

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

**Thursday, April 24, 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.**

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**Chapter**

**ZoomGov meeting number:** 160 098 4539

**Password:** 633616

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

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- 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.
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- Disconnect from the meeting by clicking "Leave" when you have

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**Chapter**

completed your appearance(s).

Docket 0

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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)  
(cont'd from 4-10-25 per court's own mtn)**

Docket 1

<b>Party Information</b>
--------------------------

**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

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**CONT... Samantha Jacobson**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court  
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**8:19-10526 LF Runoff 2, LLC**

**Chapter 7**

Adv#: 8:24-01054 Marshack v. PBC 200 Park Avenue, LLC et al

- #2.00** STATUS CONFERENCE RE: Complaint To Avoid And Recover Voidable Transfers  
(cont'd from 9-26-24 per court's own mtn)  
(cont'd from 10-24-24 per order approving stip to cont. s/c entered 10-10-24 - see doc #23)  
(cont'd from 11-07-24)  
(cont'd from 12-05-24 at 10:00 a.m. to 12-05-24 at 11:00 a.m. per court's own mtn)  
(cont'd from 12-05-24 per order approving stip to cont s/c entered 12-03-24 - see doc #29)  
(cont'd from 2-13-25 per order approving stip to cont s/c entered 2-11-25 - see doc #34)

Docket 1

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - ORDER APPROVING STIPULATION TO DISMISS ADVERSARY PROCEEDING ENTERED 3-12-25 - SEE DOC #38**

**Party Information**

**Debtor(s):**

LF Runoff 2, LLC

Represented By  
Marc C Forsythe

**Defendant(s):**

PBC 200 Park Avenue, LLC

Pro Se

PBC Foundry, LLC

Pro Se

Preferred Offices Properties, LLC

Pro Se

Preferred Offices Properties II, LLC

Pro Se

**Plaintiff(s):**

Richard A. Marshack

Represented By  
Lauren N Gans

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**CONT... LF Runoff 2, LLC**

**Chapter 7**

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
David Wood  
D Edward Hays  
Thomas J Polis  
Laila Masud  
Roye Zur  
Lauren N Gans

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**8:23-12372 Tarzana Plaza Condominiums Association**

**Chapter 11**

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

**#3.00 STATUS CONFERENCE RE: Notice of Removal  
(cont'd from 8-29-24)  
(cont'd from 1-09-25)  
(cont'd from 4-10-25 per court's own mtn)**

Docket 1

<b>Party Information</b>
--------------------------

**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



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**8:23-12372 Tarzana Plaza Condominiums Association**

**Chapter 11**

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

**#4.00 Order To Show Cause Re: Dismissal  
(cont'd from 1-09-25)  
(cont'd from 4-10-25 per court's own mtn)**

Docket 0

<b>Party Information</b>
--------------------------

**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

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**8:24-11880 Josefina Sanchez**

**Chapter 7**

Adv#: 8:24-01123 Omni Metal Finishing, Inc. v. Sanchez

**#5.00** STATUS CONFERENCE RE: Complaint To Determine Debts Nondichargeable Pursuant To 11 U.S.C. Section 523 And Objection To Discharge Under 11 U.S.C. Section 727  
(cont'd from 12-05-24 at 10:00 a.m. per court's own mtn)  
(cont'd from 12-5-24)  
(cont'd from 1-23-25)  
(cont'd from 3-06-25)

Docket 1

**Party Information**

**Debtor(s):**

Josefina Sanchez

Represented By  
Juanita V Miller

**Defendant(s):**

Josefina Sanchez

Pro Se

**Plaintiff(s):**

Omni Metal Finishing, Inc.

Represented By  
Christopher J Green

**Trustee(s):**

Karen S Naylor (TR)

Pro Se

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**8:24-11880 Josefina Sanchez**

**Chapter 7**

Adv#: 8:24-01123 Omni Metal Finishing, Inc. v. Sanchez

**#6.00 Order To Show Cause Why Default Should Not Be Entered  
(cont'd from 3-06-25)**

Docket 0

**Party Information**

**Debtor(s):**

Josefina Sanchez

Represented By  
Juanita V Miller

**Defendant(s):**

Josefina Sanchez

Pro Se

**Plaintiff(s):**

Omni Metal Finishing, Inc.

