

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Honorable Charles Novack

Friday, September 12, 2025

Current as of 09/2/2025 at 8:16 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 **25-41249** Nemil Sudhir Vora
Ch 7
Trustee: Mansdorf
Moving: Jennifer C. Wong
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay Filed by Mechanics Bank. [14]

1

10:00 AM **25-40760** Nicholas Arik Leal
Ch 7
Trustee: Mansdorf
Moving: Sheryl K. Ith
Opposing
Debtor or Plaintiff Reno Fernandez
Matter: Motion for Relief from the Automatic Stay as to the estate and Order Confirming That No Stay Is In Effect Under 11 U.S.C. Section 362(c)(2)(C) as to the Debtor Filed by TD Bank, N.A. [15]

2

10:00 AM **25-40340** Michael James Belen Mendoza and Maricar Gatmaitan Mendoza
Ch 13
Trustee: Bronitsky
Moving: Jennifer C. Wong
Opposing
Debtor or Plaintiff Carl Gustafson
Matter: Motion for Relief from Automatic Stay Filed by Westlake Financial Services. [47]

3

10:00 AM **25-41199** Gary Joel Hoffman
Ch 13
Trustee: Bronitsky
Moving: Jennifer C. Wong
Opposing
Debtor or Plaintiff ProSe / None
Matter: Motion for Relief from Automatic Stay Filed by BANK OF AMERICA, N.A. [15]

10:00 AM **25-41291** Georgina Salazar
Ch 13
Trustee: Bronitsky
Moving: Mitchell B Ludwig
Opposing
Debtor or Plaintiff Brent D. Meyer
Matter: Movant 1sharpe Opportunity Intermediate Trust LLC's Motion for Relief from the Automatic Stay (Real Property); Declaration of Anjali Mecklai in Support Thereof Filed by 1Sharpe Opportunity Intermediate Trust, a Delaware limited liability company. [17]

10:00 AM **25-40976** John David Sisneros
Ch 13
Trustee: Bronitsky
Moving: Shannon A Doyle
Opposing
Debtor or Plaintiff Stan E. Riddle
Matter: Motion for Relief from the Automatic Stay and Memorandum and Points and Authorities Thereof Filed by Athene Annuity and Life Company. [35]

10:00 AM 24-41134 Whitney Lee Quin

Ch 13

Trustee: Bronitsky

7

Moving: Asaph Abrams

Opposing

Debtor or Plaintiff Nicholas Wajda

Matter: Motion for Relief from Automatic Stay Filed by U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-5N. [72]

OFF CALENDAR. Order On Stipulation Granting Adequate Protection signed 9/5/2025.

10:00 AM 24-41812 Ronda Lynne Goldsby

Ch 13

Trustee: Bronitsky

8

Moving: Asaph Abrams

Opposing

Debtor or Plaintiff Darya Sara Druch

Matter: Motion for Relief from Automatic Stay Filed by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee of CSMC 2019-SPL1 Trust. [25]

Comment: cont'd fr 8/22/25

10:00 AM 25-40394 Jennifer A. Miller

Ch 13

9

Trustee: Bronitsky

Moving: Asaph Abrams

Opposing

Debtor or Plaintiff Jake Cline

Matter: [Motion for Relief from Automatic Stay](#) Filed by [U.S. Bank Trust National Association](#), not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust. [32]

10:00 AM 25-40394 Jennifer A. Miller

Ch 13

10

Trustee: Bronitsky

Moving: Jake Cline

Opposing

Debtor or Plaintiff Jake Cline

Matter: [Confirmation Hearing](#)

Comment: cont'd fr 7/22/25, 8/26/25

10:00 AM **25-40607** Rosalind Hunter-Roberts
Ch 11
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
cont'd fr 7/11/25

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
Cont'd fr 7/11/25

3. Status Conference. [10]
Moved from 5/16/25, cont'd from 5/14/25, 5/21/25, 6/13/25, 7/11/25
Comment:

10:00 AM **24-10545** LeFever Mattson, a California corporation
Ch 11
Trustee: Not Assigned - SR
Moving: Mark Baker
Opposing
Debtor or Plaintiff Matthew Tyler Davis
Tobias S. Keller
Thomas B. Rupp
Gabrielle L. Albert
Dara Levinson Silveira

Matter: Motion for Relief from the Automatic Stay Filed by Mark Baker. [1938]
Comment: cont'd fr 8/22/25

10:00 AM **23-40958** Esteban Luis Aguilar and Carrie Ann Aguilar
Ch 13
Trustee: Bronitsky
Moving: Chad L. Butler
Opposing
Debtor or Plaintiff Sarah Lampi Little
Matter: [Motion for Relief from Automatic Stay \(Real Property\)](#) Filed by PennyMac Loan Services, LLC. [47]
Comment: OFF CALENDAR. Order on Stipulation Re: Continue Hearing to 12/12/2025 at 10:00 AM on Motion For Relief from Automatic Stay signed 8/28/25.

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, 7/11/25. OFF CALENDAR. Order on Stipulation Re: Continue Hearing to 10/24/2025 at 10:00 AM on Motion For Relief from Automatic Stay and Co-debtor Stay signed 8/28/25.

10:00 AM **24-41774** Shahram Panjehpour and Merlinda Ybanez Panjehpour
Ch 13
Trustee: Bronitsky
Moving: Asaph Abrams
Opposing
Debtor or Plaintiff Eddy Hsu
Matter: [Motion for Relief from Automatic Stay](#) Filed by Nationstar Mortgage LLC. [42]
Comment: OFF CALENDAR. Order On Stipulation Granting Adequate Protection signed 9/2/25.



UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

CHARLES D. NOVACK
JUDGE

Honorable Charles D. Novack
Virtual Courtroom 215

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