

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Kamala D. Harris, Attorney General of California W. Dean Freeman, Supervising Deputy Attorney General Diane S. Shaw, Supervising Deputy Attorney General Lisa W. Chao, Deputy Attorney General State Bar No. 198536 300 S. Spring Street, Suite 1702 Los Angeles, CA 90013 Tel.: (213) 897-2481 Fax: (213) 897-5775 Email: Lisa.Chao@doj.ca.gov <input checked="" type="checkbox"/> Attorney for Movant <input type="checkbox"/> Movant appearing without an attorney	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> <p style="color: blue; font-weight: bold; font-size: 1.2em;">FILED & ENTERED</p> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p style="color: red; font-weight: bold; font-size: 1.5em;">JAN 12 2015</p> </div> <p style="color: blue; font-size: 0.8em;">CLERK U.S. BANKRUPTCY COURT Central District of California BY duarte DEPUTY CLERK</p> </div>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA –SANTA ANA DIVISION**

In re: LAWRENCE KEITH DODGE, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 8:13-BK-11037-ES CHAPTER: 11 <div style="text-align: center; border: 1px solid black; padding: 5px; font-weight: bold;"> ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER) </div> DATE: December 16, 2014 TIME: 9:30 a.m. COURTROOM: 5A PLACE: 411 West Fourth Street Santa Ana, CA 92701
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Movant: Insurance Commissioner of the State of California, in his capacity as the Liquidator of American Sterling Insurance Company

1. The Motion was: Opposed Unopposed Settled by stipulation

2. This order applies to the following real property (Property):
 Type of property: Residential Nonresidential
 Street Address: 63 Monarch Bay Drive
 Unit/Suite number:
 City, State, Zip Code: Dana Point, CA 92629


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

- c. 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) Multiple bankruptcy cases affecting the Property.
 - (3) The court makes does not make cannot make a finding that the Debtor was involved in this scheme.
 - (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title 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 government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. Movant shall not cause the Debtor to be locked out before (*date*) _____.
7. The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. This order is binding and effective in *any* bankruptcy commenced by or against *any* debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. without further notice.
 - b. upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. without further notice.
- b. upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
14. Other (*specify*):

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Date: January 12, 2015


Erithe Smith
United States Bankruptcy Judge