

**APR 14 2005**

**HAROLD S. MARENUS, CLERK  
U.S. BKCY. APP. PANEL  
OF THE NINTH CIRCUIT**

**NOT FOR PUBLICATION**

**UNITED STATES BANKRUPTCY APPELLATE PANEL  
OF THE NINTH CIRCUIT**

In re:	)	BAP No. NC-04-1326-PSBr
	)	
BARBARA J. MITCHELL,	)	Bk. No. 03-41371
	)	
Debtor.	)	Adv. No. 03-04855
	)	
ANGELA L. MORGAN,	)	
	)	
Appellant,	)	
	)	
v.	)	<b>MEMORANDUM<sup>1</sup></b>
	)	
LOIS I. BRADY, Ch. 7 Trustee;	)	
UNITED STATES TRUSTEE,	)	
	)	
Appellees.	)	

Argued and Submitted on  
March 24, 2005 at San Francisco, California

Filed - April 14, 2005

Appeal from the United States Bankruptcy Court  
for the Northern District of California

Honorable Randall J. Newsome, Chief Bankruptcy Judge, Presiding

Before: PERRIS, SMITH and BARR,<sup>2</sup> Bankruptcy Judges.

<sup>1</sup> This disposition is not appropriate for publication and may not be cited to or by the courts of this circuit except when relevant under the doctrines of law of the case, res judicata, or collateral estoppel. See 9th Cir. BAP Rule 8013-1.

<sup>2</sup> Hon. James N. Barr, United States Bankruptcy Judge for the Central District of California, sitting by designation.

1 Angela Morgan, who represented debtor in her chapter 7<sup>3</sup> case,  
2 appeals a judgment entered after trial ordering her to turn over to  
3 the trustee \$21,437.56, which represents surplus proceeds from the  
4 prepetition foreclosure sale of real property in which debtor had an  
5 interest. We REVERSE and REMAND.

#### 6 FACTS

7 Morgan represented debtor in a state court unlawful detainer  
8 action brought as the result of a prepetition foreclosure sale that  
9 took place on January 30, 2003. The property that was the subject  
10 of the foreclosure sale was titled in the name of debtor and her  
11 uncle, John Morris, as joint tenants.

12 Debtor filed a chapter 7 petition pro se on March 7, 2003. The  
13 bankruptcy schedules apparently did not disclose the foreclosure  
14 sale or debtor's entitlement to any surplus proceeds from the sale.  
15 Either on March 7 or shortly thereafter, Morgan received in the mail  
16 a check for \$21,437.56, made out to debtor and John Morris,  
17 representing the surplus proceeds of the sale. Although Morgan knew  
18 about the bankruptcy filing either at the time she received the  
19 check or shortly thereafter, she placed the check in her drawer and  
20 did not disclose its existence to the bankruptcy trustee.

21 Later in March, Morgan substituted as counsel in the bankruptcy  
22 case. Thereafter, on April 24, Morris and debtor endorsed the check  
23 and it was deposited into Morgan's trust account. At debtor's  
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25 <sup>3</sup> Unless otherwise indicated, all chapter, section and rule  
26 references are to the Bankruptcy Code, 11 U.S.C. §§ 101-1330, and to  
the Federal Rules of Bankruptcy Procedure, Rules 1001-9036.

1 request, Morgan wrote checks totaling \$13,792.43 to debtor. Morgan  
2 kept \$6,372.68 as her fee. Morgan has not accounted for the  
3 remaining approximately \$1,700 that she neither disbursed to debtor  
4 nor applied to her fees.

5 Neither debtor nor counsel<sup>4</sup> disclosed at the § 341(a) meeting  
6 that debtor had surplus proceeds from the prepetition sale of her  
7 house, nor did Morgan disclose, on inquiry from the trustee, that  
8 she was holding or had held the funds. On June 30, after Morgan had  
9 distributed the funds to debtor and retained the remainder for  
10 herself, she wrote a letter to the trustee explaining that debtor  
11 and her uncle had received surplus proceeds from the prepetition  
12 foreclosure sale of the house. She never indicated that the funds  
13 were received on or about the same date as debtor filed bankruptcy,  
14 but were not distributed until after the petition had been filed.  
15 Nor did she provide information about how the funds were  
16 distributed.

