

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable M. Elaine Hammond

Monday, July 28, 2025

Current as of 07/28/2025 at 9:56 AM

Please refer to page 3 to appear by Zoom.

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

San Jose Courtroom 11 and Zoom

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)
ii) Reply filed by Defendant/Counterclaim Plaintiff Patricia Ladd (27)

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)
i) Opposition Filed by Brookstone LLC (30)
ii) Statement in Lieu of Reply Memorandum filed by Plaintiff Janina M. Hoskins (42)
iii) Reply to Tardy Opposition of Non-Party filed by Plaintiff Janina M. Hoskins (43)

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)
ii) Reply filed by Diamond Creek Condominium Owners Association (CJH & Associates) (46)
iii) Reply filed by Diamond Creek Condominium Owners Association (Saman Taherian) (47)

11:00 AM	24-05049 †Ch 7	Hoskins v. Diamond Creek Master Owners Association et al	4
	22-51125	Diamond Creek Villa, LLC	
Moving:	Charles Hamm		
Opposing			
Matter:	Ex Parte Motion to Intervene for Limited Purpose Filed by Brookstone LLC (34, 44, 50) i) Opposition filed by Plaintiff Janina Hoskins (48) *Shorten Time		
11:00 AM	25-05016 †Ch 13	Wilkes v. The Santana Row-Deforest Condominium Building Home	5
	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 †Ch 13	Wilkes v. The Santana Row-Deforest Condominium Building Home	6
	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 †Ch 13	Wilkes v. The Santana Row-Deforest Condominium Building Home	7
	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

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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

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