

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

Thursday, December 5, 2019

Hearing Room 304

8:30 AM

6:19-16721 Juan J Escamilla, Jr.

Chapter 7

#1.00 Hrg re reaffirmation agreement filed 10-28-19 between Debtor and Nissan Motor Acceptance Corp in the amount of \$14,906.47

RE: 2016 Nissan Altima

Docket 17

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Juan J Escamilla Jr.

Represented By
Ricardo Nicol

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

8:30 AM

6:19-17365 Simon A Chen

Chapter 7

#2.00 Hrg re reaffirmation agreement filed 11-12-19 between Debtor and Ford Motor Credit Company LLC in the amount of \$25,238.71

RE: 2016 Ford Explorer

Docket 16

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Simon A Chen

Represented By
Neil R Hedtke

Trustee(s):

Arturo Cisneros (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

8:30 AM

6:19-17395 Cristobal Dubon Guerra and Astrid Siboney Palencia Solis Chapter 7

#3.00 Hrg re reaffirmation agreement filed 10-18-19 between Debtor and Santander Consumer USA Inc., dba Chrysler Capital in the amount of \$23,922.66

RE: 16 RAM 1500 Crew CA

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Cristobal Dubon Guerra Pro Se

Joint Debtor(s):

Astrid Siboney Palencia Solis Pro Se

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, December 5, 2019

Hearing Room 304

8:30 AM

6:19-17639 Sergio Velazquez

Chapter 7

#4.00 Hrg re reaffirmation agreement filed 10-18-19 between Debtor and Wells Fargo Bank in the amount of \$8,186.96

RE: 2006 Ford F150 Supercrew-V8

Docket 10

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sergio Velazquez

Represented By
Marlin Branstetter

Trustee(s):

Howard B Grobstein (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

8:30 AM

6:19-17894 Salina M. Mendoza

Chapter 7

#5.00 Hrg re reaffirmation agreement filed 11-14-19 between Debtor and Americredit Financial Services, Inc. in the amount of \$16,655.05

RE: 2016 Chevrolet Malibu

Docket 11

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Salina M. Mendoza

Represented By
James D. Hornbuckle

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, December 5, 2019

Hearing Room 304

8:30 AM

6:19-18687 Mary Elizabeth Dahouk

Chapter 7

#6.00 Hrg re reaffirmation agreement filed 10-22-19 between Debtor and Navy Federal Credit Union in the amount of \$8,603.54

RE: 2016 Toyota Corolla

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mary Elizabeth Dahouk

Pro Se

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, December 5, 2019

Hearing Room 304

8:30 AM

6:19-18873 Terry Ann Chadwell

Chapter 7

#7.00 Hrg re reaffirmation agreement filed 11-7-19 between Debtor and Toyota Motor Credit Corporation in the amount of \$18,577.49

RE: 2015 Toyota Camry

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Terry Ann Chadwell

Pro Se

Trustee(s):

Howard B Grobstein (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-13569 Felicia Lynn Tyler

Chapter 7

#8.00 Motion for relief from stay

FREEDOM MORTGAGE VS DEBTOR

Property: 19985 Grand Ave., Wildomar, CA 92595
[Real Prop] Dane Exnowski, attorney/movant

Docket 39

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Felicia Lynn Tyler

Represented By
Glen J Biondi

Trustee(s):

Karl T Anderson (TR)

Represented By
Robert P Goe
Ryan S Riddles

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-15835 Christine Michelle Boal and Shad Kjeild Boal

Chapter 7

#9.00 Motion for relief from stay

FREEDOM MORTGAGE CORPORATION VS DEBTORS

Property: 22899 Miram Way, Grand Terrace, CA 92313
[Real Prop] Dane Exnowski, attorney/movant

Docket 44

Tentative Ruling:

12/5/2019:

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.

**United States Bankruptcy Court
Central District of California
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Judge Wayne Johnson, Presiding
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Thursday, December 5, 2019

Hearing Room 304

10:00 AM

CONT... Christine Michelle Boal and Shad Kjeild Boal

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):

Christine Michelle Boal

Represented By
Benjamin R Heston

Joint Debtor(s):

Shad Kjeild Boal

Represented By
Benjamin R Heston

Trustee(s):

Howard B Grobstein (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-16581 David Garcia

Chapter 7

#10.00 Motion for relief from stay

BANK OF NEW YORK MELLON TRUST VS DEBTOR

Property: 10132 Devon Street, Rancho Cucamonga, CA 91730
[Real Prop] Christina J. Khil, attorney/movant

Docket 10

Tentative Ruling:

12/5/2019:

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.