17 Debtor filed amended bankruptcy schedules and statement of  
18 financial affairs on July 18, 2003, in which she disclosed that she  
19 was holding \$10,500 cash for John Morris, but also indicated that  
20 John Morris held the funds. Debtor also claimed an exemption in  
21 \$10,500, listed as "excess cash proceeds from sale of home."  
22 Amended Schedule C. The schedules did not disclose the \$21,437.56  
23 check or the distribution of those funds to debtor.

24 Morgan filed her Rule 2016(b) statement on August 21, 2003,  
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26 <sup>4</sup> Morgan did not attend the § 341(a) meeting, but an  
associate of hers did.

1 which failed to disclose the fees she had received from debtor from  
2 the sale proceeds.

3 The trustee and United States Trustee (hereafter referred to  
4 collectively as "the trustee") filed a complaint against Morgan and  
5 her associate, Carolyn Mosby-Thomason, under § 542, seeking turnover  
6 of the \$21,437.56 as property of the estate. The trustee filed a  
7 motion for summary judgment. At a status hearing in the adversary  
8 proceeding, held on May 26, 2004, the court decided to hold a trial  
9 rather than decide the matter on cross-motions for summary judgment,  
10 and set the trial for June 14. At that hearing, it was brought to  
11 the court's attention that a discharge and final decree closing the  
12 case had been entered in the main bankruptcy case. The court said  
13 that the order may have been entered improvidently, and that the  
14 court would check on it. According to the main case docket, the  
15 case was reopened on June 10, 2004. The trial was held on June 14,  
16 2004, and the court ruled from the bench that Morgan and debtor had  
17 "worked together to conceal the existence of [the] money until it  
18 could not be concealed any longer[,]" Transcript of June 14, 2004  
19 trial at 83:8-10, and ordered Morgan to turn over the \$21,437.56,  
20 which amount could be reduced by any amount Morgan could establish  
21 had been received by Morris.<sup>5</sup>

22 Morgan appeals.  
23  
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25  
26 <sup>5</sup> The claim against Morgan's associate, Mosby-Thomason, was dismissed.

1 ISSUES<sup>6</sup>

- 2 1. Whether the court erred in holding the trial and entering  
3 judgment after the bankruptcy case had been closed.
- 4 2. Whether the bankruptcy court was biased against Morgan.
- 5 3. Whether the bankruptcy court erred in finding that the surplus  
6 proceeds check was property of the estate.
- 7 4. Whether the bankruptcy court improperly delegated to the  
8 trustee the power to determine whether Morgan could establish  
9 that a portion of the proceeds had been received by Morris.

10 STANDARD OF REVIEW

11 The issues related to closure and reopening of the bankruptcy  
12 case are jurisdictional, and so are reviewed de novo. See Barrus v.  
13 Sylvania, 55 F.3d 468, 469 (9th Cir. 1995); In re Kashani, 190 B.R.  
14 875, 881 (9th Cir. BAP 1995). Because Morgan failed to raise the  
15 issue of the court's bias before the bankruptcy court, we review the  
16 court's failure to recuse itself under the plain error standard.  
17 United States v. Bosch, 951 F.2d 1546, 1548 (9th Cir. 1991).  
18 "'Plain error' will be found only if the error was 'highly  
19 prejudicial' and there was a 'high probability that the error  
20 materially affected the verdict.'" United States v. Anguiano, 873  
21 F.2d 1314, 1319 (9th Cir. 1989) (citation omitted). The issue Morgan  
22 raises with regard to property of the estate is a legal one, as is  
23 the question of whether the bankruptcy court improperly delegated  
24 adjudicatory power to the trustee. We review issues of law de novo.  
25 In re Devers, 759 F.2d 751, 753 (9th Cir. 1985).

26 \_\_\_\_\_  
<sup>6</sup> Morgan's brief is somewhat disjointed. We have tried to  
distill the issues from Morgan's argument.

1 DISCUSSION

2 1. Effect of closure of bankruptcy case

3 It is not clear precisely what Morgan's argument is with regard  
4 to the closure of the bankruptcy case.<sup>7</sup> We interpret her argument  
5 to raise three issues: that closure of the bankruptcy case (1)  
6 deprived the bankruptcy court of jurisdiction to proceed with the  
7 trial in the adversary proceeding; (2) discharged the trustee of her  
8 duties so that she no longer had standing to pursue the turnover  
9 action against Morgan; and (3) resulted in abandonment of the  
10 proceeds as property of the estate.

