

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

Tuesday, April 9, 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.

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Video/audio web address: <https://cacb.zoomgov.com/j/1611019800>

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Chapter

ZoomGov meeting number: 161 101 9800

Password: 054027

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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Chapter

completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Tuesday, April 9, 2024

Hearing Room 5B

10:30 AM

8:24-10446 Placido Carlos Angeles Sanchez

Chapter 7

#1.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

**BRIAN WAYY, TRUSTEE OF THE WAY FAMILY TRUST
Vs.
DEBTOR**

Docket 17

Tentative Ruling:

Tentative for April 9, 2024
Grant as unopposed. Appearance required.

Party Information

Debtor(s):

Placido Carlos Angeles Sanchez

Represented By
Christopher J Lauria

Movant(s):

WAYY FAMILY TRUST

Represented By
John E Bouzane

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, April 9, 2024

Hearing Room 5B

10:30 AM

8:23-12467 Mauricio Zamora and Jessica Belmont

Chapter 7

**#2.00 Motion for relief from the automatic stay PERSONAL PROPERTY
(cont'd from 3-05-24)**

**TOYOTA MOTOR CREDIT CORPORATION
Vs.
DEBTORS**

Docket 29

Tentative Ruling:

Tentative for April 9, 2024
Grant as unopposed. Appearance required.

Tentative for March 5, 2024
Grant as unopposed. Appearance is optional.

Party Information

Debtor(s):

Mauricio Zamora Pro Se

Joint Debtor(s):

Jessica Belmont Pro Se

Movant(s):

Toyota Motor Credit Corporation Represented By
Kirsten Martinez

Trustee(s):

Weneta M.A. Kosmala (TR) Pro Se

**United States Bankruptcy Court
Central District of California
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10:30 AM

8:23-12046 Jeffrey Adams Gomez

Chapter 13

#3.00 Motion for relief from the automatic stay REAL PROPERTY

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

Docket 90

Tentative Ruling:

Tentative for April 9, 2024

There is no opposition except from Kristina Smith, who is not the debtor but rather a co-occupant. Her standing to invoke the stay is very questionable.

Grant. Appearance required.

Party Information

Debtor(s):

Jeffrey Adams Gomez

Represented By
Richard G. Heston

Movant(s):

U.S. Bank National Association

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, April 9, 2024

Hearing Room 5B

10:30 AM

8:23-12046 Jeffrey Adams Gomez

Chapter 13

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

**KRISTINA SMITH
Vs
DEBTOR**

Docket 96

Tentative Ruling:

Tentative for April 9, 2024
Grant as unopposed, for purposes of clarifying DSO obligations. For purposes of immediate collection efforts, the court will hear argument. Appearance required.

Party Information

Debtor(s):

Jeffrey Adams Gomez

Represented By
Richard G. Heston

Movant(s):

Kristina L Smith

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
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Tuesday, April 9, 2024

Hearing Room 5B

10:30 AM

8:23-12371 Steven Paul Opegard

Chapter 7

**#5.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 3-05-24)**

**NATIONSTAR MORTGAGE LLC
Vs.
DEBTOR**

Docket 28

***** VACATED *** REASON: OFF CALENDAR - INTERIM ORDER ON
MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11
U.S.C. §362 (REAL PROPERTY) ENTERED 3-27-24**

Tentative Ruling:

Tentative for March 5, 2024
Written opposition? Status?
Appearance required.

Tentative for February 20, 2024
Grant as unopposed. Appearance is optional.

Party Information

Debtor(s):

Steven Paul Opegard

Represented By
Stephen L Burton

Movant(s):

Wells Fargo Bank, National

Represented By
Jennifer C Wong

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, April 9, 2024

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10:30 AM

8:23-12759 Knotty Nuff Wood, Inc.

Chapter 11

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

GRIZZLY INDUSTRIAL, INC.

Vs.

