

U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

Honorable Stephen L. Johnson

Tuesday, September 23, 2025

Current as of 09/22/2025 at 3:37 PM

**Please refer to the last page for hybrid hearing**

**San Jose Courtroom 10 - Johnson**

U.S. Courthouse  
[280 S 1st Street](#)  
San Jose CA 95113

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<b>10:30 AM</b>	<b>22-50806</b>	David Lee Mobley, Jr	<b>1</b>
	Ch 13		
	Trustee: Derham-Burk		
<b>Moving:</b>	Judy C. Tsai		
<b>Opposing</b>			
<b>Debtor or Plaintiff</b>	Norma L. Hammes		
<b>Matter:</b>	Motion for Relief from Stay (Mobilehome Park located at 1085 Tasman Drive, Sunnyvale, CA) Filed by Casa de Amigos Mobilehome Park (78)		
	*Opposition filed by Debtor (85)		
	*Supplemental Declaration filed by Movant (89)		
<b>Comment:</b>	(fr 9/9)		

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<b>10:30 AM</b>	<b>22-50876</b>	Carlos Sandoval Valdivia	<b>2</b>
	Ch 13		
	Trustee: Derham-Burk		
<b>Moving:</b>	Dane Wyatt Exnowski		
<b>Opposing</b>			
<b>Debtor or Plaintiff</b>	Ralph P. Guenther		
<b>Matter:</b>	Motion for Relief from Stay and Co-Debtor Stay (206 E High St, Watsonville, CA) Filed by Wells Fargo Bank, N.A. (54)		
<b>Comment:</b>	(fr 8/19)		

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<b>10:30 AM</b>	<b>24-51217</b>	Cristina Medeiros Locke	<b>3</b>
	Ch 13		
	Trustee: Derham-Burk		
<b>Moving:</b>	Steve Ngo		
<b>Opposing</b>			
<b>Debtor or Plaintiff</b>	Aaron Lipton		
<b>Matter:</b>	Motion for Relief from Stay (Bayview Hotel - 8041 Soquel Drive, Aptos CA 95003) Filed by Santa Cruz County Regional Transportation Commission (72)		

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10:30 AM      25-51032      Juan Antonio Yanez

Ch 13

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Trustee: Derham-Burk

**Moving:**    Dana Wares

**Opposing**

**Debtor or Plaintiff**      Stanley A. Zlotoff

**Matter:**    [Motion for Relief from Stay \(350 East Taylor Street, San Jose, CA\) Filed by Essex Esplanade, L.P. \(12\)](#)

[\\*Response Filed by Debtor \(16\)](#)

[\\*Supplemental Response filed by Debtor \(20\)](#)

**Comment:** (fr 9/9)

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## Honorable Stephen L. Johnson

### HYBRID AND ZOOM WEBINAR INFORMATION

#### HYBRID HEARINGS:

The hearing on this matter will take place in-court using hybrid technology. Each party or lawyer can elect to appear in person in court, or remotely by video/telephone. In-person appearances are not required but are optional. The hearing will be conducted in the presiding judge's courtroom 10.

#### ZOOM PROCEDURES:

- All parties and Counsel who have filed papers in connection with a calendared matter: the Courtroom Deputy will email you an invitation to join the Zoom Webinar two (2) days prior to the hearing. Please make sure your email address is correct.
- Parties or Counsel who have not filed papers but wish to attend the hearing: Please contact the Courtroom Deputy no less than two (2) days prior to the hearing by email at [anna\\_e\\_lee@canb.uscourts.gov](mailto:anna_e_lee@canb.uscourts.gov) to request an invitation to the Zoom Webinar. The Courtroom Deputy will email you an invitation prior to the hearing. They will attend in LISTEN-ONLY MODE.
- When signing into the Zoom Webinar, please enter **FIRST AND LAST NAME AND CASE NAME**.
- Please sign into the Zoom Webinar **15 minutes early**.
- Do not forward or share the Zoom Webinar invitation with anyone.
- All parties must wear business casual attire.
- Failure to timely follow these procedures may result in a party or counsel's appearance being waived.

#### PHONE PROCEDURES:

- Parties who dial-in via phone are in LISTEN-ONLY MODE, unless the court instructs otherwise.
- Attorneys and others intending to appear and be heard on matters on the calendar should not register with CourtCall as they had in the past.

### IMPORTANT NOTICE TO THE MEDIA AND PUBLIC

Unless authorized by the Court, in accordance with the policy of the Judicial Conference of the United States, recording, retransmitting or otherwise copying or capturing any portion of the video or audio content during a hearing, trial or other proceeding taking place before the Court is prohibited.

A violation of this prohibition is subject to sanctions, including but not limited to removal of media credentials, restricted or denial of entry to future hearings, monetary sanctions, the suspension of electronic filing privileges or other sanction the Court deems.

An official audio recording or written transcript of a hearing, trial or other proceeding may be available from the Clerk of Court or from PACER.