

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

8:30 AM

6:18-13291 Ursula Ontiveros

Chapter 7

#1.00 Hrg re reaffirmation agreement filed 7-24-18 between Debtor and Alaska USA Federal Credit Union in the amount of \$ 8,835.16

RE: 2014 Nissan Sentra

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ursula Ontiveros

Represented By
Jennifer Ann Aragon

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

8:30 AM

6:18-14018 Antoinette Marie Rivas

Chapter 7

#2.00 Hrg re reaffirmation agreement filed 8-7-18 between Debtor and Mechanics Bank in the amount of \$ 3,812.79

RE: 2007 Honda Odyssey

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Antoinette Marie Rivas

Pro Se

Trustee(s):

Steven M Speier (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

8:30 AM

6:18-14995 Michelle Renee Lockhart

Chapter 7

#3.00 Hrg re reaffirmation agreement filed 8-7-18 between Debtor and Balboa Thrift & Loan in the amount of \$ 16,840.65

RE: 2016 Jeep Patriot Sport SUV 4D

Docket 9

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Michelle Renee Lockhart

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

8:30 AM

6:18-15017 James Edward Ekholdt and Rosemary Montoya Ekholdt

Chapter 7

#4.00 Hrg re reaffirmation agreement filed 8-13-18 between Debtor and Ally Bank in the amount of \$ 15,530.72

RE: 2015 FIAT 500L

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

James Edward Ekholdt

Represented By
Yolanda Flores-Burt

Joint Debtor(s):

Rosemary Montoya Ekholdt

Represented By
Yolanda Flores-Burt

Trustee(s):

Karl T Anderson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
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Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:17-17758 Jimmy Jose Guevara

Chapter 7

#5.00 Motion for relief from stay

AMERICAN HONDA FINANCE CORPORATION VS DEBTOR

Property: 2018 Honda Odyssey
[Personal Prop] Vincent V. Frounjian, attorney/movant

Docket 43

Tentative Ruling:

9/6/2018:

None.

Final Ruling. This motion for relief from the automatic stay has been set for hearing on regular notice pursuant to Rule 9013-1(d)(2) of the Local Bankruptcy Rules. Pursuant to Rule 9013-1(h), the failure of the trustee, the debtor and other parties in interest to file written opposition at least fourteen days prior to the hearing is construed as consent to the granting of the motion. *Cf. Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Furthermore, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. *See Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Parties who have been properly served with the motion are considered in default and, as a consequence, the matter will be resolved without oral argument. *See* Rule 9013-1(j)(3). **No appearance is necessary.**

For the reasons set forth in the motion, the Court hereby finds that sufficient grounds exist to grant the motion pursuant to 11 U.S.C. §§ 362(d)(1) and 362(d)(2) with the following relief:

(1) Termination of the stay to allow movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the property, foreclose its lien upon the property and to sell the property.

**United States Bankruptcy Court
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Hearing Room 304

10:00 AM

CONT... Jimmy Jose Guevara

Chapter 7

(2) Waiver of the 14-day stay prescribed by Bankruptcy Rule 4001(a)(3).

Counsel for the moving party shall prepare and upload a proposed order after the date and time of the hearing but no later than seven days thereafter. *See* LBR 9021-1(b)(1)(B) (stating that proposed orders shall be submitted "within 7 days" of the hearing but "must not be lodged prior to the hearing . . .").

Party Information

Debtor(s):

Jimmy Jose Guevara

Represented By
Michael E Clark

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:18-13525 Conrad Houston Mikaelian and Jamie Leigh Mikaelian

Chapter 7

#6.00 Motion for relief from stay

SYSTEMS & SERVICES TECHNOLOGIES VS DEBTORS

Property: 2006 Gulf Strem Conquest
[Personal Prop] Austin P. Nagel, attorney/movant

Docket 19

Tentative Ruling:

9/6/2018:

None.

Final Ruling. This motion for relief from the automatic stay has been set for hearing on regular notice pursuant to Rule 9013-1(d)(2) of the Local Bankruptcy Rules. Pursuant to Rule 9013-1(h), the failure of the trustee, the debtor and other parties in interest to file written opposition at least fourteen days prior to the hearing is construed as consent to the granting of the motion. *Cf. Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Furthermore, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. *See Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Parties who have been properly served with the motion are considered in default and, as a consequence, the matter will be resolved without oral argument. *See* Rule 9013-1(j)(3). **No appearance is necessary.**

For the reasons set forth in the motion, the Court hereby finds that sufficient grounds exist to grant the motion pursuant to 11 U.S.C. §§ 362(d)(1) and 362(d)(2) with the following relief:

(1) Termination of the stay to allow movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the property, foreclose its lien upon the property and to sell the property.

