

**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, February 6, 2024

Hearing Room 5B

10:30 AM
8:00-00000

Chapter

#0.00 Hearings on this calendar will be conducted using ZoomGov video and audio.

For information about appearing in person (or a hybrid hearing) please visit <https://www.cacb.uscourts.gov/judges/honorable-theodor-c-albert>.

Case participants may connect to the video and audio feeds, free of charge, using the connection information provided below.

BY MANDATE OF THE ADMINISTRATIVE OFFICE OF THE UNITED STATES COURTS, MEMBERS OF THE PUBLIC AND THE MEDIA MAY ONLY CONNECT TO THE ZOOMGOV AUDIO FEED, AND ONLY BY TELEPHONE. ACCESS TO THE VIDEO FEED BY THESE INDIVIDUALS IS PROHIBITED. IN THE CASE OF A TRIAL OR EVIDENTIARY HEARING, NO AUDIO ACCESS WILL BE PROVIDED.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Video/audio web address: <https://cacb.zoomgov.com/j/1611131362>

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ZoomGov meeting number: 161 113 1362

Password: 186971

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

For more information on appearing before Judge Albert by ZoomGov, please see the "Notice of Video and Telephonic Appearance Procedures for Judge Theodor C. Albert's Cases" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-theodor-c-albert> under the "Telephonic Instructions" section.

To assist in creating a proper record and for the efficiency of these proceedings, please:

- Connect early so that you have time to check in.
- Change your Zoom name to include your calendar number, first initial and last name, and client name (*ex. 5, R. Smith, ABC Corp.*) if appearing by video. This can be done by clicking on "More" and "Rename" from the Participants list or by clicking on the three dots on your video tile.
- Mute your audio to minimize background noise unless and until it is your turn to speak. Consider turning your video off until it is your turn to appear.
- Say your name every time you speak.
- Disconnect from the meeting by clicking "Leave" when you have

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completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Tuesday, February 6, 2024

Hearing Room 5B

10:30 AM

8:23-12611 Micaiah Gordon

Chapter 13

#1.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

**CONTESTA TIC-ATLANTA, LLC
Vs.
DEBTOR**

Docket 13

Tentative Ruling:

Tentative for February 6, 2024
Grant. Appearance is optional.

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| Party Information |
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Debtor(s):

Micaiah Gordon

Pro Se

Movant(s):

Contesta TIC-Atlanta, LLC

Represented By
Allison Kathleen Higley

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Hearing Room 5B

10:30 AM

8:20-13318 Aureliano Saucedo

Chapter 13

**#2.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 12-12-23)**

**PENNYMAC LOAN SERVICES, LLC
Vs.
DEBTOR**

Docket 41

Tentative Ruling:

Tentative for February 6, 2024
Is an APO stip offered? Appearance required.

Tentative for December 12, 2023
Grant unless post-petition current or stipulated APO. Appearance is optional.

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| Party Information |
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Debtor(s):

Aureliano Saucedo

Represented By
Joseph A Weber
Fritz J Firman

Movant(s):

PennyMac Loan Services, LLC

Represented By
Joseph C Delmotte

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, February 6, 2024

Hearing Room 5B

10:30 AM

8:23-10677 Anthony Patrick Veltri

Chapter 13

**#3.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 1-09-24)**

**NATIONSTAR MORTGAGE LLC
Vs.
DEBTOR**

Docket 41

Tentative Ruling:

Tentative for February 6, 2024
Is an APO stip offered? Appearance required.

Tentative for January 9, 2024
Grant unless current or an APO stipulation is offered, which should include
appointment of the Trustee as conduit agent. Appearance required.

Party Information

Debtor(s):

Anthony Patrick Veltri

Represented By
Rex Tran

Movant(s):

Deutsche Bank National Trust

Represented By
Jennifer C Wong

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, February 6, 2024

Hearing Room 5B

10:30 AM

8:23-12650 Grace Thi Cam

Chapter 7

#4.00 Motion for relief from the automatic stay REAL PROPERTY

**U.S. BANK NATIONAL ASSOCIATION
Vs.
DEBTOR**

Docket 13

Tentative Ruling:

Tentative for February 6, 2024
Grant. Appearance is optional.

Party Information

Debtor(s):

Grace Thi Cam

Pro Se

Movant(s):

U.S. BANK NATIONAL

Represented By
Darlene C Vigil

**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
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Tuesday, February 6, 2024

Hearing Room 5B

10:30 AM

8:23-12060 Stewart Homes, Inc.

Chapter 7

#5.00 Motion For Entry Of Order Approving Stipulation With Wells Fargo Bank, N.A.
For Relief From The Automatic Stay

**WELLS FARGO BANK, N.A.
Vs.
DEBTOR**

Docket 37

Tentative Ruling:

Tentative for February 6, 2024
Grant for liquidation of claim only, as recited. Appearance is optional.

