

UNITED STATES BANKRUPTCY COURT

Eastern District of California

Honorable Christopher D. Jaime
Bankruptcy Judge
Sacramento, California

December 19, 2023 at 9:30 a.m.

INSTRUCTIONS FOR PRE-HEARING DISPOSITIONS

1. Matters resolved without oral argument:

The court will prepare either a civil minute order or an order from chambers on each matter listed. If the moving party wants a more specific order, it should submit a proposed amended order to the court.

If the moving party has received a response or is aware of any reason, such as a settlement, that a response may not have been filed, the moving party must contact Danielle Mobley, the Courtroom Deputy, at (916) 930-4421 at least one hour prior to the scheduled hearing.

2. The court will not continue any short cause evidentiary hearings scheduled below.
3. If a matter is denied or overruled without prejudice, the moving party may file a new motion or objection to claim with a new docket control number. The moving party may not simply re-notice the original motion.
4. If no disposition is set forth below, the matter will be heard as scheduled.

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- | | | | |
|----|-------------------------------|--------------------------|---------------------------------|
| 1. | 23-23707 -B-7 | BRIANT/KAREN BALLESTEROS | MOTION FOR RELIEF FROM |
| | CJC -111 | Pro Se | AUTOMATIC STAY |
| | | | 11-30-23 [21] |
| | IRP GRACE APARTMENTS, LLC | | |
| | VS. | | |

******* MOTION TO BE HEARD AT 11:00 A.M. *******

- | | | | |
|----|-------------------------------|------------------------|---------------------------------|
| 2. | 23-23044 -B-7 | ALEJANDRO/AMY MARTINEZ | MOTION TO WAIVE FINANCIAL |
| | SLG -1 | Jin Kim | MANAGEMENT COURSE |
| | | | REQUIREMENT, CONTINUE CASE |
| | | | ADMINISTRATION, AS TO DEBTOR |
| | | | 11-30-23 [16] |

This matter is resolved without oral argument. No appearance at the hearing is required. Removed from calendar. The court will issue an Order.

December 19, 2023 at 9:30 a.m.

3. [23-23453](#)-B-7 NICHOLE LORENSEN MOTION FOR RELIEF FROM
 [CLB](#)-1 Colby D. LaVelle AUTOMATIC STAY
 11-16-23 [[16](#)]

BANK OF AMERICA, N.A. VS.

***** MOTION TO BE HEARD AT 11:00 A.M. *****

4. [21-21570](#)-B-7 MADELEIN MOST CONTINUED MOTION TO AVOID LIEN
 [MWB](#)-4 Mark W. Briden OF CAPITAL ONE BANK N.A.
 10-12-23 [[43](#)]

This matter is resolved without oral argument. No appearance at the hearing is required. Removed from calendar. The court will issue an Order.

5. [23-21676](#)-B-7 SACRAMENTO SELF-HELP MOTION FOR RELIEF FROM
 [PCJ](#)-1 HOUSING, INC. AUTOMATIC STAY
 Jason E. Rios 12-4-23 [[183](#)]

ROSEDOWN APARTMENTS
CALIFORNIA LLC VS.

Continued to January 16, 2024 at 9:30 a.m. pursuant to Order filed 12/18/23. No appearance at the hearing is required. Removed from calendar.

6. [15-22985](#)-B-7 KENNETH PITTS AND MOTION TO COMPROMISE
 [DNL](#)-4 TIFFONEY PIPERSBURG CONTROVERSY/APPROVE SETTLEMENT
 Ashley R. Amerio AGREEMENT WITH KENNETH HARLAN
 PITTS, SR. AND TIFFONEY
 NAFESHIARESHAWN PIPERSBURG
 11-28-23 [[46](#)]

***** MOTION TO BE HEARD AT 11:00 A.M. *****

7. [23-23940](#)-B-11 CAPSITY, INC.
[CAE](#)-1 Gabriel E. Liberman

CONTINUED STATUS CONFERENCE RE:
VOLUNTARY PETITION
11-2-23 [[1](#)]

***** MOTION TO BE HEARD AT 11:00 A.M. *****

8. [22-23177](#)-B-11 AILEEN AMBROSIO
[CAE](#)-1 Arasto Farsad
Thru #10

CONTINUED STATUS CONFERENCE RE:
VOLUNTARY PETITION
12-8-22 [[1](#)]

Status conference continued to January 23, 2024 at 2:00 p.m. No appearance at the hearing is required. Removed from calendar.

9. [22-23177](#)-B-11 AILEEN AMBROSIO
[AF-3](#) Arasto Farsad

CONFIRMATION OF AMENDED PLAN
9-1-23 [[93](#)]

Confirmation Hearing on Amended Plan continued to January 23, 2024 at 2:00 p.m. No appearance at the hearing is required. Removed from calendar.

10. [22-23177](#)-B-11 AILEEN AMBROSIO
[AF-4](#) Arasto Farsad

MOTION TO CONFIRM CHAPTER 11
PLAN
11-21-23 [[124](#)]

Motion continued to January 23, 2024 at 2:00 p.m. No appearance at the hearing is required. Removed from calendar.

11. [22-22585](#)-B-11 STOCKTON GOLF AND MOTION FOR FINAL DECREE AND
[FWP](#)-24 COUNTRY CLUB, A ORDER CLOSING CASE
Thru #12 Thomas A. Willoughby 12-1-23 [[468](#)]

***** MOTION TO BE HEARD AT 11:00 A.M. *****

12. [22-22585](#)-B-11 STOCKTON GOLF AND MOTION TO MODIFY CHAPTER 11
[FWP](#)-25 COUNTRY CLUB, A PLAN
Thomas A. Willoughby 12-1-23 [[472](#)]

***** MOTION TO BE HEARD AT 11:00 A.M. *****

13. [23-24265](#)-B-7 NAJU DAH DME MEDICAL ORDER TO APPEAR AND SHOW CAUSE
CORPORATION WHY A PATIENT CARE OMBUDSMAN
Pauldeep Bains SHOULD NOT BE APPOINTED
12-7-23 [[15](#)]

***** MOTION TO BE HEARD AT 11:00 A.M. *****