**United States Bankruptcy Court
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Thursday, September 6, 2018

Hearing Room 304

10:00 AM

CONT... Conrad Houston Mikaelian and Jamie Leigh Mikaelian

Chapter 7

(2) Waiver of the 14-day stay prescribed by Bankruptcy Rule 4001(a)(3).

Counsel for the moving party shall prepare and upload a proposed order after the date and time of the hearing but no later than seven days thereafter. *See* LBR 9021-1(b)(1)(B) (stating that proposed orders shall be submitted "within 7 days" of the hearing but "must not be lodged prior to the hearing . . .").

Party Information

Debtor(s):

Conrad Houston Mikaelian

Represented By
Timothy S Huyck

Joint Debtor(s):

Jamie Leigh Mikaelian

Represented By
Timothy S Huyck

Trustee(s):

Todd A. Frealy (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:18-14154 David Jho and Nancy Jho

Chapter 7

#7.00 Motion for relief from stay

FIRST CITY CREDIT UNION VS DEBTORS

Property: 2013 Toyota Sienna .
[Personal Prop] Karel G. Rocha, attorney/movant

Docket 15

***** VACATED *** REASON: NTC OF WITHDRAWAL FILED 9-4-18**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

David Jho

Represented By
Paul Y Lee

Joint Debtor(s):

Nancy Jho

Represented By
Paul Y Lee

Trustee(s):

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:18-16390 Demetrio Rodriguez-Hernandez and Claudia Alonso

Chapter 7

#8.00 Motion for relief from stay

FORD MOTOR CREDIT VS DEBTOR

Property: 2018 Ford F150
[Real Prop] Sheryl K. Ith, attorney/movant

Docket 8

Tentative Ruling:

9/6/2018:

None.

Final Ruling. This motion for relief from the automatic stay has been set for hearing on regular notice pursuant to Rule 9013-1(d)(2) of the Local Bankruptcy Rules. Pursuant to Rule 9013-1(h), the failure of the trustee, the debtor and other parties in interest to file written opposition at least fourteen days prior to the hearing is construed as consent to the granting of the motion. *Cf. Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Furthermore, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. *See Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Parties who have been properly served with the motion are considered in default and, as a consequence, the matter will be resolved without oral argument. *See* Rule 9013-1(j)(3). **No appearance is necessary.**

For the reasons set forth in the motion, the Court hereby finds that sufficient grounds exist to grant the motion pursuant to 11 U.S.C. §§ 362(d)(1) and 362(d)(2) with the following relief:

(1) Termination of the stay to allow movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the property, foreclose its lien upon the property and to sell the property.

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
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Thursday, September 6, 2018

Hearing Room 304

10:00 AM

CONT... Demetrio Rodriguez-Hernandez and Claudia Alonso

Chapter 7

(2) Waiver of the 14-day stay prescribed by Bankruptcy Rule 4001(a)(3).

Counsel for the moving party shall prepare and upload a proposed order after the date and time of the hearing but no later than seven days thereafter. *See* LBR 9021-1(b)(1)(B) (stating that proposed orders shall be submitted "within 7 days" of the hearing but "must not be lodged prior to the hearing . . .").

Party Information

Debtor(s):

Demetrio Rodriguez-Hernandez

Represented By
A Mina Tran

Joint Debtor(s):

Claudia Alonso

Represented By
A Mina Tran

Trustee(s):

Lynda T. Bui (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:18-16833 Irina A. Khramova

Chapter 7

#9.00 Motion for relief from stay

UNTIED CAPITAL INVESTMENTS VS DEBTOR

Property: 4027 Holt Blvd., Unit B & C, Montclair, CA 91763
[Personal Prop] Joseph L. Cruz, attorney/movant

Docket 7

Tentative Ruling:

9/6/2018:

None.