11 The case was closed on May 25, 2004. On June 10, 2004, the  
12 court sua sponte entered an order reopening the case. Therefore, by  
13 the time the trial was held and judgment was entered, the bankruptcy  
14 case was open. Therefore, this is not a case where the court acted  
15 in a closed case.

16 Morgan argues that the court erred in reopening the case sua  
17 sponte. Even assuming that she can raise that argument without  
18 having timely appealed the order reopening the case (and it is not  
19 clear why she would have had standing to complain about the  
20 reopening), she is wrong. Morgan argues that the bankruptcy court  
21 cannot reopen a case sua sponte, but instead must act only on  
22 motion, citing Rule 5010. Rule 5010 provides that "[a] case may be  
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24 <sup>7</sup> Morgan also mentions the entry of discharge of debtor's  
25 debts. But she does not explain, and we cannot comprehend, how  
26 discharge of debts of the debtor would affect the trustee's pursuit  
of property of the estate. Therefore, we will not discuss the entry  
of discharge.

1 reopened on motion of the debtor or other party in interest . . . .”  
2 The Ninth Circuit has explained, however, that the bankruptcy court  
3 has the authority under § 105(a) to reopen a case sua sponte. In re  
4 Castillo, 297 F.3d 940, 944-45 (9th Cir. 2002). Because the court  
5 had discretion to reopen the case on its own motion, and the case  
6 was open when the court held the trial and entered the judgment in  
7 the adversary proceeding, the court did not lack jurisdiction over  
8 the adversary proceeding.<sup>8</sup>

9 Morgan is correct that closure of the case discharges the  
10 trustee of her duties, and that, upon reopening of the case, a  
11 trustee is not necessarily appointed. See § 350(a). Closure  
12 terminates many of the trustee’s recovery powers, including powers  
13 under §§ 546(a), 549(d)(2), and 550(f)(2).<sup>9</sup>

14 Merely reopening a closed case “has little impact upon the  
15 estate and upon jurisdiction in light of what occurs as a result of  
16 closing the case.” In re Menk, 241 B.R. 896, 913 (9th Cir. BAP  
17 1999). Reopening “does not undo any of the statutory consequences  
18 of closing.” Id. Nor does reopening automatically reinstate the  
19 trustee; the court must order that a trustee be appointed, if one is  
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21 <sup>8</sup> It is clear that the case was closed in error. The  
22 trustee had not filed a final report, and the assets were not fully  
23 administered, so the case was not ready for closure pursuant to  
24 § 350(a). In fact, the trustee was in the process of pursuing the  
surplus proceeds of the prepetition foreclosure sale as property to  
be administered in the estate.

25 <sup>9</sup> The trustee’s turnover action in this case was not brought  
26 under any of those statutes, however, but under § 542, which  
requires anyone in possession of property of the estate to turn over  
that property to the trustee.

1 necessary. Id. at 914.

2       If, then, the order reopening merely reopened this case without  
3 undoing any of the statutory consequences of closure, Morgan might  
4 be correct that the trustee had lost her power to pursue the  
5 turnover action. However, Morgan has not provided a copy of the  
6 order reopening the case. The trustee argues that the court vacated  
7 the order closing the case. Vacating the order closing the case  
8 would have negated the consequences of the closure. Without a copy  
9 of the order, we cannot tell whether the court erred in proceeding  
10 with the trial after the case had been closed and reopened. It is  
11 the appellant's burden to demonstrate the merits of her appeal. In  
12 re Webb, 212 B.R. 320, 322 n.1 (8th Cir. BAP 1997). Because the  
13 order reopening the case may have avoided the consequences of  
14 closure, Morgan has not demonstrated that the trustee lacked  
15 authority to pursue the turnover action after reopening.<sup>10</sup>

16       Morgan also argues that closure of the case resulted in  
17 abandonment of unadministered property of the estate, including the  
18 surplus proceeds, and therefore the trustee had no estate asset to  
19 pursue in this adversary proceeding.

20       Unless the court orders otherwise, closure of a case results in  
21 abandonment of any property listed in the schedules that is not  
22 otherwise administered at the time the case is closed. § 554(c).  
23 This is termed "technical abandonment" and is generally considered  
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25       <sup>10</sup> We note that this complaint was brought by both the case  
26 trustee and the United States Trustee. Morgan does not argue that  
the United States Trustee lacked standing to pursue the action if  
the case trustee were not a plaintiff.