**United States Bankruptcy Court
Central District of California
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Thursday, December 5, 2019

Hearing Room 304

10:00 AM

CONT... David Garcia

Chapter 7

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

(3) Relief under § 362(d)(4) based on multiple bankruptcy filings affecting the real property.

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):

David Garcia

Represented By
Todd L Turoci

Trustee(s):

Robert Whitmore (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-17004 Susana Hurtado

Chapter 7

#11.00 Motion for relief from stay

NATIONS DIRECT MORTGAGE VS DEBTOR

Property: 963 Spruce Street, San Bernardino, CA 92411
[Real Prop] Caren J. Castle, attorney/movant

Docket 17

Tentative Ruling:

12/5/2019:

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.

**United States Bankruptcy Court
Central District of California
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10:00 AM

CONT... Susana Hurtado

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(s) or counsel for the debtor(s) 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):

Susana Hurtado

Represented By
Gregory D Angus

Trustee(s):

Howard B Grobstein (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18035 Dino Marquez, Sr

Chapter 7

#12.00 Motion for relief from stay

GATEWAY ONE LENDING & FINANCE VS DEBTOR

Property: 2014 Dodge Challenger
[Personal Prop] Karel Rocha, attorney/movant

Docket 12

Tentative Ruling:

12/5/2019:

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
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

CONT... Dino Marquez, Sr

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):

Dino Marquez Sr

Represented By
Todd L Turoci

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, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18091 Selene Lara Martin Del Campo

Chapter 7

#13.00 Motion for relief from stay

INFINITI FINANCIAL SERVICES VS DEBTOR

Property: 2015 Infiniti Q50
[Personal Prop] Michael D. Vanlochem, attorney/movant

Docket 12

Tentative Ruling:

12/5/2019:

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
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

CONT... Selene Lara Martin Del Campo

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):

Selene Lara Martin Del Campo

Represented By
Neil R Hedtke

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, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18235 James R. Piatt, Sr. and Adelaida T. Piatt

Chapter 7

#14.00 Motion for relief from stay

SANTANDER CONSUMER USA VS DEBTORS

Property: 2013 Dodge Avenger
[Personal Prop] Sheryl K. Ith, attorney/movant

Docket 17

Tentative Ruling:

12/5/2019:

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
Riverside
Judge Wayne Johnson, Presiding
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Thursday, December 5, 2019

Hearing Room 304

10:00 AM

CONT... James R. Piatt, Sr. and Adelaida T. Piatt

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):

James R. Piatt Sr.

Represented By
James D. Hornbuckle

Joint Debtor(s):

Adelaida T. Piatt

Represented By
James D. Hornbuckle

Trustee(s):

Robert Whitmore (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18688 Olena Elena Sapozhnikova

Chapter 7

#15.00 Motion for relief from stay

NISSAN-INFINIT LT VS DEBTOR

Property: 2016 Nissan Rogue
[Personal Prop] Michael D. Vanlochem, attorney/movant

Docket 11

Tentative Ruling:

12/5/2019:

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
Riverside
Judge Wayne Johnson, Presiding
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10:00 AM

CONT... Olena Elena Sapozhnikova

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):

Olena Elena Sapozhnikova

Represented By
Yelena Gurevich

Trustee(s):

Lynda T. Bui (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
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Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18688 Olena Elena Sapozhnikova

Chapter 7

#16.00 Motion for relief from stay

NISSAN MOTOR ACCEPTANCE VS DEBTOR

Property: 2016 Nissan Sentra
[Personal Prop] Michael D. Vanlochem, attorney/movant

Docket 9

Tentative Ruling:

12/5/2019:

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... Olena Elena Sapozhnikova

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):

Olena Elena Sapozhnikova

Represented By
Yelena Gurevich

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, December 5, 2019

Hearing Room 304

10:00 AM

6:19-18971 Delphina Ureste

Chapter 7

#17.00 Motion for relief from stay

NISSAN-INFINITI LT VS DEBTOR

Property: 2018 Infiniti Q50
[Personal Prop] Michael D. Vanlochem, attorney/movant

