

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

Tuesday, March 12, 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>.

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Video/audio web address: <https://cacb.zoomgov.com/j/1616391984>

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ZoomGov meeting number: 161 639 1984

Password: 682009

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
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10:30 AM

8:19-14972 Javier Del Rio

Chapter 13

**#1.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 1-23-24)**

NEWREZ LLC
Vs
DEBTOR

Docket 71

***** VACATED *** REASON: CONTINUED TO 4-23-24 AT 10:30 A.M.
PER ORDER APPROVING STIPULATION TO CONTINUE HEARING
ON MOTION FOR RELIEF FROM THE AUTOMATIC STAY ENTERED 3
-11-24**

Tentative Ruling:

Tentative for January 23, 2024

This is a case where the creditor/movant appears to be adequately protected, for the time being, by around a \$600k cushion of equity. That does not excuse the considerable post-petition delinquency of almost 7 months. The trustee has filed a response suggesting his office will be involved in an attempt to modify and/or to cure the arrearage, on a conduit basis. Under these circumstances the court is inclined to give one opportunity to accomplish this by continuing the hearing. What would be a suitable period of continuance (not to exceed 45 days)?

Appearance required.

Party Information

Debtor(s):

Javier Del Rio

Represented By
Andy C Warshaw

Movant(s):

NEWREZ, LLC DBA

Represented By
Joseph C Delmotte

**United States Bankruptcy Court
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CONT... Javier Del Rio

Chapter 13

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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10:30 AM

8:23-10677 Anthony Patrick Veltri

Chapter 13

**#2.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 2-06-24)**

**NATIONSTAR MORTGAGE LLC
Vs.
DEBTOR**

Docket 41

***** VACATED *** REASON: OFF CALENDAR - NOTICE OF
VOLUNTARY DISMISSAL OF MOTION FOR RELIEF FROM
AUTOMATIC STAY FILED 2-09-24**

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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11:00 AM

8:23-12284 Darrell Derane Powell

Chapter 7

#3.00 Order To Show Cause Re: Dismissal For Failure To Comply With Rule 1006(B) - (\$113.00 Due on 2/02/2024)

Docket 30

***** VACATED *** REASON: OFF CALENDAR - FINAL
INSTALLMENT PAYMENT PAID IN FULL IN THE AMOUNT OF \$113.00
ON 2-12-2024**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Darrell Derane Powell

Pro Se

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
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11:00 AM

8:24-10228 Chantell Saucedo-Belmont and Antonio Saucedo

Chapter 13

**#4.00 Order To Show Cause Re: Dismissal For Failure To Comply With Rule 1006(B)
(\$100 Due on 2/5/2024)**

Docket 1

Tentative Ruling:

Tentative for March 12, 2024

Absent evidence of full payment, dismiss. Appearance required.

Party Information

Debtor(s):

Chantell Saucedo-Belmont

Pro Se

Joint Debtor(s):

Antonio Saucedo

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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11:00 AM

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

Chapter 7

#5.00 Chapter 7 Trustee's Motion For Order Authorizing Surcharge Of Collateral Pursuant to 11 U.S.C. 506(c)

Docket 698

Tentative Ruling:

Tentative for March 12, 2024
Grant as unopposed. Appearance suggested.

Party Information

Debtor(s):

AB Capital, LLC, a California

Represented By
Diana Torres-Brito

Trustee(s):

Richard A Marshack (TR)

Represented By
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
Central District of California
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11:00 AM

8:23-12060 Stewart Homes, Inc.

Chapter 7

**#6.00 STATUS CONFERENCE RE: Chapter 7 Involuntary Petition Against a Non-Individual. Inc.
(cont'd from 12-12-23)**

Docket 1

Tentative Ruling:

Tentative for March 12, 2024

At last hearing the parties reported they are working to unwind the knot.
Status? Appearance required.

Tentative for December 12, 2023

Last date to complete discovery is March 31, 2024.
Last date to file pretrial motion is April 19, 2024.
Pretrial conference is April 25, 2024 at 10:00 a.m.
Joint pre-trial order due per local rules.
Appearance required.

