided transfers; and
(3) disallowance of claim

fr. 1-16-24

Docket 1

***** VACATED *** REASON: O/E 2-5-24. DISMISSED**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Massive Dynamic Inc.

Represented By
Julie H Rome-Banks
Reno F.R. Fernandez III

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
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Tuesday, November 5, 2024

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

#25.00 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

Docket 1

***** VACATED *** REASON: O/E 9-23-24. PRETRIAL CONT'D 12-3-24
AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

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

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

Tuesday, November 5, 2024

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01303 Dye v. 10-1301 HSW OWNER, LLC

#26.00 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

Docket 1

***** VACATED *** REASON: O/E 8-2-24. PT CONT'D 2-4-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

10-1301 HSW OWNER, LLC

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