Docket 7

Tentative Ruling:

12/5/2019:

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
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10:00 AM

CONT... Delphina Ureste

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):

Delphina Ureste

Represented By
Arturo A Burga

Trustee(s):

Larry D Simons (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Riverside
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Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-19428 Nathaniel Ellis

Chapter 7

#18.00 Motion for relief from stay

DAIMLER TRUST VS DEBTOR

Property: 2016 Mercedes-Benz GLC300W
[Personal Prop] Sheryl K. Ith, attorney/movant

Docket 10

***** VACATED *** REASON: CASE DISMISSED 11-13-19**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Nathaniel Ellis

Represented By
Kevin Tang

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, December 5, 2019

Hearing Room 304

10:00 AM

6:19-19494 Community Redeveloper, LP

Chapter 11

#19.00 Motion for relief from stay

TINA GOH VS DEBTOR

Property: Superior court docket number CIVDS 1827546
[Non BK Forum] Summer M. Shaw, attorney/movant

Docket 12

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Community Redeveloper, LP

Represented By
Michael Jones
Summer M Shaw

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-19496 Super Property Solution, LLC

Chapter 11

#20.00 Motion for relief from stay

TINA GOH, ET AL VS DEBTOR

Property: Superior Court Docket Number CIVDS 1827546
[Non BK Forum] Summer M. Shaw, attorney/movant

Docket 14

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Super Property Solution, LLC

Represented By
Michael Jones
Summer M Shaw

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

Thursday, December 5, 2019

Hearing Room 304

10:00 AM

6:19-19552 Richard T. VanLoon and Dianne Lee VanLoon

Chapter 7

#21.00 Motion for relief from stay

ORANGE COUNTY FLOOD CONTROL DISTRICT VS DEBTORS

Property: Superior Court Docket Number RIC1815731
[Non Bk Forum] D. Kevin Dunn, attorney/movant

Docket 13

Tentative Ruling:

Party Information

Debtor(s):

Richard T. VanLoon

Represented By
Stephen R Wade

Joint Debtor(s):

Dianne Lee VanLoon

Represented By
Stephen R Wade

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20334 Karmel Frances Roe

Chapter 13

#0.00 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Karmel Frances Roe

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20337 David Estrada

Chapter 13

#0.00 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

David Estrada

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20354 Hyun Joo Thompson

Chapter 13

#0.00 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Hyun Joo Thompson

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20057 Steven E Nelson

Chapter 13

#21.01 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Steven E Nelson

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20104 Jason L Hoebel

Chapter 13

#21.02 Hrg re status conference

Docket 1

***** VACATED *** REASON: CASE DISMISSED 12-3-19**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jason L Hoebel

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20111 Chawanda Evans

Chapter 13

#21.03 Hrg re status conference

Docket 1

***** VACATED *** REASON: CASE DISMISSED 12-3-19**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Chawanda Evans

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20180 Martha Franco

Chapter 13

#21.04 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Martha Franco

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, December 5, 2019

Hearing Room 304

10:15 AM

6:19-20269 Rickeia Currie

Chapter 13

#21.05 Hrg re status conference

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Rickeia Currie

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, December 5, 2019

Hearing Room 304

10:30 AM

6:19-10728 Moo Jeong

Chapter 7

Adv#: 6:19-01130 Oh v. Jeong et al

#22.00 Status conference re: Complaint to correct legal description in the grant deed granted by debtor

[Property: 11629 Brindisi Way, Rancho Cucamonga, CA 91701]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Moo Jeong	Pro Se
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Defendant(s):

Myoungja Jeong	Pro Se
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Moo Jeong	Pro Se
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Joint Debtor(s):

Myoungja Jeong	Pro Se
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Plaintiff(s):

Young Soo Oh	Represented By Fred W Lee
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Trustee(s):

Karl T Anderson (TR)	Represented By Chad V Haes Tinho Mang
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**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, December 5, 2019

Hearing Room 304

10:30 AM

6:19-10728 Moo Jeong

Chapter 7

Adv#: 6:19-01128 Kwon v. Jeong et al

#23.00 Status conference re: Complaint to correct legal description in the trust deed grantd by debtors

