

THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

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CASE INFORMATION

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NEW SEARCH

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#) | [Documents Filed](#) | [Proceedings Held](#)**Case Number:** 24NNCV06082

JENNIFER BURBANK, ET AL. VS BRAD MARTINEZ, ET AL.

Filing Courthouse: Alhambra Courthouse**Filing Date:** 11/25/2024**Case Type:** Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction) (General Jurisdiction)**Status:** Pending[Click here to access document images for this case](#)

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FUTURE HEARINGS

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#) | [Documents Filed](#) | [Proceedings Held](#)**08/06/2025** at 08:30 AM in Department V at 150 West Commonwealth, Alhambra, CA 91801

Order to Show Cause Re: Imposition of Monetary Sanctions in an Amount of up to \$250.00 on Plaintiff Pursuant to C.C.P., Section 177.5, for Failure to Timely File Proof of Service as to Defendant, Cheng (SECOND SETTING)

08/06/2025 at 08:30 AM in Department V at 150 West Commonwealth, Alhambra, CA 91801

Case Management Conference

08/06/2025 at 08:30 AM in Department V at 150 West Commonwealth, Alhambra, CA 91801

Order to Show Cause Re: Dismissal Pursuant to C.C.P. Sections 581(b)(4), 583.110 and 583.130 and/or Sanctions of up to \$250.00 Pursuant to C.C.P., 177.5; for Failure of Plaintiff to Attend 4/8/25 Order to Show Cause

PARTY INFORMATION

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BURBANK JAMES - Plaintiff

BURBANK JENNIFER - Plaintiff
CALHOUN AS TRUSTEE OF THE GAIL D. CALHOUN FAMILY TRUST GAIL D. - Defendant
CHENG GRACE - Defendant
GORDON BRIAN - Defendant
GUTIERREZ SALLY - Defendant
KELLENER JOSEPH WIND - Attorney for Plaintiff
LOTUS PROPERTY MANAGEMENT INC - Defendant
MARTINEZ BRAD - Defendant
MARTINEZ VICKY - Defendant
VAN WAGNER SHANNA MARIE - Attorney for Defendant

DOCUMENTS FILED

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Documents Filed (Filing dates listed in descending order)

04/22/2025 Request for Entry of Default / Judgment

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

04/09/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

04/08/2025 Certificate of Mailing for ((Order to Show Cause Re: Failure to File Proof of Service) of 04/08/2025)

Filed by Clerk

04/08/2025 Minute Order ((Order to Show Cause Re: Failure to File Proof of Service))

Filed by Clerk

03/21/2025 Answer

Filed by Brad Martinez (Defendant); Vicky Martinez (Defendant); Gail D. Calhoun as Trustee of the Gail D. Calhoun Family Trust (Defendant)

03/04/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

03/04/2025 Proof of Personal Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

03/04/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

02/13/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

02/13/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

02/13/2025 Proof of Service by Substituted Service

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

11/26/2024 Notice of Case Management Conference

Filed by Clerk

11/26/2024 Order to Show Cause Failure to File Proof of Service

Filed by Clerk

11/25/2024 Notice of Case Assignment - Unlimited Civil Case

Filed by Clerk

11/25/2024 Alternative Dispute Resolution Packet

Filed by Clerk

11/25/2024 Civil Case Cover Sheet

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

11/25/2024 Summons (on Complaint)

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

11/25/2024 Complaint

Filed by Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

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Proceedings Held (Proceeding dates listed in descending order)

04/08/2025 at 08:30 AM in Department V, Sarah J. Heidel, Presiding

Order to Show Cause Re: Failure to File Proof of Service - **Not Held - Continued - Court's Motion**

REGISTER OF ACTIONS

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04/22/2025 Request for Entry of Default / Judgment; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brian Gordon (Defendant); Sally Gutierrez (Defendant); Grace Cheng (Defendant) et al.

04/22/2025 Default entered as to Brian Gordon; Sally Gutierrez; Grace Cheng et al. On the Complaint filed by Jennifer Burbank, et al. on 11/25/2024

04/22/2025 Updated -- Request for Entry of Default / Judgment: Filed By: Jennifer Burbank (Plaintiff), James Burbank (Plaintiff); Result: Entered ; Result Date: 04/22/2025

04/09/2025 Order to Show Cause Re: Imposition of Monetary Sanctions in an Amount of up to \$250.00 on Plaintiff Pursuant to C.C.P., Section 177.5, for Failure to Timely File Proof of Service as to Defendant, Cheng (SECOND SETTING) scheduled for 08/06/2025 at 08:30 AM in Alhambra Courthouse at Department V