DEBTOR

Docket 65

Tentative Ruling:

Tentative for April 9, 2024

This motion seeks leave to pursue certain defined discovery. Since the liquidation of the claim will be required at some point anyway, the court believes the preponderance of factors favors granting limited leave to pursue those issues necessary to liquidate the claim either to formulate a plan or, if needed, ultimately to prepare for a trial in the state court for that same liquidation effort. The parties in their pleadings suggest discussions are underway in this vein presumably to attach a number to the claim for purposes of advancing the reorganization. But the stay remains in place for all other purposes pending further order. Appearance required.

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
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11:00 AM

8:23-12118 Elizabeth Jane Brigante

Chapter 7

#7.00 Motion To Reopen Chapter 7 Case

Docket 13

Tentative Ruling:

Tentative for April 9, 2024
Grant as unopposed. Appearance is optional.

Party Information

Debtor(s):

Elizabeth Jane Brigante

Represented By
Brian J Soo-Hoo

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, April 9, 2024

Hearing Room 5B

11:00 AM

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

Chapter 7

#8.00 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
**[Real Property located at 2260 San Ysidro Drive, Los Angeles, CA 90210]
(cont'd from 9-12-23 - as to the disbursement element)
(cont'd from 2-06-24)**

Docket 380

Tentative Ruling:

Tentative for April 9, 2024
Status? Appearance required.

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.

Party Information

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

Chapter 7

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

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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 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 8807 Carron Drive, Pico Rivera, California 90660]

Docket 740

Tentative Ruling:

Tentative for April 9, 2024
Grant as unopposed. 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

**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

#10.00 Order For Michael Jay Berger, Esq. And Michael J. Eyre, Esq. To Show Cause
Re Civil Contempt And Or Other Disciplinary
[Need To Appear By Zoom]

Docket 0

Tentative Ruling:

Tentative for April 9, 2024

Status? Are Mr. Berger and Mr. Eyres' declarations adequate explanation?

Appearance suggested.

Party Information

Debtor(s):

AB Capital, LLC, a California	Pro Se
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Defendant(s):

TABLEROCK ENTERPRISES,	Pro Se
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LUNA CONSTRUCTION	Pro Se
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LIVING ART WORKS LLC	Pro Se
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CALPAC MORTGAGE FUND,	Pro Se
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CALPAC MANAGEMENT, INC.	Pro Se
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CAL-PAC DISTRESSED REAL	Pro Se
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BDP DEVELOPMENT	Pro Se
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ABC 2260 SAN YSIDRO LLC	Pro Se
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AB CAPITAL LFD, INC.	Pro Se
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AB CAPITAL FUND B, LLC	Pro Se
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AB CAPITAL FUND A, LLC	Pro Se
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CONT... AB Capital, LLC, a California limited liability co Chapter 7

31831 SUNSET LLC	Pro Se
1034 W BALBOA, LLC	Pro Se
108 AVENIDA SERRA, LLC	Pro Se
Edmund Valasquez, Jr.	Pro Se
Ryan Young, individually and as	Represented By Anthony Bisconti
Joshua R. Pukini, individually and as	Pro Se
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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**United States Bankruptcy Court
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: **Multiple Debtors 2024, see order** **Chapter 0**
Misc#: 8:24-00107 Multiple Debtors 2024, see order

#11.00 Order Requiring Carolyn A. Dye To Appear Through Counsel At A Status Conference

Docket 0

***** VACATED *** REASON: OFF CALENDAR - STATEMENT
CONFIRMING REGISTRATION FOR ELECTRONIC BANKRUPTCY
NOTICING FILED 4-04-24**

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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11:00 AM

8:23-12656 XD Industries, Inc.

Chapter 11

#12.00 Motion Of Debtor For Entry Of Order Approving Post-Petition Financing From
Insider Of Debtor
(OST Signed 4-04-24)

Docket 52

Tentative Ruling:

Tentative for April 9, 2024
Opposition due at hearing. Appearance required.

Party Information

Debtor(s):

XD Industries, Inc.

Represented By
Jeremy H Rothstein

Trustee(s):

Robert Paul Goe (TR)

Pro Se