

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable M. Elaine Hammond

Monday, July 28, 2025

Current as of 07/15/2025 at 12:49 PM

Please refer to page 3 to appear by Zoom.

San Jose Courtroom 11 and Zoom

U.S. Courthouse
[280 S 1st Street](#)
San Jose CA 95113

| | | | |
|-----------------|-----------------|----------------------|----------|
| 11:00 AM | 25-05004 | Kowitz et al v. Ladd | |
| | †Ch 7 | | 1 |

Moving: 24-51621 Patricia Ladd
Bruce J Duke

Opposing

Matter: Motion For Leave Amend Answer to include Counterclaims Filed by Patricia Ladd (23)
i) Opposition Filed by Plaintiffs (26)

| | | | |
|-----------------|-----------------|--|----------|
| 11:00 AM | 24-05049 | Hoskins v. Diamond Creek Master Owners Association et al | |
| | †Ch 7 | | 2 |

Moving: 22-51125 Diamond Creek Villa, LLC
Charles P. Maher

Opposing

Matter: Motion for Assignment of Rights Filed by Janina Hoskins (15)

| | | | |
|-----------------|-----------------|--|----------|
| 11:00 AM | 24-05049 | Hoskins v. Diamond Creek Master Owners Association et al | |
| | †Ch 7 | | 3 |

Moving: 22-51125 Diamond Creek Villa, LLC
Chijeh Hu

Opposing

Matter: Motion To Set Aside Entry Of Default and to Vacate Default Judgment (RE: related document(s)6Clerk's Entry of Default, 10Default Judgment) Filed by Diamond Creek Condominium Owners Association (20)
i) Opposition Filed by Plaintiff (26)

11:00 AM **25-05016** Wilkes v. The Santana Row-Deforest Condominium Building Home
†Ch 13 **4**

11-51135 Claude Dennis Wilkes

Moving: Aaron Lipton

Opposing

Matter: [Motion to Dismiss for Lack of Subject-Matter Jurisdiction, Failure to State a Claim Upon Which Relief Can Be Granted Filed by The Santana Row-Deforest Condominium Building Homeowners Association \(16\)](#)
i) [Opposition Filed by Plaintiff \(18\)](#)

11:00 AM **25-05016** Wilkes v. The Santana Row-Deforest Condominium Building Home
†Ch 13 **5**

11-51135 Claude Dennis Wilkes

Moving: Claude D. Wilkes

Opposing

Matter: [Motion for Summary Judgment and Request to Set Settlement Conference Filed by Claude Wilkes \(20\)](#)
i) [Opposition Filed by Defendant \(31\)](#)

11:00 AM **25-05016** Wilkes v. The Santana Row-Deforest Condominium Building Home
†Ch 13 **6**

11-51135 Claude Dennis Wilkes

Moving: Claude D. Wilkes

Opposing Aaron Lipton

Matter: [Scheduling Conference](#)
i) [Amended Complaint Filed on 5/6/25 \(11\)](#)

Comment: (fr 7/14)



UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

M. ELAINE HAMMOND
JUDGE

Honorable M. Elaine Hammond
Virtual Courtroom 11

ZOOM WEBINAR INFORMATION

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You are invited to a Zoom webinar.

When: Jul 28, 2025, 10:00 – 12:00 PM Pacific Time (US and Canada)

Topic: Scheduling Conferences and Adversary Proceeding Motions

Please enter in the Zoom application (not the web browser), the ID and passcode below to join the webinar:

Webinar ID: 160 888 7259

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Dial(for higher quality, dial a number based on your current location):

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+1 669 216 1590 US (San Jose)

+1 415 449 4000 US (US Spanish Line)

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<https://www.canb.uscourts.gov/procedure/connecting-court-hearing-zoom-0>