04/09/2025 Order to Show Cause Re: Dismissal Pursuant to C.C.P. Sections 581(b)(4), 583.110 and 583.130 and/or Sanctions of up to \$250.00 Pursuant to C.C.P., 177.5; for Failure of Plaintiff to Attend 4/8/25 Order to Show Cause scheduled for 08/06/2025 at 08:30 AM in Alhambra Courthouse at Department V

04/09/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Grace Cheng (Defendant); Proof of Mailing Date: 02/11/2025; Service Cost: 125.00; Service Cost Waived: No

04/09/2025 Order to Show Cause Re: Failure to File Proof of Service scheduled for 04/08/2025 at 08:30 AM in Alhambra Courthouse at Department V

04/09/2025 On the Court's own motion, Case Management Conference scheduled for 06/03/2025 at 08:30 AM in Alhambra Courthouse at Department V Not Held - Advanced and Continued - by Court was rescheduled to 08/06/2025 08:30 AM

04/08/2025 Minute Order (Order to Show Cause Re: Failure to File Proof of Service)

04/08/2025 Certificate of Mailing for (Order to Show Cause Re: Failure to File Proof of Service) of 04/08/2025; Filed by: Clerk

03/21/2025 Answer; Filed by: Brad Martinez (Defendant); Vicky Martinez (Defendant); Gail D. Calhoun as Trustee of the Gail D. Calhoun Family Trust (Defendant); As to: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff)

03/04/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brian Gordon (Defendant); Proof of Mailing Date: 02/11/2025; Service Cost: 0.00; Service Cost Waived: No

03/04/2025 Proof of Personal Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Lotus Property Management, Inc (Defendant); Service Date: 02/26/2025; Service Cost: 0.00; Service Cost Waived: No

03/04/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Sally Gutierrez (Defendant); Proof of Mailing Date: 02/26/2025; Service Cost: 0.00; Service Cost Waived: No

02/13/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Gail D. Calhoun as Trustee of the Gail D. Calhoun Family Trust (Defendant); Proof of Mailing Date: 02/09/2025; Service Cost: 0.00; Service Cost Waived: No

02/13/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Vicky Martinez (Defendant); Proof of Mailing Date: 02/09/2025; Service Cost: 0.00; Service Cost Waived: No

02/13/2025 Proof of Service by Substituted Service; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brad Martinez (Defendant); Proof of Mailing Date: 02/09/2025; Service Cost: 0.00; Service Cost Waived: No

11/26/2024 Order to Show Cause Re: Failure to File Proof of Service scheduled for 04/08/2025 at 08:30 AM in Alhambra Courthouse at Department V

11/26/2024 Notice of Case Management Conference; Filed by: Clerk

11/26/2024 Case Management Conference scheduled for 06/03/2025 at 08:30 AM in Alhambra Courthouse at Department V

11/26/2024 Case Management Conference scheduled for 08/06/2025 at 08:30 AM in Alhambra Courthouse at Department V

11/26/2024 Order to Show Cause Failure to File Proof of Service; Filed by: Clerk

11/25/2024 Complaint; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brad Martinez (Defendant); Vicky Martinez

(Defendant); Gail Calhoun as Trustee of the Gail d Calhoun Family Trust (Defendant) et al.

11/25/2024 Summons on Complaint; Issued and Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brad Martinez (Defendant); Vicky Martinez (Defendant); Gail Calhoun as Trustee of the Gail d Calhoun Family Trust (Defendant) et al.

11/25/2024 Civil Case Cover Sheet; Filed by: Jennifer Burbank (Plaintiff); James Burbank (Plaintiff); As to: Brad Martinez (Defendant); Vicky Martinez (Defendant); Gail Calhoun as Trustee of the Gail d Calhoun Family Trust (Defendant) et al.

11/25/2024 Alternate Dispute Resolution Packet; Filed by: Clerk

11/25/2024 Notice of Case Assignment - Unlimited Civil Case; Filed by: Clerk

11/25/2024 Case assigned to Hon. Sarah J. Heidel in Department V Alhambra Courthouse

11/25/2024 Updated -- Gail Calhoun as Trustee of the Gail D. Calhoun Family Trust (Defendant): Last Name changed from Calhoun as Trustee of the Gail d Calhoun Family Trust to Calhoun as Trustee of the Gail D. Calhoun Family Trust

11/25/2024 Updated -- Gail D. Calhoun as Trustee of the Gail D. Calhoun Family Trust (Defendant): Middle Name: D.

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