

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

Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-14915 Tina E. Ernst

Chapter 7

#1.00 Hrg re reaffirmation agreement filed 9-12-19 between Debtor and OneMain Financial in the amount of \$7619.54

RE: 2010 Toyota Camry

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tina E. Ernst

Represented By
Linda Roberts-Ross

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, October 10, 2019

Hearing Room 304

8:30 AM

6:19-15113 Gregory James Lara

Chapter 7

#2.00 Hrg re reaffirmation agreement filed 9-3-19 between Debtor and Harley-Davidson Credit Corp in the amount of \$22,833.88

RE: 2017 Harley-Davidson Fltrax Road Glide Special

Docket 13

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Gregory James Lara

Pro Se

Trustee(s):

Karl T Anderson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-15343 Serena M Areias

Chapter 7

#3.00 Hrg re reaffirmation agreement filed 9-4-19 between Debtor and Credit Acceptance Corporation in the amount of \$19,491.11

RE: 2017 Honda Civic

Docket 16

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Serena M Areias

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-15535 Carlos A Pineda

Chapter 7

#4.00 Hrg re reaffirmation agreement filed 8-28-19 between Debtor and Nissan Motor Acceptance Corporation in the amount of \$4,739.66

RE: 13 Nissan Pathfinder

Docket 14

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Carlos A Pineda

Pro Se

Trustee(s):

Karl T Anderson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-15541 Corey Lynn Lazenby and Audrey Jeanne Lazenby

Chapter 7

#5.00 Hrg re reaffirmation agreement filed 8-26-19 between Debtor and Altura Credit Union in the amount of \$22,077.67

RE: 2017 Chevrolet Volt

Docket 13

***** VACATED *** REASON: AMENDED REAFFIRMATION FILED 9-27-19 WITH ATTORNEY SIGNATURE**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Corey Lynn Lazenby

Represented By
Barry E Borowitz

Joint Debtor(s):

Audrey Jeanne Lazenby

Represented By
Barry E Borowitz

Trustee(s):

Howard B Grobstein (TR)

Pro Se

**United States Bankruptcy Court
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8:30 AM

6:19-15541 Corey Lynn Lazenby and Audrey Jeanne Lazenby

Chapter 7

#6.00 Hrg re reaffirmation agreement filed 8-26-19 between Debtor and Altura Credit Union in the amount of \$21,960.76

RE: 2017 Chevrolet Volt

Docket 15

***** VACATED *** REASON: AMENDED REAFFIRMATION FILED 9-27-19 WITH ATTORNEY SIGNATURE**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Corey Lynn Lazenby

Represented By
Barry E Borowitz

Joint Debtor(s):

Audrey Jeanne Lazenby

Represented By
Barry E Borowitz

Trustee(s):

Howard B Grobstein (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-15868 Jessica Aguilar-Flores

Chapter 7

#7.00 Hrg re reaffirmation agreement filed 8-30-19 between Debtor and Americredit
Financial Services, Inc. dba GM Financial

RE: 2012 Honda Accord

Docket 17

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jessica Aguilar-Flores

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-16450 Loretta Ritchwood

Chapter 7

#8.00 Hrg re reaffirmation agreement filed 9-9-19 between Debtor and Gateway One Lending & Finance, LLC in the amount of \$2271.37

RE: 2007 Saturn Aura-V6 Sedan 4D XR

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Loretta Ritchwood

Pro Se

Trustee(s):

Steven M Speier (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

8:30 AM

6:19-17061 Alicia Michel Perez

Chapter 7

#9.00 Hrg re reaffirmation agreement filed 9-18-19 between Debtor and Toyota Motor Credit Corporation in the amount of \$14,196.27

RE: 2016 Toyota Camry

Docket 13

***** VACATED *** REASON: AMENDED REAFFIRMATION FILED 9-27-19 WITH ATTORNEY SIGNATURE**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Alicia Michel Perez

Represented By
Michael E Clark

Trustee(s):

Charles W Daff (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:18-18116 Randall Mayfield

Chapter 7

#10.00 Motion for relief from stay

BANK OF AMERICA VS DEBTOR

Property: U 2000 Crusaders 320
[Personal Prop] Robert P. Zahradka, attorney/movant

Docket 40

Tentative Ruling:

10/10/2019:

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) 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.

