

**REGISTER OF ACTIONS****CASE NO. BCV-25-100627****RED APPLE PLAZA ASSOCIATES, L.P. VS CONRAD  
ET AL**§  
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§  
§Location: **B-Civil**  
Judicial Officer: **Cervantes, Gina M.**  
Filed on: **02/21/2025****CASE INFORMATION****Statistical Closures**

05/21/2025 Judgment - Clerk Default Judgment Before Trial (CL/CV)

Case Type: **31-CV Unlawful Detainer-  
Commercial-Civil Unlimited**Case  
Status: **05/21/2025 Judgment****PARTY INFORMATION****Plaintiff****RED APPLE PLAZA ASSOCIATES, L.P.***Lead Attorneys***NIEBOW, STEVEN N.***Retained*

818-449-2497(W)

**Defendant****CONRAD, MATTHEW****Pro Se****VONRAESFIELD-CONRAD, SHAUNAMARIE****Pro Se****DATE****EVENTS & ORDERS OF THE COURT****EVENTS**

02/21/2025



Complaint - Unlawful Detainer

Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

02/21/2025



Civil Case Cover Sheet (CM-010)

Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

02/21/2025



Unlawful Detainer Supplemental Cover Sheet

Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

02/21/2025

Address and Zip Code of Unlawfully Detained Property

785 TUCKER RD., UNIT(S) G&amp;H, TEHACHAPI, CA 93561 (KERN COUNTY)

02/21/2025



Notice of Order to Show Cause Re: Local Rule 3.15.1(c)

02/21/2025



Notice of Commencement of Unlawful Detainer Action

02/21/2025



Electronic Rejection Notice

*Summons*Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

02/21/2025



Summons Issued and Filed

Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

03/24/2025



Proof of Service - Summons / Complaint

*as to Shaunamarie Vonraesfield-Conrad by Personal Service*

Service Date: 03/15/2025

Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES,  
L.P.

03/24/2025



Proof of Service - Summons / Complaint

# REGISTER OF ACTIONS

CASE NO. BCV-25-100627

|            |                                                                                                                                                                                                                                                                                        |
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|            | <p><i>as to Matthew Conrad by Sub Service</i><br/> Service Date: 03/20/2025<br/> Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.</p>                                                                                                                     |
| 03/24/2025 |  Proof of Service - Summons / Complaint<br><i>as to All Unknown Occupants</i><br>Service Date: 03/20/2025<br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.            |
| 04/15/2025 |  Electronic Rejection Notice<br><i>Request for Default</i>                                                                                                                                            |
| 04/15/2025 |  Request for Entry of Default by Clerk Entered<br><i>as to Shaunamarie Vonsraisfield-Conrad &amp; Matthew Conrad</i><br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P. |
| 04/22/2025 |  Request for Clerk's Judgment<br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.                                                                                        |
| 05/05/2025 |  Declaration<br><i>of Steven N Niebow RE: Dismissal</i><br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.                                                              |
| 05/21/2025 |  Judgment (Clerk's Default/Restitution Only) Filed & Entered<br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.                                                         |
| 05/21/2025 |  Electronic Rejection Notice<br><i>Writ of Possession</i>                                                                                                                                           |
| 05/21/2025 |  Writ of Possession Issued<br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.                                                                                         |
| 05/21/2025 |  Application for Issuance of Writ of Possession; Affidavit<br><i>of Daily Rental Value Filed</i><br>Party: Attorney NIEBOW, STEVEN N.; Plaintiff RED APPLE PLAZA ASSOCIATES, L.P.                   |
| 06/27/2025 |  Electronic Rejection Notice<br><i>Motion to Stay</i>                                                                                                                                               |
| 06/30/2025 |  Electronic Rejection Notice<br><i>Motion to Stay</i>                                                                                                                                               |
| 06/30/2025 |  Electronic Rejection Notice<br><i>Motion to Stay</i>                                                                                                                                               |
| 07/01/2025 |  Ex Parte Application / Petition<br><i>for Stay of Execution of Eviction. ***True name needed***</i><br>Party: Defendant CONRAD, MATTHEW; Defendant VONRAESFIELD-CONRAD, SHAUNAMARIE                |

## **DISPOSITIONS**

|            |                                                                                                                                                                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/21/2025 | <p><b>Judgment - Clerk Default Judgment Before Trial (CL/CV)</b> (Judicial Officer: Cervantes, Gina M.)<br/> Unlawful Detainer<br/> Awarded To: RED APPLE PLAZA ASSOCIATES, L.P.<br/> Entitled to Possession of Premises at: 785 TUCKER RD UNIT(S) G&amp;H<br/> TEHACHAPI CA 93561 KERN COUNTY</p> |
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# REGISTER OF ACTIONS

CASE NO. BCV-25-100627

Judgment Applies to All Occupants

Awarded Against: CONRAD, MATTHEW, VONRAESFIELD-CONRAD,  
SHAUNAMARIE

Total: \$0.00

## HEARINGS

05/14/2025



**Order to Show Cause - Local Rule 3.15.1(c)** (1:30 PM) (Judicial Officer: Cervantes, Gina M. ;Location: Bakersfield Division L)

### MINUTES

Held;

Journal Entry Details:

*Cause heard and submitted. The Court makes the following findings and orders: Cause continued to 06/11/2025 at 1:30 p.m. in Division L. Reason for continuance: Plaintiff to file default. Further notice waived. Attorney Jeffrey Olin appeared via audio/video communication on behalf of Plaintiff.;*

*Held*

### SCHEDULED HEARINGS

**CANCELED Order to Show Cause - Local Rule 3.15.1(c)** (06/11/2025 at 1:30 PM)  
(Judicial Officer: Cervantes, Gina M. ;Location: Bakersfield Division L)

*Continued from 05/14/25*

*Judgment Entered*

06/11/2025

**CANCELED Order to Show Cause - Local Rule 3.15.1(c)** (1:30 PM) (Judicial Officer: Cervantes, Gina M. ;Location: Bakersfield Division L)

*Continued from 05/14/25*

*Judgment Entered*

07/02/2025



**Ex Parte Hearing - Post-Disposition** (8:30 AM) (Judicial Officer: Cervantes, Gina M. ;Location: Bakersfield Division L)

*Filed 7/1/2025 by Shaunamarie Kathryn Von Raesfield-Conrad and Matthew Forest Conrad. Ex Parte Application for Stay of Execution of Eviction. \*\*\*True name needed\*\*\**

Held;

Journal Entry Details:

*Attorney Steven Niebow appeared via audio/video communication on behalf of Plaintiff. Parties/Counsel stipulate to Commissioner Gina M. Cervantes acting as Temporary Judge of the Superior Court. Notice is defective. Counsel for Plaintiff does not waive defect in service. The Court makes the following findings and orders: Defendant's Ex Parte Application for Stay of Execution of Eviction is Denied. The Levying officer is to proceed on the execution of the Writ of Possession. Certified copy of the order to the Sheriff. Proposed order to be filed in due course. APPLICATION FOR STAY OF EXECUTION OF EVICTION; FILED BY DEFENDANT SHAUNAMARIE VONRAESFIELD-CONRAD;*

*Held*

*Parties Present: Attorney NIEBOW, STEVEN N.*

*Defendant VONRAESFIELD-CONRAD, SHAUNAMARIE*