

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

Thursday, April 10, 2025

Hearing Room 5B

10:00 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/1612917945>

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Chapter

ZoomGov meeting number: 161 291 7945

Password: 123731

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

**United States Bankruptcy Court
Central District of California
Santa Ana
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Thursday, April 10, 2025

Hearing Room 5B

10:00 AM

8:22-10768 Samantha Jacobson

Chapter 7

Adv#: 8:22-01066 Sims et al v. Jacobson

- #1.00 STATUS CONFERENCE RE: Complaint Objecting To Dischargeability Of Debt Pursuant To 11 USC § 523 (a) (6)
(cont'd from 11-10-22)
(cont'd from 03-09-23 per court's own mtn)
(cont'd from 9-12-24)**

Docket 1

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 10:00 A.M.
PER COURT'S OWN MOTION - NOTICE OF CONTINUANCE OF
STATUS CONFERENCE FILED 4-01-25 - SEE DOC #47**

Party Information

Debtor(s):

Samantha Jacobson

Represented By
Brad Weil

Defendant(s):

Samantha Jacobson

Pro Se

Plaintiff(s):

Robert G. Sims

Represented By
Rosendo Gonzalez

Shannon Sims

Represented By
Rosendo Gonzalez

Michael A. Sims

Represented By
Rosendo Gonzalez

Hangar 21, Inc.

Represented By
Rosendo Gonzalez

Hoosier, Inc.

Represented By
Rosendo Gonzalez

**United States Bankruptcy Court
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CONT... Samantha Jacobson

Chapter 7

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
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Thursday, April 10, 2025

Hearing Room 5B

10:00 AM

8:23-12372 Tarzana Plaza Condominiums Association

Chapter 11

Adv#: 8:24-01095 Saal v. Tarzana Plaza Condominiums Association et al

**#2.00 STATUS CONFERENCE RE: Notice of Removal
(cont'd from 8-29-24)
(cont'd from 1-09-25)**

Docket 1

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 10:00 A.M.
PER COURT'S OWN MOTION - CRD MAILED OUT NOTICE OF
CHANGE OF HEARING TO MR. SAAL & INTERESTED PARTIES ON 3-
26-25 - SEE DOC #25**

Party Information

Debtor(s):

Tarzana Plaza Condominiums

Represented By
Michael R Totaro
David Wood
Roye Zur

Defendant(s):

Tarzana Plaza Condominiums

Represented By
Roye Zur

Howard Grobstein

Pro Se

Regina England

Pro Se

Plaintiff(s):

Eugene R Saal

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Thursday, April 10, 2025

Hearing Room 5B

10:00 AM

8:23-12372 Tarzana Plaza Condominiums Association

Chapter 11

Adv#: 8:24-01095 Saal v. Tarzana Plaza Condominiums Association et al

**#3.00 Order To Show Cause Re: Dismissal
(cont'd from 1-09-25)**

Docket 0

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 10:00 A.M.
PER COURT'S OWN MOTION - CRD MAILED OUT NOTICE OF
CHANGE OF HEARING TO MR. SAAL & INTERESTED PARTIES ON 3-
26-25 - SEE DOC #25**

Party Information

Debtor(s):

Tarzana Plaza Condominiums

Represented By
Michael R Totaro
David Wood
Roye Zur

Defendant(s):

Tarzana Plaza Condominiums

Represented By
Roye Zur

Howard Grobstein

Pro Se

Regina England

Pro Se

Plaintiff(s):

Eugene R Saal

Pro Se

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
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Thursday, April 10, 2025

Hearing Room

5B

10:00 AM

8:23-11546 Marie Salanga

Chapter 7

Adv#: 8:23-01128 Roth v. Salanga

#4.00 PRE-TRIAL CONFERENCE RE: Adversary Complaint To Determine Dischargeability Of Debt, And Objection To Discharge (set from hrg held on s/c 4-11-24) (cont'd from 10-10-24 per order cont. pre-trial conf. entered 9-19-24) (cont'd from 11-14-24) (cont'd from 1-09-25)