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Central District of California
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10:00 AM

CONT... Randall Mayfield

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):

Randall Mayfield

Pro Se

Trustee(s):

Steven M Speier (TR)

Pro Se

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

10:00 AM

6:19-14960 John Michael Boyce and Tamra Sue Boyce

Chapter 7

#11.00 Motion for relief from stay

BANK OF THE WEST VS DEBTORS

Property: 2018 Ford F150
[Personal Prop] Mary Ellmann Tang, attorney/movant

Docket 15

Tentative Ruling:

10/10/2019:

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.

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10:00 AM

CONT... John Michael Boyce and Tamra Sue Boyce

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):

John Michael Boyce	Pro Se
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Joint Debtor(s):

Tamra Sue Boyce	Pro Se
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Trustee(s):

Larry D Simons (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-15332 Alex Sacala

Chapter 7

#12.00 Motion for relief from stay

SUN WEST MORTGAGE VS DEBTOR

Property: 1383 Cherie COurt, San Jacinto, CA 92583-2249
[Real Prop] Nichole L. Glowin, attorney/movant

Docket 11

Tentative Ruling:

10/10/2019:

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

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10:00 AM

CONT... Alex Sacala
property.

Chapter 7

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

(3) The creditor or counsel for the creditor may communicate with the debtor or counsel for the debtor regarding the property that is the subject of this motion and the debt owed to the creditor.

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):

Alex Sacala

Represented By
David L Nelson

Trustee(s):

Todd A. Frealy (TR)

Pro Se

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

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Hearing Room 304

10:00 AM

6:19-15485 Alexander Earl Gidley

Chapter 7

#13.00 Motion for relief from stay

CHRISTINA R. GIDLEY VS DEBTOR

Property: Superior Court Docket Number CSKS1706618
[Non Bk Forum] Christina R. Gidley/In Pro Se

Docket 13

Tentative Ruling:

Party Information

Debtor(s):

Alexander Earl Gidley

Represented By
D Justin Harelik

Trustee(s):

Robert Whitmore (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-15988 Donald Wayne Mosley and Angela Mosley

Chapter 7

#14.00 Motion for relief from stay

SANTANDER CONSUMER USA VS DEBTORS

Property: 2012 Toyota Camry
Personal Prop] Jennifer H. Wang, attorney/movant

Docket 17

Tentative Ruling:

10/10/2019:

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

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CONT... Donald Wayne Mosley and Angela Mosley Chapter 7

possession of the property, foreclose its lien upon the property and to sell 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):

Donald Wayne Mosley

Represented By
Sundee M Teeple

Joint Debtor(s):

Angela Mosley

Represented By
Sundee M Teeple

Trustee(s):

Steven M Speier (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-15992 Theresa Ann Gutierrez

Chapter 7

#15.00 Motion for relief from stay

WESCOM CREDIT UNION VS DEBTOR

Property: 2013 Lexus CT
[Personal Prop] Karel Rocha, attorney/movant

Docket 10

Tentative Ruling:

10/10/2019:

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
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10:00 AM

CONT... Theresa Ann Gutierrez

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):

Theresa Ann Gutierrez

Represented By
Omar Zambrano

Trustee(s):

Howard B Grobstein (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 304

10:00 AM

6:19-17151 JoAnn Manthe

Chapter 7

#16.00 Motion for relief from stay

PENNYMAC LOAN SERVICES VS DEBTOR

Property: 4435 Corona Ave., Norco, CA 92860
[Real Prop] Robert P. Zahradka, attorney/movant

Docket 12

Tentative Ruling:

10/10/2019:

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) 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.

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10:00 AM

CONT... JoAnn Manthe

Chapter 7

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

(3) The creditor or counsel for the creditor may communicate with the debtor or counsel for the debtor regarding the property that is the subject of this motion and the debt owed to the creditor.