1 irrevocable. In re DeVore, 223 B.R. 193, 197 (9th Cir. BAP 1998).  
2 There are exceptions to irrevocable abandonment, such as when "the  
3 trustee is given false or incomplete information about the asset by  
4 the debtor; the debtor fails to list the asset altogether; or where  
5 the trustee's abandonment was the result of a mistake or  
6 inadvertence, and no undue prejudice will result in revocation of  
7 the abandonment." Id. at 198. Simply reopening a case will not  
8 negate technical abandonment; the abandonment must be expressly  
9 revoked. Id.

10 The bankruptcy court found that the surplus proceeds had not  
11 been technically abandoned by closure of the bankruptcy case,  
12 because the asset had never been fully disclosed in the schedules.  
13 Transcript of June 14, 2004 trial at 85:4-86:11. Morgan does not  
14 challenge that finding on appeal. Because the asset had not been  
15 fully disclosed, it was not abandoned by closure of the case. See  
16 Cusano v. Klein, 264 F.3d 936, 945 (9th Cir. 2001) (asset not  
17 properly scheduled is not abandoned by closure). Morgan has failed  
18 to demonstrate that the court lacked jurisdiction to hold the trial  
19 and enter judgment ordering turnover.

20 We note that Morgan does not point to any prejudice to her from  
21 the closure and reopening. At the time the case was closed, the  
22 parties were ready for trial or summary judgment in this adversary  
23 proceeding. Morgan could not have relied on the closure of the case  
24 in receiving and disbursing the proceeds of the foreclosure sale, as  
25 those events occurred well before the case was closed. We reject  
26 her attempts to latch onto the inadvertent closure to avoid the

1 consequences of her actions, which were taken in clear violation of  
2 the Bankruptcy Code.

3 2. Bias

4 Morgan also argues that the bankruptcy court was biased against  
5 her, thereby depriving her of a fair trial. She asserts that the  
6 court's rulings in the case indicate a bias toward her that  
7 demonstrated a lack of fairness.

8 It is true that a fair trial is one of the requirements of due  
9 process. In the Matters of Murchison, 349 U.S. 133, 136 (1955).  
10 This requires that the court not demonstrate actual bias in the  
11 trial. Id.

12 Congress enacted 28 U.S.C. § 455 governing recusal of judges,  
13 including bankruptcy judges, for bias or prejudice.<sup>11</sup> That statute  
14 requires a judge to recuse himself or herself if "a reasonable  
15 person with knowledge of all the facts would conclude that the  
16 judge's impartiality might reasonably be questioned." In re  
17 Goodwin, 194 B.R. 214, 222 (9th Cir. BAP 1996).

18 Judicial rulings and remarks not based on an extrajudicial  
19 source "almost never constitute a valid basis" for recusal. In  
the end, it is fundamentally a question of degree.

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20 <sup>11</sup> That statute provides, as relevant:

21 (a) Any justice, judge, or magistrate of the United  
22 States shall disqualify himself in any proceeding in which his  
23 impartiality might reasonably be questioned.

24 (b) He shall also disqualify himself in the following  
25 circumstances:

26 (1) Where he has a personal bias or prejudice concerning a  
party, or personal knowledge of disputed evidentiary facts  
concerning the proceeding[.]

1 Disqualification is warranted only when judicial rulings and  
2 remarks not based on extrajudicial sources rise to "such a high  
3 degree of favoritism or antagonism as to make fair judgment  
impossible." Liteky v. United States, 510 U.S. 540, 555, 114  
S.Ct. 1147, 127 L.Ed.2d 474 (1994).

4 In re Fraschilla, 235 B.R. 449, 459 (9th Cir. BAP 1999), aff'd, 242  
5 F.3d 381 (9th Cir. 2000) (table).

6 The conduct of which Morgan complains does not demonstrate  
7 bias, let alone "such a high degree of favoritism or antagonism as  
8 to make fair judgment impossible." Liteky, 510 U.S. at 555. Morgan  
9 complains about the court's refusal to dismiss debtor's bankruptcy  
10 petition on debtor's motion in April 2003 and its order vacating a  
11 discharge that had been entered in error in July 2003, and the  
12 court's June 10, 2004 sua sponte vacation of the order closing the  
13 case. It is not clear how the court's actions with regard to  
14 debtor's bankruptcy case demonstrated any bias toward Morgan, who  
15 was not the debtor. In any event, we have explained above that the  
16 court was within its authority to reopen the case sua sponte, where  
17 it was clear that the requirements for closure had not been met and  
18 that the case had been closed in error. There is nothing in the  
19 record to indicate that the erroneous entry of discharge in July  
20 2003 or the erroneous closing of the case in May 2004 were events  
21 over which the judge exercised any specific control.

