

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

8:00-000000

Chapter

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

CONT...

Chapter

ZoomGov meeting number: 160 477 5626

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

CONT...

Chapter

completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

8:24-10437 Linda De La Rosa

Chapter 7

#1.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

CSCDA COMMUNITY IMPROVEMENT AUTHORITY

Vs.

DEBTOR

Docket 8

***** VACATED *** REASON: OFF CALENDAR - CASE DISMISSED -
ORDER AND NOTICE OF DISMISSAL FOR FAILURE TO FILE
SCHEDULES, STATEMENTS AND/OR PLAN ENTERED 3-19-24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Linda De La Rosa

Pro Se

Movant(s):

CSCDA Community Improvement

Represented By
Curtis Tyler Greer IV

Trustee(s):

Richard A Marshack (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

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

Chapter 7

#2.00 Motion for relief from the automatic stay REAL PROPERTY

**CORONA CAPITAL GROUP, LLC
Vs.
DEBTOR**

Docket 706

***** VACATED *** REASON: CONTINUED TO 5-21-24 AT 10:30 A.M.
PER ORDER GRANTING STIPULATION BETWEEN CH 7 TRUSTEE,
CORONA CAPITAL GROUP, LLC AND RANDY SPEVAK, TRUSTEE OF
THE SPEVAK FAMILY TRUST TO CONT. THE HRG ON MTN FOR
RELIEF FROM STAY ENTERED 3-20-24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

AB Capital, LLC, a California

Represented By
Diana Torres-Brito

Movant(s):

Corona Capital Group LLC

Represented By
Eric A Mitnick

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
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

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

Chapter 7

**#3.00 Motion for relief from automatic stay ACTION IN NON-BANKRUPTCY FORUM
(cont'd from 2-27-24)**

**40TH STREET DEVELOPMENT, LLC
Vs.
DEBTOR**

Docket 679

Tentative Ruling:

Tentative for March 26, 2024

As unopposed, grant for purposes of liquidating the claim only. Appearance is optional.

Tentative for February 27, 2024

As unopposed, grant for purposes of liquidating the claim only. Appearance is optional.

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

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

CONT...

AB Capital, LLC, a California limited liability co

Chapter 7

James C Bastian Jr
Marc A Lieberman
Rika Kido

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

8:23-12759 Knotty Nuff Wood, Inc.

Chapter 11

#4.00 Motion for relief from automatic stay ACTION IN NON-BANKRUPTCY FORUM

GRIZZLY INDUSTRIAL, INC.

Vs.

DEBTOR

Docket 58

***** VACATED *** REASON: OFF CALENDAR - NOTICE OF
VOLUNTARY DISMISSAL OF A CONTESTED MATTER FILED 3/11/24 -
SEE DOCUMENT #63**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Knotty Nuff Wood, Inc.

Represented By

Misty A Perry Isaacson

Movant(s):

Grizzly Industrial, Inc.

Represented By

Jeffrey W Griffith

Trustee(s):

Robert Paul Goe (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

8:24-10504 Thomas Casey Beales

Chapter 13

#5.00 Motion In Individual Case For Order Imposing A Stay Or Continuing The Automatic Stay As The Court Deems Appropriate

Docket 7

Tentative Ruling:

Tentative for March 26, 2024
Grant. Appearance required.

Party Information

Debtor(s):

Thomas Casey Beales

Represented By
Anthony B Vigil

Movant(s):

Thomas Casey Beales

Represented By
Anthony B Vigil

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

8:24-10552 Roy Milton Slocum

Chapter 13

#6.00 Motion In Individual Case For Order Imposing A Stay Or Continuing The Automatic Stay As The Court Deems Appropriate

Docket 5

Tentative Ruling:

