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5 **UNITED STATES BANKRUPTCY COURT**  
6 **EASTERN DISTRICT OF CALIFORNIA**  
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8 In re: ) Case No. 07-27715-D-7  
9 IDOWU O. OGHOGHO, )  
10 ) Docket Control No. BSN-1  
11 Debtor. ) Date: March 26, 2008  
Time: 10:00 a.m.  
Dept: D

12  
13 **MEMORANDUM DECISION**

14 **This memorandum decision is not approved for publication and may**  
15 **not be cited except when relevant under the doctrine of law of**  
16 **the case or the rules of claim preclusion or issue preclusion.**

17 Idowu Oghogho (the "debtor") filed a Chapter 11 petition in  
18 pro se on September 20, 2007. At the debtor's request, the case  
19 was converted to Chapter 7 on February 13, 2008. On February 20,  
20 2008 the debtor filed an Amended Schedule of Real Property  
21 (Schedule A), and an Amended Schedule of Secured Debt (Schedule  
22 D) (the "Amended Schedules").

23 The Amended Schedules list the debtor's interest in the real  
24 property commonly referred to as 2312 52nd Street, Sacramento,  
25 California (the "Property"), and values the Property at \$220,000.  
26 The Amended Schedules list Downey Savings & Loan with a senior  
27 secured claim on the Property in the amount of \$305,000. The  
28 Amended Schedules also list Bank of America with a junior secured  
claim on the Property in excess of \$19,000.

1       On March 6, 2008 Bank of America filed a motion for relief  
2 from stay and the motion came on for hearing at the time and date  
3 indicated above. Based on the debtor's Amended Schedules, there  
4 is no equity in the Property. The debtor is not making payments  
5 to either Downey Savings & Loan or the Bank of America.

6       Accordingly, the court finds that Bank of America's interest  
7 in the Property is not adequately protected and relief from stay  
8 under section 362(b)(d)(1) is appropriate. In addition, as this  
9 is a Chapter 7 liquidation, the Property is not necessary for an  
10 effective reorganization. Accordingly, relief from stay is also  
11 warranted pursuant to section 362(d)(2).

12       For the reasons set forth in this memorandum the court will  
13 issue an order granting Bank of America relief from stay.

14 Dated: March 27, 2008

15                               /s/  
16                               ROBERT S. BARDWIL  
17                               United States Bankruptcy Judge  
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