Party Information

Debtor(s):

Stewart Homes, Inc.

Represented By
Marc C Forsythe
Charity J Manee

**United States Bankruptcy Court
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11:00 AM

8:21-12001 Joseph L Sanders

Chapter 7

#6.00 Second Application For Payment of Interim Fees and Expenses for Period:
9/1/2022 to 11/30/2023:

RINGSTAD & SANDERS LLP, TRUSTEE'S ATTORNEY:

FEE: \$360000.00

EXPENSES: \$1884.95

Docket 672

Tentative Ruling:

Tentative for February 6, 2024
Allow as prayed. Appearance is optional.

Party Information

Debtor(s):

Joseph L Sanders

Represented By
Todd J Cleary

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Nathan F Smith
Ashley M Teesdale

**United States Bankruptcy Court
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11:00 AM

8:21-12001 Joseph L Sanders

Chapter 7

#7.00 First Interim Fee Application For Period: 12/23/2021 to 1/10/2024:

HAHN FIFE & COMPANY, ACCOUNTANT:

FEE: \$36,352.00

EXPENSES: \$558.20

Docket 680

Tentative Ruling:

Tentative for February 6, 2024
Allow as prayed. Appearance is optional.

Party Information

Debtor(s):

Joseph L Sanders

Represented By
Todd J Cleary

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Nathan F Smith
Ashley M Teesdale

**United States Bankruptcy Court
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Tuesday, February 6, 2024

Hearing Room 5B

11:00 AM

8:23-10685 Tarek Mahomed Ahmed Aly

Chapter 7

#8.00 Trustee's Final Report And Applications For Compensation:

KAREN SUE NAYLOR, CHAPTER 7 TRUSTEE

RINGSTAD & SANDERS LLP, ATTORNEY FOR CH 7 TRUSTEE

HAHN FIFE & COMPANY, LLP, ACCOUNTANT FOR CH 7 TRUSTEE

Docket 64

Tentative Ruling:

Tentative for February 6, 2024
Allow as prayed. Appearance is optional.

Party Information

Debtor(s):

Tarek Mahomed Ahmed Aly

Represented By
Paul C Nguyen

Trustee(s):

Karen S Naylor (TR)

Represented By
Todd C. Ringstad
Ashley M Teesdale

**United States Bankruptcy Court
Central District of California
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Tuesday, February 6, 2024

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11:00 AM

8:22-11585 AB Capital, LLC, a California limited liability co

Chapter 7

#9.00 Chapter 7 Trustee's Motion For Order: (1) Confirming the Sale of Real Property Owned By Debtor's Affiliate, Subject to Overbid, Comports With the Preliminary Injunction Entered In the Adversary Proceeding; (2) Authorizing the Trustee to Execute Any and All Documents Convenient and Necessary to the Sale; and (3) Granting Related Relief
(cont'd from 9-12-23 - as to the disbursement element)
(cont'd from 12-05-23)

Docket 380

Tentative Ruling:

Tentative for February 6, 2024
Property is now sold but there were issues about disbursement of proceeds.
Status? Appearance required.

Tentative for December 5, 2023
Property is now sold but there were issues about disbursement of proceeds.
Status? Appearance required.

Tentative for October 3, 2023
Status? Appearance required.

Tentative for September 12, 2023
Short sale confirmed as requested. Appearance is optional.

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| Party Information |
|--------------------------|

Debtor(s):

AB Capital, LLC, a California Pro Se

Trustee(s):

Richard A Marshack (TR) Represented By

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AB Capital, LLC, a California limited liability co

Chapter 7

D Edward Hays
Alan W Forsley
Ryan D O'Dea
Kristine A Thagard
James C Bastian Jr
Marc A Lieberman
Rika Kido

**United States Bankruptcy Court
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Hearing Room 5B

11:00 AM

8:23-12250 Harold Lee Johnson and Linda Louise Johnson

Chapter 7

#10.00 Argonaut Insurance Company's Motion Objecting To Debtor's IRA Exemption

Docket 21

***** VACATED *** REASON: OFF CALENDAR - ARGONAUT
INSURANCE COMPANY'S NOTICE OF DISMISSAL OF MOTION
OBJECTING TO DEBTOR'S IRA EXEMPTION PURSUANT TO F.R.C.P.
41,, F.R.C.P. 7014 AND F.R.B.P. 9014 FILED 1-23-24 - SEE DOCUMENT
#31**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Harold Lee Johnson

Represented By
Melissa Davis Lowe

Joint Debtor(s):

Linda Louise Johnson

Represented By
Melissa Davis Lowe

Trustee(s):

Thomas H Casey (TR)

Pro Se