22 Morgan also complains about the court's decisions to proceed to  
23 trial after the case had been closed and to allow the trustee to  
24 treat her summary judgment brief as her trial brief while requiring  
25 Morgan to file a trial brief. As we have explained, the case had  
26 been closed in error, and the court promptly corrected that error by

1 reopening the case before the date of the trial. Further, the  
2 court's decision to treat the trustee's summary judgment brief as a  
3 trial brief while requiring Morgan to file a trial brief does not  
4 demonstrate bias. The trustee had briefed the issues for the  
5 summary judgment motion; Morgan had not. The court presumably felt  
6 that Morgan should have an opportunity to file a trial brief, but  
7 saw no reason to require the trustee to do again what she had  
8 already done.

9 In her opening brief, Morgan cites pages 55 through 57 of the  
10 trial transcript as evidence of the court's bias. Those pages are a  
11 transcription of the testimony of Morgan's co-defendant, Carolyn  
12 Mosby-Thomason. In that portion of the testimony, the court  
13 questioned Mosby-Thomason, who was not licensed to practice law in  
14 California, about how she could appear as counsel in the case  
15 without having been admitted pro hac vice in the adversary  
16 proceeding, and sought to understand the relationship of Mosby-  
17 Thomason to Morgan and her firm.

18 The exchange between the judge and the witness does not  
19 indicate any bias toward Morgan. The court was trying to understand  
20 the witness's relationship to representation of debtor in this case,  
21 which was far from clear. To the extent the court took issue with  
22 some of the witness's testimony, such judicial conduct does not rise  
23 to the level of partiality. "[J]udicial remarks during the course  
24 of a trial that are critical or disapproving of, or even hostile to,  
25 counsel, the parties, or their cases, ordinarily do not support a  
26 bias or partiality challenge." Liteky, 510 U.S. at 555.

1 Morgan has not provided any support in the record for her  
2 argument that the court's rulings were based on "deep-seated  
3 favoritism or antagonism that [made] fair judgment impossible." Id.  
4 Nor has she explained how the court's interchange with the co-  
5 defendant witness demonstrates any bias toward Morgan. Having  
6 failed to demonstrate that a reasonable person would conclude, based  
7 on all the circumstances, that the court's impartiality might  
8 reasonably be questioned, Morgan has not demonstrated that the judge  
9 erred in failing to recuse himself or that she was denied a fair  
10 trial.

11 3. Surplus proceeds as property of the estate

12 Morgan argues that the bankruptcy court erred in requiring her  
13 to turn over the full amount of the surplus proceeds check, reduced  
14 by any amount that had been paid to Morris, because the check  
15 belonged to debtor and Morris as tenants in common, and therefore  
16 the estate was entitled to only one-half of the proceeds. The  
17 trustee argues that the check was owned by the two payees as joint  
18 tenants, and therefore the estate had an interest in the full amount  
19 of the check, subject only to the amounts actually paid to Morris  
20 for his share.

21 This was an action for turnover of property of the estate.<sup>12</sup>  
22 Section 542(a) provides that, with certain exceptions not applicable  
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24 <sup>12</sup> The trustee argues about violation of the automatic stay  
25 and disgorgement of attorney fees for failure to disclose and to be  
26 employed as required by the Bankruptcy Code. Because the complaint  
was limited to turnover under § 542, and because the court's  
turnover order appears to have been based on the § 542 action, we  
will not discuss the other issues.

1 here,

2 an entity, other than a custodian, in possession, custody, or  
3 control, during the case, of property that the trustee may use,  
4 sell, or lease under section 363 of this title, or that the  
5 debtor may exempt under section 522 of this title, shall  
6 deliver to the trustee, and account for, such property or the  
7 value of such property, unless such property is of  
8 inconsequential value or benefit to the estate.

9 Section 363(b)(1) provides that the trustee "may use, sell, or  
10 lease, other than in the ordinary course of business, property of  
11 the estate."