Party Information

Debtor(s):

Stewart Homes, Inc.

Pro Se

**United States Bankruptcy Court
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11:00 AM

8:13-11495 Point Center Financial, Inc.

Chapter 7

#7.00 Chapter 7 Trustee's Omnibus Motion To Reclassify Priority Claims:

**Claim No. #377
Plan**

Rancho Penasquitos Dental Defined Benefit

Claim No. #515

Theresa Brassington

Claim No. 668

Pettis Family Trust, Janet Pettis, Trustee

Docket 1953

Tentative Ruling:

Tentative for March 12, 2024

Reclassify as general unsecured claim. Appearance suggested.

Party Information

Debtor(s):

Point Center Financial, Inc.

Represented By

Robert P Goe

Jeffrey S Benice

Carlos F Negrete - INACTIVE -

Trustee(s):

Howard B Grobstein (TR)

Represented By

Rodger M. Landau

Roye Zur

Kathy Bazoian Phelps

John P. Reitman

Robert G Wilson - SUSPENDED -

Monica Rieder

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CONT...

Point Center Financial, Inc.

Chapter 7

Jon L. Dalberg
Michael G Spector
Peter J. Gurfein
Jack A. Reitman
Thomas A Maraz

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8:13-11495 Point Center Financial, Inc.

Chapter 7

#8.00 Chapter 7 Trustee's Motion To Disallow, Or In The Alternative Reclassify,
Priority Claim:

Claim No. #667

Pettis Family Trust, Janet L. Pettis Ttee

Docket 1957

Tentative Ruling:

Tentative for March 12, 2024
Sustain as unopposed. Appearance suggested.

Party Information

Debtor(s):

Point Center Financial, Inc.

Represented By

Robert P Goe

Jeffrey S Benice

Carlos F Negrete - INACTIVE -

Trustee(s):

Howard B Grobstein (TR)

Represented By

Rodger M. Landau

Roye Zur

Kathy Bazoian Phelps

John P. Reitman

Robert G Wilson - SUSPENDED -

Monica Rieder

Jon L. Dalberg

Michael G Spector

Peter J. Gurfein

Jack A. Reitman

Thomas A Maraz

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8:13-11495 Point Center Financial, Inc.

Chapter 7

#9.00 Chapter 7 Trustee's Motion To Disallow, Or In The Alternative Reclassify,
Priority Claim:

Claim No. #679

Fulton County Tax Commissioner

Docket 1959

Tentative Ruling:

Tentative for March 12, 2024

Sustain as the claim is unsupported by evidence showing debtor ownership.

Appearance suggested.

Party Information

Debtor(s):

Point Center Financial, Inc.

Represented By

Robert P Goe

Jeffrey S Benice

Carlos F Negrete - INACTIVE -

Trustee(s):

Howard B Grobstein (TR)

Represented By

Rodger M. Landau

Roye Zur

Kathy Bazoian Phelps

John P. Reitman

Robert G Wilson - SUSPENDED -

Monica Rieder

Jon L. Dalberg

Michael G Spector

Peter J. Gurfein

Jack A. Reitman

Thomas A Maraz

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CONT... Point Center Financial, Inc.

Chapter 7

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11:00 AM

8:13-11495 Point Center Financial, Inc.

Chapter 7

#10.00 Chapter 7 Trustee's Motion To Disallow Administrative Claim:

Claim No. #57

Richard M Kipperman, Court Appointed Receiver

Docket 1961

Tentative Ruling:

Tentative for March 12, 2024

Sustain as unopposed and unsupported. Appearance suggested.

Party Information

Debtor(s):

Point Center Financial, Inc.

Represented By

Robert P Goe

Jeffrey S Benice

Carlos F Negrete - INACTIVE -

Trustee(s):

Howard B Grobstein (TR)

Represented By

Rodger M. Landau

Roye Zur

Kathy Bazoian Phelps

John P. Reitman

Robert G Wilson - SUSPENDED -

Monica Rieder

Jon L. Dalberg

Michael G Spector

Peter J. Gurfein

Jack A. Reitman

Thomas A Maraz

**United States Bankruptcy Court
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11:00 AM

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

Chapter 7

Adv#: 8:22-01091 Marshack v. Pukini, individually and as trustee of The Joshua

#11.00 Motion To Compel Enforcement And Joshua R. Pukini's Compliance With
Preliminary Injunction
(OST Signed 2-27-24)
(cont'd from 3-05-24)

Docket 183

Tentative Ruling:

Tentative for March 12, 2024
Status. Appearance required.