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):

JoAnn Manthe

Represented By
Michael R Totaro

Trustee(s):

Karl T Anderson (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 304

10:00 AM

6:19-17311 Yvette Stevens

Chapter 7

#17.00 Motion for relief from stay

JAMES D. WYATT VS DEBTOR

Property: 15571 Spencer Road, 17575 Spencer Road, and Vacant Land,
Victorville, CA 92394

[UD] Edeard T. Weber, attorney/movant

Docket 21

Tentative Ruling:

Party Information

Debtor(s):

Yvette Stevens

Pro Se

Trustee(s):

Steven M Speier (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-17317 William Enrique Munoz

Chapter 7

#18.00 Motion for relief from stay

NATIONSTAR MORTGAGE VS DEBTOR

Property: 14235 Blackwood Street, La Puente, CA 91746
[Real Prop] Nancy Lee, attorney/movant

Docket 14

Tentative Ruling:

10/10/2019:

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), 362(d)(2), and 362(d)(4) 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.

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CONT... William Enrique Munoz

Chapter 7

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

(3) Relief under § 362(d)(4) based on (a) the transfer of all or part ownership of, or other interest in, such real property without the consent of the secured creditor or court approval and/or (b) multiple bankruptcy filings affecting the real property.

Pursuant to the request in the motion, the Court also hereby grants the extraordinary relief set forth in paragraphs 8(a),10(a), and 11 on page 5 of the motion.

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):

William Enrique Munoz	Pro Se
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Trustee(s):

Todd A. Frealy (TR)	Pro Se
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**United States Bankruptcy Court
Central District of California
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Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-18088 Alma Valenzuela

Chapter 7

#18.01 Hrg re motion in individual case for order imposing a stay or continuing the automatic stay

Docket 8

Tentative Ruling:

Party Information

Debtor(s):

Alma Valenzuela

Represented By
Qais Zafari

Trustee(s):

Karl T Anderson (TR)

Pro Se

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

Thursday, October 10, 2019

Hearing Room 304

10:00 AM

6:19-17882 Hasan Mustafa

Chapter 7

#18.02 Motion for relief from stay

U.S. BANK NATIONAL ASSOCIATION VS DEBTOR

Property: 7685 Stoney Creek Court, Highland, CA 92346
[UD] James F. Lewin, attorney/movant

Docket 12

Tentative Ruling:

10/10/2019:

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) 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.

(2) The order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code.

(3) 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

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CONT... Hasan Mustafa

Chapter 7

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):

Hasan Mustafa

Pro Se

Trustee(s):

Charles W Daff (TR)

Pro Se

**United States Bankruptcy Court
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Riverside
Judge Wayne Johnson, Presiding
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Thursday, October 10, 2019

Hearing Room 304

10:15 AM

6:19-18630 Doris Ann Kelsey

Chapter 13

#18.03 Hrg re status conference

Docket 0

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Doris Ann Kelsey

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, October 10, 2019

Hearing Room 304

10:15 AM

6:19-18707 Gerardo Guevara

Chapter 13

#18.04 Hrg re status conference

Docket 0

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Gerardo Guevara

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, October 10, 2019

Hearing Room 304

10:15 AM

6:19-18716 Ramiro Nelson Garcia

Chapter 13

#18.05 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ramiro Nelson Garcia

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, October 10, 2019

Hearing Room 304

10:30 AM

6:10-38811 Peter B Gonzales

Chapter 13

Adv#: 6:19-01055 Gonzales et al v. Miller

#19.00 Status conference re: Complaint to avoid junior lien of principal residence

[Property: 9551 Cameron Street, Rancho Cucamonga, CA 91730]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Peter B Gonzales

Represented By
Richard L Barrett
Jerald Scott Bennett

Defendant(s):

Paul Miller

Pro Se

Joint Debtor(s):

Esther A Gonzales

Represented By
Richard L Barrett
Jerald Scott Bennett

Plaintiff(s):

Peter B Gonzales

Represented By
Richard L Barrett

Esther A Gonzales

Represented By
Richard L Barrett

Trustee(s):

Rod (WJ) Danielson (TR)