Final Ruling. This motion for relief from the automatic stay has been set for hearing on regular notice pursuant to Rule 9013-1(d)(2) of the Local Bankruptcy Rules. Pursuant to Rule 9013-1(h), the failure of the trustee, the debtor and other parties in interest to file written opposition at least fourteen days prior to the hearing is construed as consent to the granting of the motion. *Cf. Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Furthermore, because the court is granting the relief requested by the moving party and for which a *prima facie* case has been established, an actual hearing is not necessary. *See Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Parties who have been properly served with the motion are considered in default and, as a consequence, the matter will be resolved without oral argument. *See* Rule 9013-1(j)(3). **No appearance is necessary.**

The motion requests relief from the automatic stay to complete an eviction. Using a bankruptcy case to delay an eviction is not appropriate. *See, e.g., In re Smith*, 105 B.R. 50, 53 & 55 (Bankr. C.D. Cal. 1989) (describing cases filed to delay an eviction as “abusive” and designed to “delay improperly the landlord from obtaining possession of his property.”). Accordingly, for this reason and the reasons set forth in the motion, the Court hereby finds that sufficient grounds exist to grant the motion pursuant to 11 U.S.C. §§ 362(d)(1) and 362(d)(2) with the following relief:

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
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Thursday, September 6, 2018

Hearing Room 304

10:00 AM

CONT... Irina A. Khramova

Chapter 7

(1) Termination of the stay to allow movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the property.

(2) Waiver of the 14-day stay prescribed by Bankruptcy Rule 4001(a)(3).

Counsel for the moving party shall prepare and upload a proposed order after the date and time of the hearing but no later than seven days thereafter. *See* LBR 9021-1(b)(1)(B) (stating that proposed orders shall be submitted "within 7 days" of the hearing but "must not be lodged prior to the hearing . . .").

Party Information

Debtor(s):

Irina A. Khramova

Represented By
Michael F Chekian

Trustee(s):

Steven M Speier (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

6:18-16852 David Elijah Chandler

Chapter 7

#10.00 Motion for relief from stay

ASHRAF FAHIM, MERVAT MIKHAIL VS DEBTOR

Property: 1268 Flemington Road, Riverside, CA 92506
[UD] Barry Lee O'Connor, attorney/movant

Docket 13

Tentative Ruling:

9/6/2018:

The hearing regarding this motion shall be heard on shortened notice and any opposition is due at the hearing. Therefore, appearances are required at the hearing.

The motion requests relief from the automatic stay to complete an eviction. Using a bankruptcy case to delay an eviction is not appropriate. *See, e.g., In re Smith*, 105 B.R. 50, 53 & 55 (Bankr. C.D. Cal. 1989) (describing cases filed to delay an eviction as “abusive” and designed to “delay improperly the landlord from obtaining possession of his property.”). Therefore, the tentative ruling of the court is to grant the motion pursuant to 11 U.S.C. § 362(d)(1) with the following relief:

(1) Termination of the stay to allow movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the property.

(2) Waiver of the 14-day stay prescribed by Bankruptcy Rule 4001(a)(3).

Party Information

Debtor(s):

David Elijah Chandler

Represented By
Dina Farhat

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:00 AM

CONT... David Elijah Chandler

Chapter 7

Trustee(s):

Larry D Simons (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:15 AM

6:18-17230 Shawn Howard

Chapter 13

#10.01 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Shawn Howard

Pro Se

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

10:15 AM

6:18-17335 Imogene Hardrick

Chapter 13

#11.00 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Imogene Hardrick

Pro Se

Trustee(s):

Rod Danielson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

11:00 AM

6:18-17106 Three Chiefs and No Indians, LLC

Chapter 11

#12.00 Hrg re emergency motion authorizing, but not directing, the debtor to pay all or a portion of the prepetition claims of certain critical vendors

Docket 6

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Three Chiefs and No Indians, LLC

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

11:00 AM

6:18-17106 Three Chiefs and No Indians, LLC

Chapter 11

#13.00 Hrg re emergency first day motion for order determining adequate assurance of payment for postpetition utility services

Docket 0

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Three Chiefs and No Indians, LLC

Represented By
Michael S Kogan

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, September 6, 2018

Hearing Room 304

1:00 PM

6:16-20563 Giovanni Agostino Nanci

Chapter 7

Adv#: 6:18-01025 Speier v. Nanci et al

#14.00 Status conference re: Complaint objecting to the discharge

Cont'd from MJ calendar 6-21-18, WJ 8-31-18

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Giovanni Agostino Nanci

Represented By
Javier H Castillo

Defendant(s):

Giovanni Agostino Nanci

Represented By
Javier H Castillo

Stephanie Suzanne Nanci

Represented By
Javier H Castillo

Joint Debtor(s):

Stephanie Suzanne Nanci

Represented By
Javier H Castillo

Plaintiff(s):

Steven M Speier

Represented By
Todd L Turoci

Trustee(s):

Steven M Speier (TR)

Represented By
Todd L Turoci