Tentative for March 5, 2024
Status? Appearance required.

Party Information

Debtor(s):

AB Capital, LLC, a California

Represented By
Diana Torres-Brito

Defendant(s):

TABLEROCK ENTERPRISES,	Pro Se
LUNA CONSTRUCTION	Pro Se
LIVING ART WORKS LLC	Pro Se
CALPAC MORTGAGE FUND,	Pro Se
CALPAC MANAGEMENT, INC.	Pro Se
CAL-PAC DISTRESSED REAL	Pro Se
BDP DEVELOPMENT	Pro Se
ABC 2260 SAN YSIDRO LLC	Pro Se

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CONT... AB Capital, LLC, a California limited liability co

Chapter 7

AB CAPITAL LFD, INC.	Pro Se
AB CAPITAL FUND B, LLC	Pro Se
AB CAPITAL FUND A, LLC	Pro Se
31831 SUNSET LLC	Pro Se
1034 W BALBOA, LLC	Pro Se
108 AVENIDA SERRA, LLC	Represented By Anerio V Altman
Edmund Valasquez, Jr.	Pro Se
Ryan Young, individually and as	Represented By Anthony Bisconti
Joshua R. Pukini, individually and as	Represented By Anerio V Altman
AB CAPITAL HOLDINGS I, LLC	Pro Se

Plaintiff(s):

Richard A. Marshack	Represented By James C Bastian Jr Ryan D O'Dea Shane M Biornstad Rika Kido
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Trustee(s):

Richard A Marshack (TR)	Represented By D Edward Hays Alan W Forsley Ryan D O'Dea Kristine A Thagard James C Bastian Jr Marc A Lieberman Rika Kido
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11:00 AM

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

Chapter 7

Adv#: 8:22-01091 Marshack v. Pukini, individually and as trustee of The Joshua

#12.00 Order To Show Cause Why Joshua R. Pukini Should Not Be Held In Contempt
For Failure To Comply With Preliminary Injunction
(cont'd from 3-05-24)

Docket 0

Tentative Ruling:

Tentative for March 12, 2024
Status? Appearance required.

Tentative for March 5, 2024
Status? Appearance required.

Party Information

Debtor(s):

AB Capital, LLC, a California

Represented By
Diana Torres-Brito

Defendant(s):

TABLEROCK ENTERPRISES,	Pro Se
LUNA CONSTRUCTION	Pro Se
LIVING ART WORKS LLC	Pro Se
CALPAC MORTGAGE FUND,	Pro Se
CALPAC MANAGEMENT, INC.	Pro Se
CAL-PAC DISTRESSED REAL	Pro Se
BDP DEVELOPMENT	Pro Se
ABC 2260 SAN YSIDRO LLC	Pro Se

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CONT... AB Capital, LLC, a California limited liability co

Chapter 7

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AB CAPITAL FUND B, LLC	Pro Se
AB CAPITAL FUND A, LLC	Pro Se
31831 SUNSET LLC	Pro Se
1034 W BALBOA, LLC	Pro Se
108 AVENIDA SERRA, LLC	Represented By Anerio V Altman
Edmund Valasquez, Jr.	Pro Se
Ryan Young, individually and as	Represented By Anthony Bisconti
Joshua R. Pukini, individually and as	Represented By Anerio V Altman
AB CAPITAL HOLDINGS I, LLC	Pro Se

Plaintiff(s):

Richard A. Marshack	Represented By James C Bastian Jr Ryan D O'Dea Shane M Biornstad Rika Kido
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Trustee(s):

Richard A Marshack (TR)	Represented By D Edward Hays Alan W Forsley Ryan D O'Dea Kristine A Thagard James C Bastian Jr Marc A Lieberman Rika Kido
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