

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable Charles Novack

Friday, July 18, 2025

Current as of 07/14/2025 at 3:39 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

22-41206

Asmerom Berhe Ghebremicael, Sr.

Ch 7

Trustee: Little

1

Moving: Diane V. Weifenbach

Opposing

Debtor or Plaintiff

Selwyn D. Whitehead

Matter: 1. Motion for Relief from The Automatic Stay and For Turnover of Cash Collateral; Memorandum Of Points and Authorities In Support Thereof Filed by Creditor U.S. Bank Trust National Association, as Owner Trustee for Elizon Master Participation Trust I. [198]
Property: 3833-3837 Martin Luther King Jr. Way, Oakland, CA 94609

2. Motion for Relief from The Automatic Stay and For Turnover of Cash Collateral; Memorandum Of Points and Authorities In Support Thereof Filed by Creditor U.S. Bank Trust National Association, as Owner Trustee for Elizon Master Participation Trust I. [203]
Property: 3865-3867 Martin Luther King Jr. Way, Oakland, CA 94609

3. Motion for Relief from The Automatic Stay and For Turnover of Cash Collateral; Memorandum Of Points and Authorities In Support Thereof Filed by Creditor U.S. Bank Trust National Association, as Owner Trustee for Elizon Master Participation Trust I. [208]
Property: 3869-3871 Martin Luther King Jr. Way, Oakland, CA 94609

10:00 AM

24-40889

Susan Ann D'Arcangelo

Ch 13

Trustee: Bronitsky

2

Moving: Sean C. Ferry

Opposing

Debtor or Plaintiff

David A. Arietta

Matter: Motion for Relief from Automatic Stay Filed by SELENE FINANCE LP AS SERVICER FOR U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. [49]

10:00 AM **25-40466** Roel Cano Fernandez
Ch 11
Trustee: Not Assigned - OK
Moving: Arnold L. Graff
Opposing
Debtor or Plaintiff Arasto Farsad
Matter: Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. § 362(d)(1) Filed by Creditors Cecilia Ho, Jimmy Hui, Harish Kl'ishnamoorthy, Wai Ming Kok. [31]

10:00 AM **20-41175** Sandra Renee Scott
Ch 13
Trustee: Bronitsky
Moving: Nichole Glowin
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, 7/11/25

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]
Comment: cont'd fr 7/11/25

10:00 AM 23-41124 Amit Khanna

Ch 13

Trustee: Bronitsky

6

Moving: Kristin A. Schuler-Hintz

Opposing

Debtor or Plaintiff ProSe / None

Matter: Motion for Relief from Automatic Stay Filed by U.S. Bank National Association. [227]
Description of real property collateral: Single family residence at 5855 Horton Street Unit# 405,
Emeryville, CA 94608

Comment: OFF CALENDAR. Motion withdrawn.

10:00 AM 23-41124 Amit Khanna

Ch 13

Trustee: Bronitsky

7

Moving: Asaph Abrams

Opposing

Debtor or Plaintiff ProSe / None

Matter: Declaration of Creditor in Support of Default Under Order Granting Adequate Protection Filed by Rocket
Mortgage, LLC. [198]

Comment: cont'd fr 6/13/24, 6/24/25, reset from 8/8/25

10:00 AM 23-41124 Amit Khanna

Ch 13

Trustee: Bronitsky

8

Moving: Chad L. Butler

Opposing

Debtor or Plaintiff ProSe / None

Matter: Motion for Relief from Automatic Stay and Co-debtor Stay (Real Property) Filed by U.S. Bank National
Association. [207]
Description of real property collateral: Single family residence at 311 Oak St, Unit 341, Oakland,
California 94607-4601

Comment: OFF CALENDAR. Continued to 8/1/2025 at 10:00 AM by Order entered 7/14/2025.

10:00 AM

25-04026

Khanna v. Rocket Mortgage, LLC

†Ch 13

9

23-41124

Amit Khanna

Moving: Amit Khanna

Opposing

Debtor or Plaintiff

ProSe / None

Matter: [Emergency Motion for Temporary Restraining Order Restraining Order and Preliminary Injunction. Filed by Plaintiff Amit Khanna. \[4\]](#)

Comment: SHORTEN TIME



UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

CHARLES D. NOVACK
JUDGE

Honorable Charles D. Novack
Virtual Courtroom 215

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