Tentative for March 26, 2024

Debtor has filed multiple Chapter 13 petitions, the most recent before this case was dismissed only February 14, 2024. Debtor moves to continue/impose the stay pursuant to Section 362(c)(3). He argues the presumption of bad faith is overcome since (1) he has lived in his home since 1977, (2) he has proposed a 100% plan, (3) is in escrow to sell his home, and (4) will pay off the plan in a lump sum from the sale proceeds. Debtor also argues that the fair market value of the Property is greater than all the liens on the Property, and the Secured Creditors' interest is adequately protected because Debtor will continue to make mortgage payments on the first mortgage directly and the second mortgage is set to be paid through the plan. Debtor is reportedly currently in escrow and plans to file a motion to approve sale shortly. Should the court not be inclined to grant the motion, Debtor requests alternatively that the automatic stay be extended for 3 months, so Debtor can sell the Property and pay off his debts in this bankruptcy.

Cathay Bank, the senior mortgagee, argues that Debtor has not provided any evidence of how he can now make the required plan payments and his assertions of sale of the Property are speculative because the Real Estate Purchase Agreement for the Property is no more than a unconventional nonbinding purchase agreement. Debtor responds to this argument by explaining that in the prior bankruptcy, he needed rental income to be able to afford his plan payment, but in this case, his Social Security of \$1,649 a month is reportedly sufficient for him to afford his plan payment of \$750 a month. Debtor will soon be listing his property for sale (or moving to approve the sale agreement?) which will reportedly generate a lump sum of \$335,292.61.

**United States Bankruptcy Court
Central District of California**

Santa Ana

**Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

CONT...

Roy Milton Slocum

Chapter 13

Trustee is concerned by the numerous prior filings (this is the sixth), and the fact that the sale of the Property is central to the success of Debtor's Plan. Trustee is also concerned over the holdover tenants. Should the court extend the automatic stay to afford opportunity to sell, Trustee requests any order to include the following language: "Pursuant to 11 U.S.C. § 349(b), the Court orders that upon dismissal of this case, property of the estate does not revert for a period of 60 days." This prevents Debtor from dismissing the case prior to escrow funding in order to avoid statutory fees of administering the case that made the sale possible.

Debtor agrees to language of the Trustee and understands that this language prevents Debtor from voluntarily dismissing the case. Debtor also explains that his concern over the holdover tenants is that one of them has an autistic child and as communicated to Debtor that need for the child to finish school before having to move. Debtor intends to honor his tenants wishes by having a future buyer agree to allow that tenant to remain until June 30, 2024.

The court agrees with the Trustee that Debtor's six prior filings and the existence of the holdover tenants of the Property create serious concerns over Debtor's good faith and his ability to sell the Property in even three months. The current proposed buyer appears to be interested in purchasing the Property, despite the issues with the home. Debtor also seems to understand this bankruptcy is his only real option of selling the Property, as shown by his agreement to Trustee's suggested language to an order from this court (which the court agrees is necessary here). He also appears to realize he has already exhausted all patience. Furthermore, his Social Security funds supplement the lack of rental income from the previous bankruptcy case to suggest he maybe can afford his plan payment of \$750 a month. However, the lump sum payment rests entirely on whether Debtor can actually sell this Property in three months. It would seem the Cathay Bank has some degree of adequate protection given its senior position on the property. There is enough (barely) to extend the benefit of the doubt here and to extend the automatic stay for only the three months that Debtor requests, to ensure that a quick sale of the Property occurs. Debtor should not expect any extensions.

Grant for period of 90 days from entry. Trustee's proposed language will also be included in the order of this court. Appearance required.

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

Tuesday, March 26, 2024

Hearing Room

5B

10:30 AM

CONT...

Roy Milton Slocum

Chapter 13

Party Information

Debtor(s):

Roy Milton Slocum

Represented By
Steven A Alpert

Movant(s):

Roy Milton Slocum

Represented By
Steven A Alpert

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

8:24-10264 Edmond D Braccini

Chapter 7

#7.00 Order To Show Cause Re: Dismissal For Failure To Comply With Rule 1006(B) -
Second Installment - **(\$84.00 Due on 2/16/2024)**

Docket 1

Tentative Ruling:

Tentative for March 26, 2024
Dismiss. Appearance required.

