

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable Stephen L. Johnson

Tuesday, November 26, 2024

Current as of 11/21/2024 at 12:47 PM

Please refer to the last page re hybrid hearing

San Jose Courtroom 10 - Johnson

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

10:30 AM **23-51120** Heidi Calanthia Theodore
Ch 13
Trustee: Derham-Burk

1

Moving: Daniel I. Singer

Opposing

Debtor or Plaintiff Jason Vogelpohl

Matter: [Motion for Relief from Stay \(16 Browns Valley Road, Watsonville CA\) Filed by Headlands Residential, Series E \(53\)](#)

[*Opposition filed by Debtor \(55\)](#)

Comment: (fr 10/22)

10:30 AM **24-50038** Thomas Dean Dixon, Jr and Nicole Marie Dixon
Ch 13
Trustee: Derham-Burk

2

Moving: Sean C. Ferry

Opposing

Debtor or Plaintiff Norma L. Hammes

Matter: [Motion for Relief from Stay \(932 Apricot Avenue, Campbell CA\) Filed by U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Tr \(20\)](#)

Comment: (fr 6/25, 7/30, 10/8, 11/26)

10:30 AM **24-50514** Reginald Ken Bravo Apura and Ruth Alaban Apura
Ch 13
Trustee: Derham-Burk
Moving: Dane Wyatt Exnowski
Opposing
Debtor or Plaintiff Arasto Farsad
Matter: [Motion for Relief from Stay \(10095 Maymont St., Las Vegas NV\) Filed by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2022-4 \(49\)](#)
[*Opposition filed by Debtors \(57\)](#)
Comment: (fr 10/8, 10/22)

10:30 AM **24-50927** Daniel Aaron Reese
Ch 13
Trustee: Derham-Burk
Moving: Jenelle C. Arnold
Opposing
Debtor or Plaintiff Norma L. Hammes
Matter: [Motion for Relief from Stay Filed by CAPITAL ONE AUTO FINANCE, A DIVISION OF CAPITAL ONE, N.A. \(20\)](#)

10:30 AM **24-50928** Bert Leroy Birmingham
Ch 13
Trustee: Derham-Burk
Moving: Diane V. Weifenbach
Opposing
Debtor or Plaintiff Stanley A. Zlotoff
Matter: [Motion for Relief from Stay and from Co-Debtor Stay \(1565 E. Middle Ave., San Martin CA\) Filed by U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust \(28\)](#)
Comment: (fr 11/26)

10:30 AM **24-50932** Jose Manzo Corona
Ch 13
Trustee: Derham-Burk
Moving: Cassandra J. Richey
Opposing
Debtor or Plaintiff ProSe / None
Matter: [Motion for Relief from Stay Filed by Wilmington Trust, National Association, not in its Individual Capacity but Solely as Trustee for MFRA Trust 2016-1 \(43\)](#)

10:30 AM **24-51217** Cristina Medeiros Locke
Ch 13
Trustee: Derham-Burk
Moving: Nicholas A. Koffroth
Opposing
Debtor or Plaintiff Aaron Lipton
Matter: [Motion for Relief from Stay \(Soquel Gardens Mobile Home Park, 4150 Soquel Drive, Soquel CA\) Filed by California Private Loans LLC \(33\)](#)

10:30 AM **24-51244** Julio Armando Lopez Velasquez
Ch 13
Trustee: Derham-Burk
Moving: Brett H. Ramsaur
Opposing
Debtor or Plaintiff James S. Knopf
Matter: [Motion for Relief from Stay \(1140 Cadillac Court, Milpitas CA\) Filed by U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1 \(25\)](#)

 [*Opposition filed by Debtor \(41\)](#)
Comment: (fr 10/22)

10:30 AM **24-51520** Lilia Valencia
Ch 13
Trustee: Derham-Burk
Moving: Jenelle C. Arnold
Opposing
Debtor or Plaintiff ProSe / None
Matter: [Motion for Relief from Stay and Co-Debtor Stay. Filed by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT \(22\)](#)



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 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.

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