Pro Se

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

Thursday, October 10, 2019

Hearing Room 304

10:30 AM

6:19-12751 John Lee Johnson

Chapter 7

Adv#: 6:19-01098 Johnson v. Johnson

#20.00 Status conference re: Complaint for denial of discharge

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

John Lee Johnson

Represented By
James D. Hornbuckle

Defendant(s):

John Lee Johnson

Pro Se

Plaintiff(s):

Jodi Johnson

Represented By
Jeff Grotke

Trustee(s):

Howard B Grobstein (TR)

Represented By
M Douglas Flahaut
Aram Ordubegian

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

Thursday, October 10, 2019

Hearing Room 304

1:30 PM

6:18-12531 Jason Scott Hukill

Chapter 7

Adv#: 6:18-01212 Neavitt v. Hukill

#21.00 Hrg re motion to voluntarily dismiss claims for relief

Docket 30

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jason Scott Hukill

Represented By
Todd L Turoci

Defendant(s):

Jason Scott Hukill

Represented By
Todd L Turoci

Plaintiff(s):

James Neavitt

Represented By
Steven R Fox
W. Sloan Youkstetter

Trustee(s):

Arturo Cisneros (TR)

Represented By
Thomas H Casey

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

Thursday, October 10, 2019

Hearing Room 304

1:30 PM

6:18-12531 Jason Scott Hukill

Chapter 7

Adv#: 6:18-01212 Neavitt v. Hukill

#22.00 Pre-Trial conference re: Complaint for nondischargeability; and objection to discharge

From: 1-10-19, 1-22-19, S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER ENTERED 9-16-19; CONT'D TO 11-7-19 AT 1:30 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jason Scott Hukill

Represented By
Todd L Turoci

Defendant(s):

Jason Scott Hukill

Pro Se

Plaintiff(s):

James Neavitt

Represented By
Steven R Fox

Trustee(s):

Arturo Cisneros (TR)

Represented By
Kathleen J McCarthy
Thomas H Casey

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

Thursday, October 10, 2019

Hearing Room 304

1:30 PM

6:18-12531 Jason Scott Hukill

Chapter 7

Adv#: 6:18-01209 Hukill v. Hukill

#23.00 Pre-Trial conference re: Complaint to determine dischargeability and in objection to discharge

FROM: 1-10-19, 1-22-19, S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER 8-27-18; CONT'D TO 10-24-19 AT 1:30 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jason Scott Hukill

Represented By
Todd L Turoci

Defendant(s):

Jason Scott Hukill

Pro Se

Plaintiff(s):

Karen D Hukill

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Represented By
Kathleen J McCarthy
Thomas H Casey

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

Thursday, October 10, 2019

Hearing Room 304

1:30 PM

6:18-14519 Border Security Inc.

Chapter 7

Adv#: 6:19-01036 Chapter 7 Trustee Steven M. Speier solely in his c v. Juarez et al

#24.00 Hrg re motion for default judgment

Docket 45

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Border Security Inc.

Represented By
William E Windham

Defendant(s):

Maria Juarez

Pro Se

Daniel Lee

Pro Se

Plaintiff(s):

Chapter 7 Trustee Steven M. Speier

Represented By
Robert P Goe
Thomas J Eastmond
Robert P Goe

Trustee(s):

Steven M Speier (TR)

Represented By
Robert P Goe

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

Thursday, October 10, 2019

Hearing Room 304

2:00 PM

6:17-17723 David William Hunter

Chapter 7

Adv#: 6:17-01274 Simkin v. Hunter

#25.00 Pre-Trial conference re: Complaint to determine dischargeability of debt

**Cont'd from MJ calendar 6-7-18, WJ S/C 9-28-18, FROM P/T 2-21-19, 5-2-19,
5-9-19, 5-16-19, 6-6-19, 8-29-19, 9-5-19, 9-12-19, 9-26-19**

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

David William Hunter

Represented By
Glen J Biondi

Defendant(s):

David William Hunter

Represented By
Glen J Biondi

Joint Debtor(s):

Devyn Lyn Hunter

Represented By
Glen J Biondi

Plaintiff(s):

Boris Simkin

Represented By
Lazaro E Fernandez

Trustee(s):

Todd A. Frealy (TR)

Pro Se