12 The commencement of a bankruptcy case "creates an estate,"  
13 which is comprised of "all legal or equitable interests of the  
14 debtor in property as of the commencement of the case."

15 § 541(a)(1). There is no real dispute in this case that debtor had  
16 an interest in the surplus proceeds that became property of the  
17 estate when she filed her petition. The issue is whether the entire  
18 surplus proceeds were property of the estate, or only a portion.

19 The court applies state law to determine the nature and extent  
20 of a debtor's interest in property. Butner v. United States, 440  
21 U.S. 48, 54 (1979); In re Summers, 332 F.3d 1240, 1242 (9th Cir.  
22 2003). Thus, we apply California law to determine the extent of  
23 interest that debtor had in the surplus proceeds check.

24 Although the deed to the real property that produced the  
25 surplus proceeds was not introduced as evidence at the trial, there  
26 does not seem to be any dispute that the title showed debtor and  
27 Morris as joint tenants. The surplus proceeds check was made out to  
28 debtor and Morris jointly. Under California law, "proceeds of  
29 property held in joint tenancy retain that character, i.e., are also

1 regarded as joint tenancy property." 4 B.E. Witkin, Summary of  
2 California Law "Real Property" § 256 (9th ed. 2004). Thus, as of  
3 the date of debtor's bankruptcy petition, it appears that debtor was  
4 a joint tenant with Morris of the surplus proceeds.<sup>13</sup>

5 Morgan argues that the filing of the bankruptcy petition  
6 severed the joint tenancy, resulting in a tenancy in common. From  
7 this proposition, Morgan argues that debtor had only a one-half  
8 interest in the proceeds that became property of the estate, and  
9 therefore the estate had no interest in Morris's one-half interest.

10 The trustee notes correctly that Morgan did not make this  
11 severance argument to the bankruptcy court. She did argue that the  
12 estate's interest was limited by the joint tenancy, but did not  
13 argue that the joint tenancy had been severed by the bankruptcy  
14 filing so that ownership had changed from a joint tenancy to a  
15 tenancy in common. Because Morgan failed to raise this argument to  
16 the bankruptcy court, we need not address it. In re Ehrle, 189 B.R.  
17 771, 776 (9th Cir. BAP 1995).

18 Even if the argument had been raised in the bankruptcy court,  
19 we still need not address it, because the answer to that argument  
20 makes no difference to the outcome of this appeal. Under California  
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22 <sup>13</sup> There is some evidence that Morris in fact did not have an  
23 interest in the property. The trustee does not argue in her brief  
24 on appeal that debtor was the sole owner of the property or the  
25 proceeds. Because there is some question about whether Morris  
26 actually had an interest in the property, or whether debtor was the  
sole owner when she filed her petition, our determination in this  
appeal is without prejudice to any action the trustee might decide  
to take to obtain a determination of Morris's interest in the  
property.

1 law, real property owned in joint tenancy is owned jointly in  
2 undivided equal shares. "Each joint tenant is vested with title to  
3 an undivided equal share of the joint tenancy property, but this  
4 interest, being undivided, runs to the entire property." 5 Harry D.  
5 Miller and Marvin B. Starr, California Real Estate § 12:22 (3d ed.  
6 2004). Joint tenancy carries with it the right of survivorship.  
7 Id.

8 When a debtor who is a joint tenant in property files  
9 bankruptcy, only the debtor's joint tenancy interest becomes  
10 property of the bankruptcy estate. Although the joint tenancy  
11 interest may run to the entire property, the estate does not obtain  
12 an interest in the entire estate, but instead obtains the joint  
13 tenant's undivided one-half interest. Thus, the Ninth Circuit has  
14 recognized that the bankruptcy estate has a one-half interest in  
15 jointly held property, while the joint tenant retains the other one-  
16 half interest. See In re Summers, 332 F.3d 1240 (9th Cir. 2003); In  
17 re Reed, 940 F.2d 1317, 1323 (9th Cir. 1991). Accord In re Gorman,  
18 159 B.R. 543 (9th Cir. BAP 1993) (bankruptcy estate of joint tenant  
19 entitled to one-half of sale proceeds of property held in joint  
20 tenancy). Therefore, if debtor and Morris owned the surplus  
21 proceeds in this case as joint tenants, the estate's interest was in  
22 debtor's one-half of the proceeds, not in the entire proceeds.

