

UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF
CALIFORNIA

Gilbert Doro Gonzales v. JP Morgan Chase, N.A.

Gonzales · No. 5:25-cv-00639-SSS-DTBx · Decided May 2, 2025

SUMMARY

The United States District Court for the Central District of California denied Plaintiffs Gilbert Doro Gonzales and Maria Elva Gonzales’s emergency motion for a preliminary injunction seeking to halt foreclosure proceedings and prevent eviction. The court concluded that Plaintiffs had not established a basis for emergency relief, the foreclosure sale had already occurred, and the court lacked jurisdiction to enjoin Good Neighbor Homes LLC, which was not a party to the action. The court also struck a duplicative filing.

CASE DETAILS

COURT	United States District Court for the Central District of California
WRITING FOR THE COURT	Sunshine S. Sykes
JURISDICTION	United States District Court for the Central District of California
DECIDED	May 2, 2025
DOCKET	5:25-cv-00639-SSS-DTBx
DISPOSITION	other
PROCEDURAL POSTURE	Plaintiffs proceeding pro se moved for a preliminary injunction to halt a foreclosure sale and prevent their eviction. The district court denied the motion and struck a duplicative filing.
STANDARD OF REVIEW	A preliminary injunction requires a showing of likely success on the merits, likely irreparable harm absent relief, a favorable balance of equities, and consistency with the public interest.
PRECEDENTIAL VALUE	unpublished district court order
PARTIES	Gilbert Doro Gonzales, Maria Elva Gonzales v. JP Morgan Chase, N.A., Other defendants

TOPICS

- injunctions
- foreclosure
- eviction
- personal jurisdiction
- civil procedure

PRACTICE AREAS

civil procedure

real estate

foreclosure

remedies

QUESTIONS PRESENTED

1. Whether Plaintiffs established the requirements for a preliminary injunction halting foreclosure or preventing eviction.
2. Whether the court could enjoin Good Neighbor Homes LLC, a purchaser at the foreclosure sale that was not a party to the action and had not been served.
3. Whether the duplicative second filing should be struck.

HOLDINGS

1. Plaintiffs were not entitled to a preliminary injunction because they failed to establish that the requested emergency relief was justified, including by failing to show a likelihood of success on the merits and by seeking relief that was unclear or unavailable.
2. The court could not enjoin Good Neighbor Homes LLC because it was not a party, was not named in the operative complaint, had not been served, and was not subject to the court's personal jurisdiction.
3. The second request for a preliminary injunction was struck as duplicative because it was identical to the first filing.

KEY QUOTATIONS

“A federal court may issue an injunction if it has personal jurisdiction over the parties and subject matter jurisdiction over the claim; it may not attempt to determine the rights of persons not before the court.” (at 2-3)

FACTUAL BACKGROUND

Plaintiffs sought to halt foreclosure proceedings involving their home and to prevent their eviction. Plaintiffs conceded that the foreclosure sale had already occurred and alleged that Good Neighbor Homes LLC purchased the property and planned to evict them within 60 days. Good Neighbor Homes LLC was not a defendant, was not named in the operative complaint, and had not been served.

PROCEDURAL HISTORY

The court had previously denied three applications by Plaintiffs for temporary restraining orders and other emergency relief because Plaintiffs failed to provide required notice, failed to justify ex parte relief, and failed to show a likelihood of success on the merits. Plaintiffs filed another emergency motion for a preliminary injunction and an identical second filing. The court denied the motion and struck the second filing as duplicative.

DISPOSITION

other

CASES CITED

- Winter v. Nat. Res. Def. Council, 555 U.S. 7, 20 (2008)
- U.S. Philips Corp. v. KBC Bank N.V., 590 F.3d 1091, 1094 (9th Cir. 2010)
- Masjedi v. Fed. Commc'ns Comm'n, No. CV 24-7605, 2024 WL 4834285, at *3 (C.D. Cal. 2024)
- Zepeda v. I.N.S., 753 F.2d 719, 727 (9th Cir. 1985)
- Best Buy Produce Int'l, Inc. v. Produceland & Trading, Inc., No. 2:24-CV-03207, 2024 WL 4875380, at *2-*3 (C.D. Cal. Apr. 19, 2024)

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