Docket 1

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 10:00 A.M. PER COURT'S OWN MOTION - CRD MAILED A NOTICE OF HEARING TO MR. IVAR ROTH & INTEREST PARTIES ON 3-26-25 - SEE DOC #60**

Party Information

Debtor(s):

Marie Salanga

Represented By
Richard G. Heston

Defendant(s):

Marie Salanga

Pro Se

Plaintiff(s):

Ivar Roth

Represented By
David B Lally

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
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Thursday, April 10, 2025

Hearing Room 5B

10:00 AM

8:23-12386 Eric Pham

Chapter 7

Adv#: 8:24-01028 American Express National Bank v. Pham

**#5.00 PRE-TRIAL CONFERENCE RE: Complaint Objecting To The Dischargeability
Of Debt Under 11 USC Section 523(a)(2)(A)
(cont'd from 5-09-24 per court's own mtn)
(cont'd from 9-26-24 per court's own mtn)
(set from s/c hrg held on 10-24-24)
(cont'd from 1-23-25)**

Docket 1

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 10:00 A.M.
PER COURT'S OWN MOTION**

Party Information

Debtor(s):

Eric Pham

Represented By
Tina H Trinh

Defendant(s):

Eric Pham

Pro Se

Plaintiff(s):

American Express National Bank

Represented By
Dennis C. Winters

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Thursday, April 10, 2025

Hearing Room 5B

11:00 AM

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

Chapter 7

Adv#: 8:24-01132 Marshack v. Escrow Experts, Inc. et al

#6.00 Escrow Experts Inc's Memorandum Of Points And Authorities In Support Of Its Position That The Trustee's Claims Are "Non-Core"
[set from supplemental ntc of hrg - see doc # 75]

Docket 30

***** VACATED *** REASON: CONTINUED TO 5-01-25 AT 11:00 A.M.
PER COURT'S OWN MOTION - NOTICE OF MOTION FOR ESCROW
EXPERTS INC'S POSITION THAT THE TRUSTEE'S CLAIMS ARE
"NON-CORE" FILED 3-27-25 - SEE DOC #91**

Party Information

Debtor(s):

AB Capital, LLC, a California Pro Se

Defendant(s):

Escrow Experts, Inc. Represented By
Michael J. Gleason

Jennifer Davidson Represented By
Edward Swan

First American Title Insurance Represented By
David Billings
Vanessa H Widener

Jeffrey A Borsuk Represented By
Joseph M Aliberti

Plaintiff(s):

Richard A. Marshack Represented By
Ryan D O'Dea
Brooke S Thompson

Trustee(s):

Richard A Marshack (TR) Represented By

**United States Bankruptcy Court
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CONT...

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
Brooke S Thompson

**United States Bankruptcy Court
Central District of California
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Thursday, April 10, 2025

Hearing Room 5B

11:00 AM

8:15-15311 Freedom Communications, Inc.

Chapter 11

Adv#: 8:21-01034 Freedom Communications Inc. et al v. California Department of Tax and Fee

#7.00 Motion To Voluntarily Dismiss Complaint In Adversary Proceeding With Prejudice

Docket 113

***** VACATED *** REASON: CONTINUED TO 4-24-25 AT 11:00 A.M.
PER COURT'S OWN MOTION - NOTICE OF DATE CHANGE FOR
HEARING ON MOTION TO VOLUNTARY DISMISS COMPLAINT IN
ADVERSARY PROCEEDING WITH PREJUDICE FILED 4-02-25 - SEE
DOC #117**

Party Information

Debtor(s):

Freedom Communications, Inc.

Represented By
William N Lobel
Beth Gaschen
Alan J Friedman
Caroline Djang
Scott D Fink
Reed M Mercado
Jeffrey W Dulberg
Rika Kido
Jonathan T Amitrano
Brooke S Thompson

Defendant(s):

California Department of Tax and

Represented By
Donny P Le

Plaintiff(s):

Freedom Communications Inc.

Represented By
Jonathan T Amitrano
Brooke S Thompson

Freedom Communications Holding,

Represented By

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CONT... Freedom Communications, Inc.

Jonathan T Amitrano
Brooke S Thompson

Chapter 11