Party Information

Debtor(s):

Edmond D Braccini

Pro Se

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

8:22-11091 Martin Arnold Van Der Hoeven

Chapter 7

**#8.00 Order To Show Cause Why Michael Kocourek Should Not Be Held In Civil Contempt Due To His:
(cont'd from 3-05-24)**

a). Failing To Appear For His FRBP 2004 Examination On The Originally Scheduled Date Of July 13, 2023, On The Erroneous Basis That He Had Emergency Business For Debtor-Related Entity Fuzelo Inc;

b). Failing To Produce Ordered Documents Responsive To Any Of 30 Categories Of Sought By Troiano's Subpoena Prior To Or At Kocourek's Rescheduled August 24, 2023 FRBP 2004 Examination Without Objecting To The Requests, Moving To Quash The Subpoena, Or Moving For A Protective Order; and

c). Failing To Performj An Adequate Search For Such Documents.

Docket 0

Tentative Ruling:

Tentative for March 26, 2024
Status? Appearance required.

Tentative for March 5, 2024
Status? Appearance required.

Tentative for January 30, 2024

Troiano argues in his response that Kocourek allegedly never reviewed the

**United States Bankruptcy Court
Central District of California**

Santa Ana

**Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT... Martin Arnold Van Der Hoeven

Chapter 7

documents produced by Debtor or asked him about which documents have been produced, so there is no way that he could know he did not have additional documents. During the meet and confer process after the examination, Kocourek allegedly agreed to perform a supplemental search for documents, but never did so. Finally, even if Kocourek only has documents that Debtor already produced, Troiano is still entitled to know what those documents are.

Like Troiano, the court also does not buy that Kocourek, as an officer of the five debtor-related entities, does not have access or ability to provide basic corporate formational documents, responsive emails, or other communications. Kocourek's only argument here is that he did not provide documents because he either did not have them in his possession or Debtor already provided them. Further, as argued by Troiano, even if Debtor already produced relevant documents, Kocourek was still required to comply with the 2004 Examination Order, even if it would be duplicative. Especially since it is unclear at this point whether it would have been the same documents as there appears to have been no communication between Debtor and Kocourek regarding what was to be produced. Accordingly, the court finds that Troiano has provided clear and convincing evidence that there was a violation of a court order, and Kocourek has not provided a persuasive argument as to why he should not be held in civil contempt. The court is more interested in seeing that discovery obligations are met than in determining what measures are needed to compel obedience. Therefore, the parties are to meet and confer and exchange a written punch list of all the categories of documents requested, with a specific listing of what has been produced and what is known to exist but not produced. If requested documents do not exist to the knowledge of the alleged contemnor, that must be stated, with specificity in writing under penalty of perjury. The court will continue the hearing about thirty days and will thereupon evaluate any levels of willful disobedience based on this exchange in assessing remedies.

Appearance required.

Party Information

Debtor(s):

Martin Arnold Van Der Hoeven

Represented By

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT... Martin Arnold Van Der Hoeven

Leonard M Shulman

Chapter 7

Trustee(s):

Karen S Naylor (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

8:11-26595 Diana Amini

Chapter 7

#9.00 Motion To Reopen Chapter 7 Case To Amend Schedule B.

Docket 34

***** VACATED *** REASON: OFF CALENDAR - NOTICE OF
WITHDRAWAL OF MOTION TO REOPEN CHAPTER 7 CASE FILED 3-
15-24**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Diana Amini

Represented By
Peter C Wittlin

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

8:21-12506 Sarina Browndorf

Chapter 7

#10.00 Motion To Approve Compromise Under Rule 9019

Docket 315

Tentative Ruling:

