

**U.S. BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF CALIFORNIA**

**Honorable Roger L. Efremsky  
Wednesday, November 30, 2016**

*Current as of 11/30/2016 at 8:55 AM*

---

**Oakland Room 201**

**U.S. Bankruptcy Court  
1300 Clay St. Room 201  
Oakland, CA 94612**

---

1:30 PM **15-43649** Andy Lam and  
Ch 13 Ngoc Ha  
Trustee: Bronitsky

**Motions**

**Moving:** Austin P. Nagel

**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #APN-2959, Filed by Contempo Homeowners Association \[31\] - WITHDRAWN](#)

**Comment** [\\*\\*OFF CALENDAR - \[33\] Notice of Withdrawal filed on 11/18/16.](#)

---

1:30 PM **16-40824** Daysi N. Munoz  
Ch 13  
Trustee: Bronitsky

**Moving:** Austin P. Nagel

**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #APN-2964, Filed by Country Club Vista of Richmond Homeowners Association \[40\]](#)

---

1:30 PM **16-41008** Stefanie Isabel Ditty  
Ch 13  
Trustee: Bronitsky

**Moving:** Austin P. Nagel

**Opposing:**

**Matter:** [Motion for Relief from Stay and Co-Debtor, RS #APN-2958, filed by Ford Motor Credit Company \[20\]](#)

[Non-Opposition by Debtor only \[22\]](#)

---

1

2

3

1:30 PM **16-42141** Jennifer Hope Bouchard and  
Ch 13 Walter Edward Bouchard  
Trustee: Bronitsky  
**Moving:** Austin P. Nagel  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #APN-2961, Filed by Nissan Motor Acceptance Corporation \[29\]](#)

---

4

1:30 PM **15-43691** Karl Albert Welm and  
Ch 13 Helen Shun Welm  
Trustee: Bronitsky  
**Moving:** Steven M. Olson  
**Opposing:**

**Matter:** [Motion for Relief from Stay filed by Creditor Maalaea Beach, LLC \[37\]](#)

---

5

1:30 PM **16-40595** Steven Harris Rovner  
Ch 13  
Trustee: Bronitsky  
**Moving:** Mark D. Estle  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #MDE-1723, Filed by Toyota Lease Trust \[30\]](#)

---

6

1:30 PM **15-42465** Michael Monterey Fermin  
Ch 13  
Trustee: Bronitsky  
**Moving:** Jennifer C. Wong  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #NL-10574, Filed by U.S. Bank NA \[68\]](#)

---

7

1:30 PM **15-42621** Pouran Mehdizadeh  
Ch 13  
Trustee: Bronitsky  
**Moving:** Jennifer C. Wong  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #NL-10371, Filed by The Bank of New York Mellon \[36\]](#)

---

8

1:30 PM **11-73522** Gregory A Cannedy and  
Ch 13 Andrea K Cannedy  
Trustee: Bronitsky  
**Moving:** Merdaud Jafarnia  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #NL-10589, Filed by U.S. Bank NA \[47\] - WITHDRAWN](#)

**Comment** **\*\*OFF CALENDAR - [49] Notice of Withdrawal filed on 11/18/16.**

---

9

1:30 PM **16-40933** Margaret Rose Peterson  
Ch 13  
Trustee: Bronitsky  
**Moving:** Erica Loftis  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #ETL-1650, Filed by The Bank of New York Mellon \[54\]](#)

---

10

1:30 PM **12-45559** Charlie Pyatt and  
Ch 13 Winifred Sheila Pyatt  
Trustee: Bronitsky  
**Moving:** Catherine T. Vinh  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #RPZ-179, Filed by Wells Fargo Bank, N.A. \[58\]](#)

11

[Opposition \[60\]](#)

---

1:30 PM **12-42898** Luis Ernesto Chavez and  
Ch 13 Rosa Vilma Chavez  
Trustee: Bronitsky  
**Moving:** Robert P. Zahradka  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #RPZ-180, Filed by Wells Fargo Bank, NA \[42\]](#)

---

12

1:30 PM **11-72138** Terry Rolando Foskey and  
Ch 13 Roslyn Vanita Foskey  
Trustee: Bronitsky  
**Moving:** Nancy Lee  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #NL-10585, Filed by Creditor The Bank of New York Mellon \[34\]](#)

---

13

1:30 PM **13-43163** Lonnie Lynn de Lambert  
Ch 13  
Trustee: Bronitsky  
**Moving:** Scott S. Weltman  
**Opposing:**

**Matter:** [a\) Motion for Relief from Stay, RS #SSW-005, filed by Creditor KeyBank, N.A. \[22\]](#)

14

[b\) Motion for Relief from Co-Debtor Stay, RS #SSW-005, filed by Creditor KeyBank, N.A. \[24\]](#)

**Comment** **\*\*OFF CALENDAR - Cont'd to 12/21/16 @ 1:30 PM**

---

1:30 PM **16-40029** Aaron L. Nemirow and  
Ch 13 Lamonya N. Nemirow  
Trustee: Bronitsky  
**Moving:** Caren Castle  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #ASW-2925, Filed by Land Home Financial Services, Inc. \[19\]](#)

---

15

1:30 PM **12-47788** John Francis Walker and  
Ch 13 Kimberly Gilmore Walker  
Trustee: Bronitsky  
**Moving:** Michelle R. Ghidotti-Gonsalves  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #MRG-1, Filed by Wilmington Savings Fund Society, FSB \[50\]](#)  
**Comment** [\\*Cont'd from 10/12/16; 11/2](#)

---

16

1:30 PM **16-41749** Marilyn Cosmi  
Ch 13  
Trustee: Bronitsky  
**Moving:** Jennifer Wang  
**Opposing:**

**Matter:** [Motion for Relief from Stay, RS #JHW-932, Filed by AmeriCredit Financial Services, Inc. \[32\]](#)  
**Comment** [\\*Cont'd from 11/2/16](#)

---

17

1:30 PM **14-40497** Luis Perez and  
Ch 13 Ofelia Perez  
Trustee: Bronitsky  
**Moving:** Robert P. Zahradka  
**Opposing:**

**Matter:** [Motion for Relief from Stay and Co-Debtor Stay, RS #RPZ-157, Filed by U.S. Bank National Association \[41\]](#)  
**Comment** [\\*Cont'd from 8/31/16; 10/19](#)

---

18

1:30 PM **16-41684** Arlene Francis Bradley  
Ch 13  
Trustee: Bronitsky  
**Moving:** Sally J. Elkington  
**Opposing:**

**Matter:** [a\) Debtor's Motion to Avoid Lien with The City of Oakland \[29\] - WITHDRAWN](#)  
[Objection \[48\]](#)

19

**Matter:** [b\) Status Conference re: Trial Setting](#)  
**Comment** [\\*OFF CALENDAR - \[69\] Motion withdrawn on 11/29/16](#)

---

1:30 PM **15-42985**  
Ch 13  
Trustee: Bronitsky

Ruben Lopez Barba and  
Jeannette Del Rosario Lopez

**Moving:** Mario Blanco

**Opposing:**

**Matter:** [Debtors' Objection to Notice of Postpetition Mortgage \[98\]](#)

---

20