

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-15814 Jose Rafael Sr. Preciado and Maria Janneth Pereira De

Chapter 7

Telephonic Hearing

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: 2020 Kenworth T680, VIN: 1XKYD49X8LJ420042

Raffi Khatchadourian to appear by telephone (818)907-3107

Docket 7

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Jose Rafael Sr. Preciado

Represented By
David Akindele Akintimoye

Joint Debtor(s):

Maria Janneth Pereira De Preciado

Represented By
David Akindele Akintimoye

Movant(s):

BMO BANK N.A. F/K/A/ BMO

Represented By
Raffi Khatchadourian

Trustee(s):

Larry D Simons (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room

302

9:30 AM

CONT...

Jose Rafael Sr. Preciado and Maria Janneth Pereira De

Chapter 7

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-15143 M.L.B. Designs, Inc.

Chapter 7

#2.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: Appliances

Docket 57

***** VACATED *** REASON: STIP/ORDER TO CONTINUE TO 10/29/25
AT 9:30 AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

M.L.B. Designs, Inc.

Represented By
David B Zolkin

Movant(s):

NORTHPOINT COMMERCIAL

Represented By
Thomas E Shuck

Trustee(s):

Todd A. Frealy (TR)

Represented By
Krikor J Meshefejian

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-14988 Maria Guzman Alvarez

Chapter 7

Telephonic Hearing

#3.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 Toyota Rav4, VIN: 2T3W1RFV9NC175611

Kirsten Martinez to appear by telephone (213)863-6071

Docket 8

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Maria Guzman Alvarez

Represented By
Daniel King

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Lynda T. Bui (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-14864 Arturo Cabrera Villa and Yvette Cabrera Villa

Chapter 7

#4.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: 2024 Toyota Corolla, VIN: 5YFB4MDE7RP217848

Docket 14

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Arturo Cabrera Villa

Represented By
Aaron Lloyd

Joint Debtor(s):

Yvette Cabrera Villa

Represented By
Aaron Lloyd

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-14823 Anthony Edward Alanis and Ryan Jeffrey Davis

Chapter 7

Telephonic Hearing

#5.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2019 Fleetwood Manufactured Home

Eric A Mitnick to appear by telephone (310)792-5864

Docket 16

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Anthony Edward Alanis

Represented By
Natalie A Alvarado

Joint Debtor(s):

Ryan Jeffrey Davis

Represented By
Natalie A Alvarado

Movant(s):

21st Mortgage Corporation

Represented By
Diane Weifenbach

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-14409 Jessica Marquez

Chapter 7

#6.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: 2019 Honda Pilot, VIN: 5FNYP5H58KB039051

Docket 8

Tentative Ruling:

GRANT relief from the automatic stay under § 362(d)(1).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Jessica Marquez

Represented By
James G. Beirne

Movant(s):

Wells Fargo Bank, N.A., dba Wells

Represented By
Kirsten Martinez

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-14365 Kyle Mathew Hale and Amyna Hale

Chapter 7

Telephonic Hearing

#7.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY
RE: 27660 Carlton Oaks Street, Murrieta, CA 92562

Kristin Schuler-Hintz to appear by telephone (702)685-0329

Docket 10

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Kyle Mathew Hale

Represented By
Rex Tran

Joint Debtor(s):

Amyna Hale

Represented By
Rex Tran

Movant(s):

FourLeaf Federal Credit Union

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-13949 Andrea Victoria Teague

Chapter 7

Telephonic Hearing

#8.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: 2020 Honda Accord Hybrid, VIN: 1HGCV3F15LA006294

Kristin Schuler-Hintz to appear by telephone (702)685-0329

Docket 11

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Andrea Victoria Teague

Represented By
Andy Nguyen

Movant(s):

Mechanics Bank

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Charles W Daff (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-13737 Gilbert Ramon Lopez, Jr

Chapter 7

Telephonic Hearing

#9.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY
RE: 7860 January Drive, Hemet, CA 92545

Joseph C Delmotte to appear by telephone (858)750-7639

Docket 19

Tentative Ruling:

GRANT relief from the automatic stay under § 362(d)(1).

GRANT waiver of FRBP 4001(a)(4) stay.