Tentative for March 26, 2024

This is Chapter 7 Trustee Thomas H. Casey's ("Trustee") motion to approve compromise of controversy pursuant to Rule 9019 of the FRBP. Trustee seeks approval of a Stipulation Resolving the Adversary Proceeding *Casey v. 5pm Investments, Inc.*, adv. No. 23-01117TA, providing for Entry of Judgment and Related Relief ("Settlement Stipulation"), entered into between the Trustee and 5pm Investments, Inc. ("5pm"), and Steven Brent Herrin ("Herrin", and collectively with 5pm, the "Herrin Parties"). If this compromise is approved, it might assist Trustee in administering for the estate real property known at 27 Kaxs Way, Chazy, New York 12921 ("Kaxs Way Property"). There is a second property referred to as "Lakeside Drive" which allegedly was also collateral for the loan described below, but how/whether it fits into the picture of settlement described in this motion is left unclear. Trustee argues that the Herrin Parties have effectively consented to judgment in the Trustee's favor in the adversary proceeding #22-01020 TA, and in exchange, Trustee has agreed to abandon Lakeshore. Trustee does not believe Lakeshore has significant value for the estate. But that conclusion is tenuous on this record.

As the opponents argue, the facts are complicated. Moreover, some of the conclusions may rest upon uncertain presumptions. The court applauds this motion as a good attempt to settle a series of contentious issues, but the predicate factual structure which might support that settlement may be rickety.

Debtor Sarina Browndorf's ("Debtor") estranged spouse Matthew Browndorf allegedly entered into a Note and Mortgage arrangement whereby 5pm purported to loan Mr. Browndorf (or to the Matthew Browndorf Living

**United States Bankruptcy Court
Central District of California**

Santa Ana

**Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT... Sarina Browndorf

Chapter 7

Trust) the sum of \$345,000, secured by the Kaxs Way and Lakeshore properties. Trustee filed a complaint in adv. # 23-01117 TA against 5pm seeing declaratory relief as to the validity, extent, and priority of the Mortgage and the 5pm Lien, avoidance, and recovery of the Mortgage and 5pm Lien as a fraudulent transfer, and for marshalling. 5pm filed an answer to the complaint. Instead of lengthy discovery, the parties have wisely focused their efforts to resolution and have agreed to resolve the adversary proceeding through this Settlement Stipulation. If that were as far as it went this motion could be easily resolved. But now even 5p.m. is raising some doubts based on some ill-defined and perhaps unresolved issues as alleged in another proceeding filed January 31, 2024 *Browndorf v. Casey*, Adv.24-01014 TA by Elsbeth Browndorf (Matthew's mother).

A. Legal Standard

It is well-established by the Ninth Circuit that bankruptcy courts have wide discretion in approving compromises. *Martin v. Kane (in re A&C Properties)*, 784 F. 2d 1377 (9th Cir. 1986), cert denied, 479 U.S. 854 (1986). In approving the compromise, the court must find that the compromise is fair and equitable, and that the negotiations were conducted in good faith. In doing so, the court must consider: (1) probability of success in litigation; (2) difficulties in collection; (3) complexity and expense of litigation; (4) best interest of the creditors. *Id.* at 1380-81.

Trustee argues that Settlement Stipulation should be approved when reviewing all *A&C Properties* factors. First, Trustee is confident in his claims that the 5pm Lien and Mortgage are void as against the Kaxs Way Property, and the proposed settlement resolves the litigation in Trustee's favor. As to difficulties in collection, Trustee does not believe this to be an applicable factor here. Third, given the judgment being provided in Trustee's favor, the comparative complexity and expense of ongoing litigation is not in the estate's best interest. Further, Trustee does not believe that he would realize a meaningful recovery in administration of the other real property Lakeshore, given that the Debtor appears to hold a life estate through community property rights. Thus, abandoning the Lakeshore property through the

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT... Sarina Browndorf

Chapter 7

Settlement Stipulation would be preferred here. Finally, this settlement is in the best interest of the creditors because it provides for prompt administration and sale of the Kaxs Way Property. All of that is fine and good: the problem arises because it presumes estate ownership of Kaxs Way. But the court is given an unconvincing factual basis for that conclusion.

