

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JaVonne M. Phillips, Esq. SBN 187474 Merdaud Jafarnia, Esq. SBN 217262 <b>McCarthy &amp; Holthus, LLP</b> 1770 Fourth Avenue San Diego, CA 92101 Phone (877) 369-6122 Fax (619) 685-4810  <input checked="" type="checkbox"/> Attorney for Movant(s) <input type="checkbox"/> Movant(s) appearing without attorney	FOR COURT USE ONLY  <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>FILED &amp; ENTERED</b></p> <p><b>MAR 21 2013</b></p> <p>CLERK U.S. BANKRUPTCY COURT          Central District of California          BY carranza DEPUTY CLERK</p> </div>
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**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  Guillermina Jaimes,         Debtor.	CASE NO.: 2:13-bk-13470-SK CHAPTER: 13  <b>ORDER GRANTING MOTION FOR RELIEF          FROM THE AUTOMATIC STAY UNDER          11 U.S.C. § 362 (REAL PROPERTY)</b>  DATE: 03/20/2013 TIME: 08:30AM COURTROOM: 1575 PLACE: 255 E. Temple Street, Los Angeles, CA
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**Movant: U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I, its assignees and/or successors**

1. The Motion was:     Opposed                             Unopposed                             Settled by stipulation

2. The Motion affects the following real property ("Property"):

*Street Address:*                    409 East Braeburn Drive  
*Unit Number:*  
*City, State, Zip Code:*    Phoenix, AZ 85022

Legal description or document recording number (including county of recording): 20070523012, Maricopa County, Arizona

**Lot 434, MOON VALLEY II, according to the plat recorded in Book 92 of Maps, pages 27, 28 and 29, records of Maricopa County, Arizona.**

See attached page.

3. The Motion is granted under:     11 U.S.C. § 362(d)(1)     11 U.S.C. § 362(d)(2)     11 U.S.C. § 362(d)(3)  
      11 U.S.C. § 362(d)(4)


4. As to Movant, its successors, transferees and assigns ("Movant"), the stay of 11 U.S.C. § 362(a) is:
- Terminated as to Debtor(s) and Debtor's(s') bankruptcy estate.
  - Annulled retroactively to the date of the bankruptcy petition filing.
  - Modified or conditioned as set forth in Exhibit \_\_\_\_\_ to this Order.
5.  Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale before the following date (specify): \_\_\_\_\_
7.  The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Attachment to this Order.
8.  In chapter 13 cases, the trustee shall not make any further payments on account of Movant's secured claim after entry of this Order. The secured portion of Movant's claim is deemed withdrawn upon entry of this Order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant shall return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this Order.
9.  The filing of the petition was part of a scheme to delay, hinder and defraud creditors that involved either:
- transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval.
  - multiple bankruptcy filings affecting the Property.

If recorded in compliance with applicable state laws governing notices of interest or liens in the Property, this Order is binding and effective under 11 U.S.C. § 362(d)4(A) and (B) in any other bankruptcy case purporting to affect the Property filed not later than two (2) years after the date of entry of this Order, except that a debtor in a subsequent bankruptcy case may move for relief from this Order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local governmental unit that accepts notices of interests or liens in real property shall accept a certified copy of this Order for indexing and recording.

10. This court further orders as follows:

- The 14-day stay provided by FRBP 4001(a)(3) is waived.
- The provisions set forth in the Extraordinary Relief Attachment shall also apply (attach Optional Form F 4001-10-ER).
- See attached continuation page for additional provisions.

Date: March 21, 2013

  
Sandra R. Klein  
United States Bankruptcy Judge

## NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled (*specify*) **ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (Real Property)** was entered on the date indicated as "Entered" on the first page of this judgment or order and will be served in the manner stated below:

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)** – Pursuant to controlling General Orders and LBRs, the foregoing document was served on the following persons by the court via NEF and hyperlink to the judgment or order. As of 3/20/2013, the following persons are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email addresses stated below.

**UNITED STATES TRUSTEE**  
ustpreion16.la.ecf@usdoj.gov

**TRUSTEE**  
Kathy A Dockery (TR)  
efiling@CH13LA.com

**COUNSEL FOR MOVANT**  
McCarthy & Holthus, LLP  
bknotice@mccarthyholthus.com

Service information continued on attached page

**2. SERVED BY THE COURT VIA U.S. MAIL:** A copy of this notice and a true copy of this judgment or order was sent by United States mail, first class, postage prepaid, to the following persons and/or entities at the addresses indicated below:

**DEBTOR**  
Guillermina Jaimes, 3818 E Florence Ave, Bell, CA 90201

Service information continued on attached page

**3. TO BE SERVED BY THE LODGING PARTY:** Within 72 hours after receipt of a copy of this judgment or order which bears an "Entered" stamp, the party lodging the judgment or order will serve a complete copy bearing an "Entered" stamp by United States mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following persons and/or entities at the addresses, facsimile transmission numbers, and/or email addresses stated below:

Service information continued on attached page