DENY requested relief under item no. 10.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days

Party Information

Debtor(s):

Gilbert Ramon Lopez Jr

Pro Se

Movant(s):

Mortgage Research Center, LLC

Represented By
Joseph C Delmotte

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-13702 Matthew Wayne Riddle

Chapter 7

#10.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY
RE: 35154 Heritage Pointe Drive, Murrieta, CA, 92563

Docket 13

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Matthew Wayne Riddle

Represented By
Terrence Fantauzzi

Movant(s):

Lakeview Loan Servicing, as

Represented By
Fanny Zhang Wan

Trustee(s):

Todd A. Frealy (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-12980 Bridgette Charmain Potts

Chapter 7

Telephonic Hearing

#11.00 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER
RE: 7950 Etiwanda Ave. #19101, Rancho Cucamonga, CA 91739

R. Scott Andrews to appear by telephone (949)476-5585

Docket 22

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Bridgette Charmain Potts	Pro Se
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Movant(s):

KNICKERBOCKER	Represented By Scott Andrews
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Trustee(s):

Robert Whitmore (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-10949 Ghossain and Truelock Enterprises, Inc

Chapter 7

#12.00 Notice of motion and motion for relief from the automatic
stay with supporting declarations UNLAWFUL DETAINER
RE: 783 Palmyrita Avenue, Unit A, Riverside, CA 92507

Docket 18

***** VACATED *** REASON: VOLUNTARY DISMISSAL OF MOTION
FILED BY MOVANT 9/5/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ghossain and Truelock Enterprises,

Represented By
Ramiro Flores Munoz

Movant(s):

Los Angeles By-Products Co.

Represented By
Brian D. Cronin
Michael G Spector

Trustee(s):

Larry D Simons (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:24-16205 Crownco, Inc.

Chapter 7

Telephonic Hearing

#13.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY
RE: Debtor's Business Assets Including Accounts Receivable

Jennifer Witherell Crastz to appear by telephone (818)907-3104

Docket 160

Tentative Ruling:

GRANT relief from the automatic stay under §§ 362(d)(1) and (d)(2).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Crownco, Inc.

Represented By
Yoon O Ham

Movant(s):

Centerstone SBA Lending, Inc.

Represented By
Jennifer Witherell Crastz
Jessica M. Simon

Trustee(s):

Arturo Cisneros (TR)

Represented By
Melissa Davis Lowe

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:25-13031 Kevin Romant Jackson

Chapter 13

Telephonic Hearing

#14.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2018 Ford EcoSport Truck, VIN: MAJ3P1TE6JC164851

**Garry Masterson to appear by telephone (216)672-6984
Jennifer Tanios to appear by telephone (909)641-9417**

Docket 25

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Kevin Romant Jackson

Represented By
Steven A Alpert

Movant(s):

Regional Acceptance Corporation

Represented By
Garry A Masterson

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:24-16855 Johnathan F. Tejada-Flores and Giselle Tejada-Flores

Chapter 13

Telephonic Hearing

#15.00 Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2021 Toyota Camry, VIN: 4T1K61AKXMU479079

**Kirsten Martinez to appear by telephone (213)863-6071
Michael Smith to appear by telephone (951)383-3388**

Docket 26

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Johnathan F. Tejada-Flores

Represented By
Michael Smith

Joint Debtor(s):

Giselle Tejada-Flores

Represented By
Michael Smith

Movant(s):

Toyota Motor Credit Corporation

Represented By
Kirsten Martinez

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:21-14381 Betty Jane Martinez and Larry R Martinez, Sr.

Chapter 13

#16.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY
RE: 838 West 7th Street, Corona, CA 92882-3246

Case dismissed 7/24/25 for failure to make payments

Docket 50

Tentative Ruling:

GRANT relief from the automatic stay under § 362(d)(1).

GRANT waiver of FRBP 4001(a)(4) stay.

APPEARANCES WAIVED. No opposition has been timely filed. If written or oral opposition is presented at the hearing, the hearing may be continued. Movant to lodge an order within 7 days.

Party Information

Debtor(s):

Betty Jane Martinez

Represented By
Trang Phuong Nguyen

Joint Debtor(s):

Larry R Martinez Sr.

Represented By
Trang Phuong Nguyen

Movant(s):

NewRez LLC d/b/a Shellpoint

Represented By
Jacqueline D Serrao

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:24-13360 Adolfo Raudales-Perea

Chapter 13

Telephonic Hearing

#17.00 CONT'D Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 121 East Wilson Street, Rialto, CA 92376

FR. 7/9/25

**Kristin Schuler-Hintz to appear by telephone (702)685-0329
Bridget Kelly to appear by telephone (951)826-8000**

Docket 35

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by telephone. See Judge Yun's telephonic procedures on the court website for detailed information.