Matthew Browndorf's parents Elsbeth and Melvin oppose the motion on the grounds that Kaxs Way Property was and is currently the property of Matthew's maternal family and is not his community property which might lead to it being considered property of the debtor's estate. The deed for the properties, which is central to establishing "property of the estate " conclusion was to "Matthew Browndorf Living Trust" [See Exhibit A to Browndorf Opposition] which is allegedly held for the benefit of Matthew's three children, further demonstrating (arguably) the family's intent to keep it as separate property. [But was/is that Trust revocable as indicated in the Trust instrument?] It was reportedly a gift from Matthew's parents, and there was allegedly and unsurprisingly no intent to give the property to debtor, Sarina Browndorf. The Lakeshore Property is still reportedly in the name of Elsbeth Browndorf and is only vested as her property and cannot be bargained for as consideration in the settlement agreement. The basis for that conclusion is unstated. But we are shown a deed from Barbara Boynton to Matthew (with designation of the Trust stricken) dated July 26, 2017 apparently regarding Lakeshore only. [Exhibit B to Opposition]. Elsbeth argues that the motion should be denied because Trustee is attempting to settle a dispute between non-party creditors on property that is not property of the estate.

However, as Trustee argues, the default judgment in adv. Proceeding 22-01020 TA to which the Matthew, Elsbeth and Melvin were parties, could be read to mean that the two properties are community property of Matthew as there was no objection from the Browndorfs despite being represented by counsel. In fact, it appears the parties *chose* to stay silent on the point upon advice of counsel. This creates a formidable (but maybe not impossible) obstacle to their coming in now arguing about title or what could be construed as malpractice by their counsel. If that is in fact what happened (and it is somewhat unclear) then the argument is with counsel's malpractice insurance company and the objecting parties have little or no basis to argue for a "do

**United States Bankruptcy Court
Central District of California**

Santa Ana

**Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT...

Sarina Browndorf

Chapter 7

over" on the complaint, default and resulting title issues, whether under Rule 60(b) or otherwise. But problems still abound. The actual language of the "Default Judgment Against Matthew Browndorf" entered August 2, 2023 in adversary #22-01020 TA is frustratingly silent about the all-important title issues, and purports only to address possession by Matthew and removal of belongings. It never explicitly provides that title was in his name, although one could infer that conclusion based upon the words of the complaint. It would seem that most likely record title was "Matthew Browndorf as Trustee"; but that raises the related question of whether we can just ignore the Trust altogether? Presumably, Trustee Casey will argue that the estate can simply revoke the Living Trust in favor of Matthew individually. But that conclusion is more easily reached *if Matthew were the debtor*. But we have to deal with the link between that and designation of community property since it is only through Sarina, the debtor, that property of the estate rights might attach. Sarina appears to have been designated as successor trustee in the Amended Trust Instrument, but will that work here? Not much is put on this record on that question except to argue the California Community Property law presumption. Can the presumption operate when title is not cleanly in the name of a spouse?

Trustee also argues Elsbeth and Melvin have no standing here as they are not parties to the adversary proceeding or the Settlement Stipulation, they are also not creditors of the estate, and their rights or liabilities are not affected by the Settlement Stipulation. The default judgment has long been final and the opportunity to object to the substantive aspects of it may have passed. But this argument is based on a *res judicata*/ collateral estoppel theory. The problem is that the default judgment is almost silent on the critical question of title, so heavy reliance on that point is problematic. Moreover, standing may also be found if a plausible case is made that some kind of residual interest of the senior Browndorfs or their family can be shown or the conclusion they were in privity with Matthew cannot be supported.

Moreover, as further complication, there appears now to be a concern raised by 5pm regarding its interest in both the Kaxs Way and the Lakeshore Drive properties in that it may be a result of some unarticulated fraud committed by Matthew Browndorf, as alleged in the newly filed adversary

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT...

Sarina Browndorf

Chapter 7

proceeding *Elsbeth Browndorf v. Casey*, Adv.#24-01014 TA seeking quiet title and declaratory relief, among other remedies. 5pm does not want an order approving the compromise without a hearing on the issue in the event the compromise includes underlying facts that are false.