[Property: 11629 Brindisi Way, Rancho Cucamonga, CA 91701]

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Moo Jeong Pro Se

Defendant(s):

Myoungja Jeong Pro Se

Moo Jeong Pro Se

Joint Debtor(s):

Myoungja Jeong Pro Se

Plaintiff(s):

Christopher Kwon Represented By
Fred W Lee

Trustee(s):

Karl T Anderson (TR) Represented By
Chad V Haes
Tinho Mang

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

Thursday, December 5, 2019

Hearing Room 304

10:30 AM

6:19-10728 Moo Jeong

Chapter 7

Adv#: 6:19-01128 Kwon v. Jeong et al

#24.00 Status conference re:Third party cross complaint against Christopher Kong and Young Sob Oh For: (1) Avoidance, preservation, and recovery unperfected deed of trust as to Christopher Kong; (2) Avoidance, preservation, and recovery of unperfected deed of trust as to Young Sob Oh; (3) Violation of the automatic stay as to all defendants

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Moo Jeong Pro Se

Defendant(s):

Moo Jeong Pro Se

Myoungja Jeong Pro Se

Joint Debtor(s):

Myoungja Jeong Pro Se

Plaintiff(s):

Christopher Kwon Represented By
Fred W Lee

Trustee(s):

Karl T Anderson (TR) Represented By
Chad V Haes
Tinho Mang

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

Thursday, December 5, 2019

Hearing Room 304

10:30 AM

6:19-10728 Moo Jeong

Chapter 7

Adv#: 6:19-01128 Kwon v. Jeong et al

#25.00 Hrg re stipulation to join trustee as indispensable party and to consolidated related actions (Adversary No. 6:19-ap-01130-WJ)

Docket 5

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Moo Jeong	Pro Se
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Defendant(s):

Moo Jeong	Pro Se
Myoungja Jeong	Pro Se

Joint Debtor(s):

Myoungja Jeong	Pro Se
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Plaintiff(s):

Christopher Kwon	Represented By Fred W Lee
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Trustee(s):

Karl T Anderson (TR)	Represented By Chad V Haes Tinho Mang
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**United States Bankruptcy Court
Central District of California
Riverside
Judge Wayne Johnson, Presiding
Courtroom 304 Calendar**

Thursday, December 5, 2019

Hearing Room 304

10:30 AM

6:19-15111 Therapy Tubs, Inc., a California Corporation

Chapter 7

Adv#: 6:19-01123 Daff v. AFE Center, Inc.

#26.00 Status conference re: Complaint for (1) Avoidance and recovery of preferential transfer,(2) Preservation of preferential transfer, and (3) Disallowance of claims

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Therapy Tubs, Inc., a California

Represented By
April E Roberts

Defendant(s):

AFE Center, Inc.

Pro Se

Plaintiff(s):

Charles W Daff

Represented By
Robert P Goe

Trustee(s):

Charles W Daff (TR)

Represented By
Robert P Goe

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-11111 Universal Surveillance Systems, LLC

Chapter 7

Adv#: 6:18-01244 Karl T. Anderson CPA, Inc. v. State Of California Franchise Tax Board

#27.00 Pre-Trial conference re: Complaint for: (1) Avoidance, recovery, and preservation of fraudulent transfers; (2) Avoidance, recovery, and preservation of fraudulent transfers; (3) Disallowance of claims held by defendants

FROM: S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER ENTERED 6-7-19;
CONT'D TO 6-25-20 AAS STATUS CONFERENCE HEARING**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Universal Surveillance Systems,

Represented By
Jeffrey I Golden

Defendant(s):

State Of California Franchise Tax

Pro Se

Plaintiff(s):

Karl T. Anderson CPA, Inc.

Represented By
Judith E Marshack

Trustee(s):

Karl T Anderson (TR)

Represented By
Richard A Marshack
Judith E Marshack
Matthew Grimshaw

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-11111 Universal Surveillance Systems, LLC

Chapter 7

Adv#: 6:18-01246 Karl T. Anderson CPA, Inc. v. State of Illinois Department of Revenue

#28.00 Pre-Trial conference re: Complaint for: (1) Avoidance, recovery, and preservation of fraudulent transfers; (2) Avoidance, recovery, and preservation of fraudulent transfers; (3) Disallowance of claims held by defendants

FROM: S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER ENTERED 5-16-19; CONT'D TO 6-25-20 AT 1:30 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Universal Surveillance Systems,

Represented By
Jeffrey I Golden

Defendant(s):

State of Illinois Department of

Pro Se

Plaintiff(s):

Karl T. Anderson CPA, Inc.

