

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable Charles Novack

Friday, July 11, 2025

Current as of 07/2/2025 at 3:59 PM

PLEASE REFER TO THE LAST PAGE RE ZOOM WEBINAR INFORMATION

Oakland Room 215 - Novack

U.S. Bankruptcy Court
[1300 Clay Street, 2nd Floor](#)
Oakland CA 94612

10:00 AM **25-40623** Charla Pettway
Ch 7
Trustee: Hoskins
Moving: Keith E. Herron
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay under 11 U.S.C. Section 362 (Personal Property) Filed by Balboa Thrift & Loan. [20]

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10:00 AM **25-40623** Charla Pettway
Ch 7
Trustee: Hoskins
Moving: Joseph M. Canning
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay Filed by Frank Jefferson. [26]

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10:00 AM **25-10345** Camilla Evans
Ch 7
Trustee: Weinstein
Moving: David N. Chandler, Jr.
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay; Memorandum Of Points and Authorities Filed by Barney Black. [23]

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Printed for Friday, July 11, 2025

10:00 AM **25-10267** Corey A Aitchison
Ch 7
Trustee: Kasolas
Moving: Merdaud Jafarnia
Opposing
Debtor or Plaintiff Andrea Michaelson
Matter: Motion for Relief from Automatic Stay Filed by ACAR Leasing LTD d/b/a GM Financial Leasing. [9]

10:00 AM **25-40565** Faizal Nisar and Michele Susan Yusufi
Ch 7
Trustee: Hoskins
Moving: Dane Wyatt Exnowski
Opposing
Debtor or Plaintiff Ryan C. Wood
Matter: Motion for Relief from Automatic Stay Filed by U.S. Bank National Association. [14]

10:00 AM **25-10332** Karen Marie O'Connor
Ch 7
Trustee: Mansdorf
Moving: Matthew Maclear
Opposing
Debtor or Plaintiff Cyndy Day-Wilson
Matter: 1. Motion for Relief from the Automatic Stay, Or, in the Alternative, to Deem the Stay Inapplicable, and to Allow Enforcement of Receivership Order Filed by Creditor The People of the State of California. [12]

2. Motion for Order Excusing the Court-Appointed Receiver, Gerard F. Keena, II, From Compliance with 11 U.S.C. §543 and Granting Related Relief Filed by Interested Party Gerard F. Keena II. [20]
SHORTEN TIME

OFF CALENDAR. Order Transferring Case to the Bankruptcy Court for the Eastern District of California signed 7/10/2025.

10:00 AM **25-40220** Kerry William Carpenter
Ch 13
Trustee: Bronitsky
Moving: Jacqueline D Serrao
Opposing
Debtor or Plaintiff Aaron Lipton
Matter: Motion for Relief from the Automatic Stay and Co-debtor Stay with Memorandum of Points And Authorities Filed by NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backe. [42]

10:00 AM **25-40220** Kerry William Carpenter
Ch 13
Trustee: Bronitsky
Moving: Luis Chaves
Opposing
Debtor or Plaintiff Aaron Lipton
Matter: Motion for Relief from the Automatic Stay Filed by TY Investment LLC, a California limited liability company. [45]

10:00 AM **25-41012** Catherine Coghlan Urani
Ch 13
Trustee: Bronitsky
Moving: Adam N. Barasch
Opposing
Debtor or Plaintiff ProSe / None
Matter: PNC Bank, National Association's Motion for Relief From the Automatic Stay. [14]

10:00 AM **24-41808** Lino Magana Galvez and Maria Reyes Galvez
Ch 13
Trustee: Bronitsky
Moving: Reilly Wilkinson
Opposing
Debtor or Plaintiff E. Vincent Wood
Matter: [Motion for Relief from Automatic Stay Filed by Patelco Credit Union, its successors and/or assignees. \[24\]](#)

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10:00 AM **20-41175** Sandra Renee Scott
Ch 13
Trustee: Bronitsky
Moving: Kristin A. Zilberstein
Opposing
Debtor or Plaintiff Michael J. Primus
Matter: [Motion for Relief from Automatic Stay \(Real Property\) Filed by Citigroup Mortgage Loan Trust 2021-RP5. \[148\]](#)
Comment: cont'd from 5/9/25

11

10:00 AM **24-41072** Christina Maria Atkinson
Ch 13
Trustee: Bronitsky
Moving: Chad L. Butler
Opposing
Debtor or Plaintiff E. Vincent Wood
James A. Shepherd
Matter: [Motion for Relief from Automatic Stay and Co-debtor Stay \(Real Property\). Filed by LAKEVIEW LOAN SERVICING, LLC. \[36\]](#)
Comment: cont'd from 3/21/25, 4/18/25, 5/23/25