While the court is inclined to approve the Settlement Stipulation if it can be shown to rest upon a firm factual/legal foundation as Trustee argues but will hear further argument regarding 5pm's issue with its interest in the Lakeshore Property, and whether that is a basis for unwinding the whole deal. The court will also hear argument as to whether the title issues raised by the objectors have already been determined under principles of *res judicata*, thus are now law of the case and cannot now be gainsaid, at least absent a successful Rule 60(b) motion. As described, that is very difficult on this mess of a record.

No tentative. Appearance required.

Party Information

Debtor(s):

Sarina Browndorf

Represented By
Susan K Seflin
Steven T Gubner
Jessica L Bagdanov
Jessica Wellington

Trustee(s):

Thomas H Casey (TR)

Represented By
Jessica L Bagdanov
Susan K Seflin

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

Tuesday, March 26, 2024

Hearing Room

5B

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 Order To Show Cause Why Joshua R. Pukini Should Not Be Held In Contempt
For Failure To Comply With Preliminary Injunction
(cont'd from 3-12-24)

Docket 0

Tentative Ruling:

Tentative for March 26, 2024
Status? Appearance required.

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

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

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

Chapter 7

CAL-PAC DISTRESSED REAL	Pro Se
BDP DEVELOPMENT	Pro Se
ABC 2260 SAN YSIDRO LLC	Pro Se
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
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**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT...

AB Capital, LLC, a California limited liability co

Chapter 7

James C Bastian Jr

Marc A Lieberman

Rika Kido

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

Tuesday, March 26, 2024

Hearing Room

5B

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 Motion To Compel Enforcement And Joshua R. Pukini's Compliance With
Preliminary Injunction - **Evaulate Compliance**
(OST Signed 2-27-24)
(cont'd from 3-12-24)

Docket 183

Tentative Ruling:

Tentative for March 26, 2024
Status? Appearance required.

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

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

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

Chapter 7

CALPAC MANAGEMENT, INC.	Pro Se
CAL-PAC DISTRESSED REAL	Pro Se
BDP DEVELOPMENT	Pro Se
ABC 2260 SAN YSIDRO LLC	Pro Se
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
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**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

CONT...

AB Capital, LLC, a California limited liability co

Chapter 7

Kristine A Thagard
James C Bastian Jr
Marc A Lieberman
Rika Kido

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

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

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

Chapter 7

#13.00 Trustee's Motion For Order Authorizing Sale Of Real Property **Located At 1314 Sunset Plaza Drive, Los Angeles, CA** (A) Outside The Ordinary Course Of Business; (B) Free And Clear Of Liens, Claims, And Encumbrances; (C) Subject To Ovebid; And (D) For Determination Of Good Faith Purchaser Under 11 U.S.C. §363(M)

Docket 711

Tentative Ruling:

Tentative for March 26, 2024
Grant as unopposed. Appearance suggested.

Party Information

Debtor(s):

AB Capital, LLC, a California

Pro Se

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
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

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

Chapter 7

#14.00 Chapter 7 Trustee's Motion For Order Approving Compromise Of Controversy Regarding Property At **540 Alta Vista Laguna Beach, CA** Owned By Debtor's Affiliate

Docket 723

Tentative Ruling:

Tentative for March 26, 2024
Grant as unopposed. Appearance suggested.

Party Information

Debtor(s):

AB Capital, LLC, a California

Pro Se

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
Santa Ana
Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, March 26, 2024

Hearing Room

5B

11:00 AM

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

Chapter 7

#15.00 Chapter 7 Trustee's Motion For Order: (1) Confirming The Sale Of Real Property Owned By Debtors Affiliate, Subject To Overbid, Comports With The Amended 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
[Real Property Located At 540 Alta Vista Way, Laguna Beach, CA 92651]

Docket 718

Tentative Ruling:

Tentative for March 26, 2024

What is the status regarding the Med Equity bankruptcy, which seems to be the grounds for the only opposition? Appearance required.

Party Information

Debtor(s):

AB Capital, LLC, a California

Pro Se

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