Party Information

Debtor(s):

Adolfo Raudales-Perea

Represented By
Onyinye N Anyama

Movant(s):

Paramount Residential Mortgage

Represented By
Kristin A Schuler-Hintz

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

9:30 AM

6:24-13266 Gail A. Vicondova

Chapter 13

Telephonic Hearing

#18.00 CONT'D Notice of motion and motion for relief from the
automatic stay with supporting declarations REAL PROPERTY
RE: 54300 South Circle Drive, Idyllwild, CA 92549

FR. 8/6/25

**Keith Higginbotham to appear by telephone (213)840-7800
Michael Smith to appear by telephone (951)383-3388**

Docket 34

Tentative Ruling:

APPEARANCES REQUIRED. Appearances may be in person or by
telephone. See Judge Yun's telephonic procedures on the court website
for detailed information.

Party Information

Debtor(s):

Gail A. Vicondova

Represented By
Michael Smith

Movant(s):

Mortgage Assets Management, LLC

Represented By
Sean C Ferry

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

1:30 PM

6:22-13378 Indian Canyon & 18th Property Owners Association

Chapter 11

#1.00 CONT'D Debtor's Motion for an Order Enforcing this Court's Order
Confirming Plan and the Effect of the Post-Confirmation Injunction
on the State Complaint Pending in the State Court Action

FR. 5/22/25

Docket 359

***** VACATED *** REASON: ORDER DENYING ENTERED 6/12/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Christopher Celentino
Jonathan Serrano
Joseph Leventhal
Yosina M Lissebeck

Movant(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Christopher Celentino
Jonathan Serrano
Joseph Leventhal
Yosina M Lissebeck

Trustee(s):

Arturo Cisneros (TR)

Represented By

Arturo Cisneros

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

1:30 PM

6:22-13378 Indian Canyon & 18th Property Owners Association

Chapter 11

Adv#: 6:23-01001 Indian Canyon & 18th Property Owners Association v. Alpenglow

#2.00 CONT'D Plaintiff's Motion to Dismiss Affirmative
Defenses in Violation of Order Confirming Plan

FR. 5/22/25

Docket 45

***** VACATED *** REASON: ORDER DENYING ENTERED 6/12/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Christopher Celentino
Jonathan Serrano
Joseph Leventhal
Yosina M Lissebeck

Defendant(s):

Alpenglow Management Group,

Represented By

Garrick A Hollander
Sean A OKeefe
Douglas A Plazak

Movant(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Joseph Leventhal
Christopher Celentino

Plaintiff(s):

Indian Canyon & 18th Property

Represented By

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

1:30 PM

CONT...

Indian Canyon & 18th Property Owners Association

Chapter 11

Douglas A Plazak
Joseph Leventhal
Christopher Celentino

Trustee(s):

Arturo Cisneros (TR)

Represented By
Arturo Cisneros

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

1:30 PM

6:22-13378 Indian Canyon & 18th Property Owners Association

Chapter 11

Adv#: 6:23-01002 Indian Canyon & 18th Property Owners Association v. Brightside Estate

#3.00 CONT'D Plaintiff's Motion to Dismiss Affirmative
Defenses in Violation of Order Confirming Plan

FR. 5/22/25

Docket 44

***** VACATED *** REASON: ORDER DENYING ENTERED 6/12/25**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Christopher Celentino
Jonathan Serrano
Joseph Leventhal
Yosina M Lissebeck

Defendant(s):

Brightside Estate Holdings, LLC

Represented By

Garrick A Hollander
Sean A OKeefe

Movant(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak
Joseph Leventhal
Christopher Celentino

Plaintiff(s):

Indian Canyon & 18th Property

Represented By

Douglas A Plazak

**United States Bankruptcy Court
Central District of California
Riverside
Scott Yun, Presiding
Courtroom 302 Calendar**

Wednesday, September 17, 2025

Hearing Room 302

1:30 PM

CONT...

Indian Canyon & 18th Property Owners Association

Chapter 11

Joseph Leventhal

Christopher Celentino

Trustee(s):

Arturo Cisneros (TR)

Represented By

Arturo Cisneros