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**FILED**

JAN 26 2005

UNITED STATES  
BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA

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9 **UNITED STATES BANKRUPTCY COURT**  
10 **DISTRICT OF ARIZONA**

11 **In Re:** )  
12 **GERRY VALENTINA ZEIMET,** )  
13 **Debtor** )  
14 ===== )  
15 **KIM L. LEPORE, DBA MOHAVE VALLEY** )  
16 **PROPERTY MANAGEMENT,** )  
17 **Movant,** )  
18 **vs.** )  
19 **GERRY VALENTINA ZEIMET,** )  
20 **Debtor/Respondent** )

**NO: 04-1547 BHC RJH**  
**CHAPTER 7**

**FINDINGS OF FACT AND  
CONCLUSIONS OF LAW AND  
ORDER GRANTING RELIEF  
FROM AUTOMATIC STAY**

21 Kim L. Lepore, dba Mohave Valley Property Management, having moved for Relief from  
22 the Automatic Stay, and there being a response thereto, the Court having considered the matter,  
23 and good cause therefore appearing;

24 **IT IS ORDERED, ADJUDGED and DECREED** as follows:

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26 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

27 1. Movant has a possessory interest in the property known as 3744 Oro Avenue, Bullhead  
28 City, Arizona 86442.

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- 2. That Debtor has failed to pay the rent.
- 3. The Debtor has no equity or continuing possessory interest or rights in the property.

**IT IS THEREFORE ORDERED, ADJUDGED and DECREED that:**

- 1. The Automatic Stay of the Bankruptcy Code is terminated as to the Debtor.
- 2. Authorizing Movant Kim L. Lepore, dba Mohave Valley Property Management, to enforce their possessory interest in the property, to initiate or complete Special/Forcible Entry and Detainer proceedings, to have a Writ of Restitution, Writ of Assistance, or other Order for Possession of the property issued, and enforced, by the Constable of the Bullhead City Justice Court, or the Sheriff of Mohave County, as the case may be, all in accordance with the provisions of State law.
- 3. The relief granted above is effective hereafter as to any proceeding filed by the Debtor under this or any other chapter of the Bankruptcy Code.
- 4. The relief is also granted with respect to the property commonly known as 3744 Oro Avenue, Bullhead City, AZ and applies to the other occupants of the property including Debtor's husband (Kevin Cavenagh).

DONE this 26<sup>th</sup> day of January, 2004<sup>5</sup>.

Randolph J. Harris  
UNITED STATES BANKRUPTCY JUDGE