Represented By
Judith E Marshack

Trustee(s):

Karl T Anderson (TR)

Represented By
Richard A Marshack
Judith E Marshack
Matthew Grimshaw

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-11111 Universal Surveillance Systems, LLC

Chapter 7

Adv#: 6:18-01247 Karl T. Anderson CPA, Inc. v. United States of America, Department of the

#29.00 Pre-Trial conference re: Complaint for: (1) Avoidance, recovery, and preservation of fraudulent transfers; (2) Avoidance, recovery, and preservation of fraudulent transfers; (3) Disallowance of claims held by defendants

FROM: S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER ENTERED 6-7-19;
CONT'D TO 6-25-20 AAS STATUS CONFERENCE HEARING**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Universal Surveillance Systems,

Represented By
Jeffrey I Golden

Defendant(s):

United States of America,

Pro Se

Plaintiff(s):

Karl T. Anderson CPA, Inc.

Represented By
Judith E Marshack

Trustee(s):

Karl T Anderson (TR)

Represented By
Richard A Marshack
Judith E Marshack
Matthew Grimshaw

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-11111 Universal Surveillance Systems, LLC

Chapter 7

Adv#: 6:19-01007 Anderson v. Gonzaga University

#30.00 Pre-Trial conference re: Complaint for (1) Avoidance, recovery, and preservation of fraudulent transfers; (2) Avoidance, recovery, and preservation of fraudulent transfer; (3) Avoidance, recovery, and preservation of fraudulent transfers; and (4) Avoidance, recovery, and preservation of fraudulent transfers

FROM: S/C 4-11-19

Docket 1

***** VACATED *** REASON: SCHEDULING ORDER ENTERED 6-7-19;
CONT'D TO 6-25-20 A AS STATUS CONFERENCE HEARING**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Universal Surveillance Systems,

Represented By
Jeffrey I Golden

Defendant(s):

Gonzaga University

Pro Se

Plaintiff(s):

Karl T. Anderson

Represented By
Judith E Marshack

Trustee(s):

Karl T Anderson (TR)

Represented By
Richard A Marshack
Judith E Marshack
Matthew Grimshaw

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-18747 Mark M Holt

Chapter 7

Adv#: 6:19-01016 Live Oak Banking Company v. Holt

#31.00 Pre-Trial conference re: Complaint for (1) Determination of dischargability of debt; (2) Determination of dischargability of debt; (3) Fraud; and (4) Breach of guaranty agreement

FROM: S/C 4-11-19

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mark M Holt

Represented By
Summer M Shaw
Jenny L Doling

Defendant(s):

Mark M. Holt

Pro Se

Plaintiff(s):

Live Oak Banking Company

Represented By
Donald H Cram III
Bernard J Kornberg

Trustee(s):

Charles W Daff (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-18747 Mark M Holt

Chapter 7

Adv#: 6:19-01016 Live Oak Banking Company v. Holt

#32.00 Hrg re motion to vacate or continue pre-trial deadlines

Docket 24

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mark M Holt

Represented By
Summer M Shaw

Defendant(s):

Mark M. Holt

Represented By
Summer M Shaw

Plaintiff(s):

Live Oak Banking Company

Represented By
Donald H Cram III
Bernard J Kornberg

Trustee(s):

Charles W Daff (TR)

Pro Se

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

Thursday, December 5, 2019

Hearing Room 304

1:30 PM

6:18-18747 Mark M Holt

Chapter 7

Adv#: 6:19-01016 Live Oak Banking Company v. Holt

#33.00 Hrg re motion for leave to withdraw as debtor/defendant's counsel

Docket 20

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mark M Holt

Represented By
Summer M Shaw

Defendant(s):

Mark M. Holt

Represented By
Summer M Shaw

Plaintiff(s):

Live Oak Banking Company

Represented By
Donald H Cram III
Bernard J Kornberg

Trustee(s):

Charles W Daff (TR)

Pro Se