12

10:00 AM **24-41948** Samuel Oduro Boamah
Ch 13
Trustee: Bronitsky
Moving: Chad L. Butler
Opposing
Debtor or Plaintiff Carl Gustafson
Matter: Motion for Relief from Automatic Stay (Personal Property) Filed by Bank of America, N.A. [30]

13

10:00 AM **23-41450** George Deward Kirkland, III and Stefanie Lee Kirkland
Ch 13
Trustee: Bronitsky
Moving: Jordan M. O'Brien
Opposing
Debtor or Plaintiff Lars T. Fuller
Matter: Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. § 362 Filed by Vestrella at Gale Ranch Owners' Association. [69]

14

10:00 AM **25-40694** Tamara Taylor Reeder
Ch 13
Trustee: Bronitsky
Moving: David Coats
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for in Rem Relief from Automatic Stay Filed by Selene Finance, LP as attorney-in-fact for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. [19]

15

10:00 AM **24-40921** George Kyle Herndon
Ch 13
Trustee: Bronitsky
Moving: Shannon A Doyle
Opposing
Debtor or Plaintiff Brette L. Evans
Matter: Motion for Relief from The Automatic Stay and Memorandum of Points And Authorities Filed by U.S. Bank National Association. [124]

10:00 AM **23-41553** James Joseph Wickersham
Ch 13
Trustee: Bronitsky
Moving: Asaph Abrams
Opposing
Debtor or Plaintiff Geva Baumer
Matter: Motion for Relief from Automatic Stay Filed by The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as trustee on behalf of the registered holders of Bear Stearns Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3. [78]
Comment: OFF CALENDAR. Motion withdrawn.

10:00 AM **25-40693** James Robert Jordan
Ch 11
Trustee: Not Assigned - OK
Moving: Asaph Abrams
Opposing
Debtor or Plaintiff Marc Voisenat
Matter: Amended Motion for in Rem Relief from Automatic Stay (11 U.S.C. § 362 and Bankruptcy Rule 4001) Filed by Wilmington Savings Fund Society. [40]

10:00 AM

25-40607

Rosalind Hunter-Roberts

Ch 11

19

Trustee: Not Assigned - OK

Moving: Brett H. Ramsaur

Opposing

Debtor or Plaintiff Ruth Elin Auerbach

Matter: 1. Secured Creditor U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-1's Motion for Relief from the Automatic Stay under 11 U.S.C. Section 362 (Real Property); Memorandum of Points and Authorities. [31]
Real Property: 1141 Bancroft Way, Berkeley, CA 94702

2. Secured Creditor U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-1's Motion for Relief from the Automatic Stay under 11 U.S.C. Section 362 (Real Property); Memorandum of Points and Authorities. [34]
Real Property: 1140 Bancroft Way, Berkeley, CA 94702

3. Status Conference. [10]
Moved from 5/16/25, cont'd from 5/14/25, 5/21/25, 6/13/25

Comment:

10:00 AM **25-40010** Cogent Bay Inc. **20**
Ch 11
Trustee: Hayes
Moving: Reilly Wilkinson
Opposing
Debtor or Plaintiff Noel Knight
Matter: Motion for Relief from Automatic Stay Filed by Virender K. Luthra, Trustee of the Vasu Ankur Luthra Trust dated Dec. 4, 2012. [100]
Description of real property collateral: 826 14th Street, City of Sacramento, CA 95814

10:00 AM **25-40010** Cogent Bay Inc. **21**
Ch 11
Trustee: Hayes
Moving: Reilly Wilkinson
Opposing
Debtor or Plaintiff Noel Knight
Matter: Motion for Relief from Automatic Stay Filed by Virender K. Lurthra, as Trustee of the KBC Inc., Profit Sharing Plan & Trust. [103]
Description of real property collateral: 2805 Park Boulevard, City of Oakland, CA 94610

10:00 AM **23-41124** Amit Khanna **22**
Ch 13
Trustee: Bronitsky
Moving: Renee M. Parker
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay Under 11 U.S.C. Section 362 Filed by U.S. BANK NATIONAL ASSOCIATION. [188]
Comment: OFF CALENDAR. Order Continuing Hearing to 7/16/2025 at 11:00 AM on U.S. Bank National Association's Motion for Relief from Automatic Stay under 11 U.S.C. § 362 signed 6/5/2025. Docket #200.



UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

CHARLES D. NOVACK
JUDGE

Honorable Charles D. Novack
Virtual Courtroom 215

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