23 The same result obtains for property held by two persons as  
24 tenants in common. Tenants in common do not have a right of  
25 survivorship. 5 California Real Estate at § 12:35. Unlike a joint  
26 tenancy, in which the tenants hold undivided equal shares, tenants



1 in common can own their interests proportionate to each tenant's  
2 unequal contribution. Id. Because the bankruptcy estate includes  
3 only the debtor's interest in property, if property is held  
4 prepetition by a debtor and another as tenants in common, each with  
5 a one-half interest, upon the filing of the bankruptcy petition, the  
6 bankruptcy estate obtains only the debtor's one-half share. Thus,  
7 where property is held by the debtor and another in equal shares,  
8 the estate obtains the same one-half share, whether the property is  
9 held in joint tenancy or tenancy in common.

10 The trustee argues that the estate was entitled to turnover of  
11 the entire amount of surplus proceeds because, had the real property  
12 not been sold prepetition, the trustee could have sold the entire  
13 property pursuant to § 363(h). Section 363(h) permits the trustee  
14 to sell both the estate's interest and the interest of a co-owner in  
15 property, under certain circumstances. The problem with the  
16 trustee's argument on this point is that, by the time debtor filed  
17 bankruptcy, the real property had already been sold in foreclosure,  
18 and the only interest remaining for debtor was her interest in the  
19 surplus proceeds. The trustee would not have been able to sell the  
20 interest of debtor's co-owner in the surplus proceeds, because a  
21 "partition in kind of such property among the estate and such co-  
22 owners" was not impracticable. § 363(h)(1). All that the trustee  
23 had to do to "partition" the joint interest was to have the check  
24 endorsed and cashed, and pay one-half to Morris. Thus, there would  
25 have been no basis for the trustee's exercise of the power to sell  
26 under § 363(h).

1           The bankruptcy court erred by requiring Morgan to turn over to  
2 the trustee the entire proceeds, subject to reduction by any amount  
3 that Morgan established had been paid over to Morris. Whether or  
4 not Morris actually received any of the surplus proceeds, the  
5 trustee failed to establish that any more than one-half of the  
6 proceeds, or \$10,718.78, was property of the estate. Although the  
7 court correctly ordered turnover of the value of estate property to  
8 the trustee, it erred in requiring turnover of the entire amount,  
9 because there had been no determination that the half of the  
10 proceeds that appeared from the documentary evidence to belong to  
11 Morris did not, in fact, belong to Morris.

12 4.   Purported delegation of factual determination to trustee

13           Finally, Morgan argues that the bankruptcy court improperly  
14 delegated to the trustee the power to determine what amount of  
15 proceeds belonged to Morris rather than to debtor. Because we have  
16 concluded that the bankruptcy court erred in ordering turnover of  
17 the entire amount of the proceeds, less amounts actually paid to  
18 Morris, we need not address this argument. On remand, the judgment  
19 will be amended to require turnover of one-half of the amount of the  
20 surplus proceeds check, which is an amount certain.

21           Because Morris was not a party to the turnover action, the  
22 court did not determine and could not have determined Morris's  
23 interest in this proceeding. Our determination in this appeal that  
24 the estate is entitled to turnover of only one-half of the surplus  
25 proceeds is without prejudice to the trustee, if she finds it  
26 appropriate, to commence an action naming Morris to determine

1 whether he holds any interest in the surplus proceeds, or whether  
2 the property was solely owned by debtor and therefore subject to  
3 turnover in its entirety.

4 CONCLUSION

5 The bankruptcy court did not err in requiring Morgan to turn  
6 over to the trustee the portion of the surplus proceeds that the  
7 trustee established was property of the estate. The court did err,  
8 however, in ordering turnover of the entire amount, subject only to  
9 reduction upon proof of payment to Morris, rather than ordering  
10 turnover of only the estate's one-half interest in the surplus  
11 proceeds. Therefore, we REVERSE and REMAND with instructions to  
12 enter judgment requiring Morgan to turn over to the trustee  
13 \$10,718.78. This disposition is without prejudice to any action the  
14 trustee may decide to take to obtain a determination of Morris's  
15 interest in the remaining surplus proceeds and an order requiring  
16 turnover of any part of the remaining surplus proceeds that are  
17 determined to belong to the estate rather than to Morris.