Represented By  
Christopher J Green

**Trustee(s):**

Karen S Naylor (TR)

Pro Se

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**8:24-11738 Catherine Leona Wilson**

**Chapter 7**

Adv#: 8:24-01137 Olguin v. Wilson

**#7.00** STATUS CONFERENCE RE: Complaint To Determine NonDischargeability Of Debt For: Fraud While Acting In A Fiduciary Capacity Pursuant To 11 U.S.C. §5239a(4); 2. Embezzlement Pursuant To 11 U.S.C. § 523(a)(4); 3. False Pretenses, False Representation, And/Or Actual Fraud Under 11 U.S.C. §523(a)(2)(A); 4. Willful And Malicious Injury Pursuant To 11 U.S.C. § 523(a)(6) (Conversion); 5. Violation Of California Penal Code § 496  
**(cont'd from 1-09-25)**

Docket 1

**Party Information**

**Debtor(s):**

Catherine Leona Wilson

Represented By  
Suzette Douglas

**Defendant(s):**

Catherine Leona Wilson

Pro Se

**Plaintiff(s):**

Richard Olguin

Represented By  
Michael D Franco

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Tinho Mang

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**8:23-11167 Five Rivers Land Company LLC**

**Chapter 11**

Adv#: 8:24-01148 California Capital Insurance Company v. Five Rivers Land Company, LLC

**#8.00 STATUS CONFERENCE RE: Complaint For Rescission Of Insurance Policy  
(cont'd from 2-6-25)  
(cont'd from 3-27-25 per order apprvng stip. to further extend time to  
respond to complaint, cont. initial s/c entered 2-25-25 - see doc #11)**

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 6-05-25 AT 10:00 A.M  
PER ORDER APPROVING THIRD & FINAL STIPULATION TO  
EXTEND TIME TO RESPOND TO COMPLAINT, CONTINUE S/C  
ENTERED 3-20-25 - SEE DOC #15**

**Party Information**

**Debtor(s):**

Five Rivers Land Company LLC

Represented By  
Garrick A Hollander  
Matthew J Stockl  
Richard H Golubow  
Peter W Lianides

**Defendant(s):**

Five Rivers Land Company, LLC	Pro Se
Golden Valley AG, LLC	Pro Se
Harjinder Brar	Pro Se
Nirbhey Singh Brar	Pro Se
Pinder Kaur Brar	Pro Se
Patricia Magellon	Pro Se

**Plaintiff(s):**

California Capital Insurance

Represented By  
Gene A. Weisberg

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**8:24-12436 Di Wu**

**Chapter 7**

Adv#: 8:24-01166 Xu v. Wu

**#9.00 STATUS CONFERENCE RE: Complaint Against Debtor Di Vu For Denial Of Discharge And Objection To Discharge (cont'd from 3-13-25)**

Docket 1

<b>Party Information</b>
--------------------------

**Debtor(s):**

Di Wu

Represented By  
Michael A DesJardins

**Defendant(s):**

Di Wu

Pro Se

**Plaintiff(s):**

Lingjie Xu

Represented By  
Razmig Izakelian

**Trustee(s):**

Thomas H Casey (TR)

Pro Se

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10:00 AM

**8:24-12498 David Allen McMillon**

**Chapter 7**

Adv#: 8:25-01003 McMillon v. United States Department of Education, [et al.]

**#10.00 STATUS CONFERENCE RE: Complaint Re: Attestation Of David McMillon In Support Of Request For Stipulation Conceding Dischargeability Of Student Loans  
(cont'd from 4-3-25 per another summons issued on 1-29-25)**

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 8-28-25 AT 10:00 A.M.  
PER ORDER APPROVING STIPULATION TO EXTEND DATES AND  
DEADLINES PURSUANT TO THIS COURT'S STUDENT LOAN  
ADVERSARY PROCEEDING GUIDELINES ENTERED 4-07-25 - SEE  
DOC #11**

<b>Party Information</b>
--------------------------

**Debtor(s):**

David Allen McMillon Pro Se

**Defendant(s):**

United States Department of Pro Se

**Plaintiff(s):**

David Allen McMillon Pro Se

**Trustee(s):**

Karen S Naylor (TR) Pro Se

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10:00 AM

**8:24-11723 Cristelle Steenson Arenal**

**Chapter 11**

Adv#: 8:25-01004 Arenal v. Altima Investments, LLC

**#11.00** STATUS CONFERENCE RE: First Amended Complaint For: 1. Quiet Title To Real Property; 2. Declaratory Relief; 3. Injunctive Relief; 4. Avoidance Of Defective Interest In Real Property (11 U.S.C. § 544(a)(3)); 5. Avoidance Of Preferential Transfer of Interest In Real Property (11 U.S.C. § 547); And 6. Recovery Of Avoided Transfers (11 U.S.C. § 550)  
**(cont'd from 3-27-25 per another summons issued on 1-30-24)**

Docket 3

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - NOTICE OF  
DISMISSAL FILED 3-28-25 - SEE DOC #9**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Cristelle Steenson Arenal

Represented By  
Michael G Spector  
Vicki L Schennum

**Defendant(s):**

Altima Investments, LLC

Pro Se

**Plaintiff(s):**

Cristelle Steenson Arenal

Represented By  
Michael G Spector



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**8:24-12674 The Original Mowbray's Tree Service, Inc.**

**Chapter 11**

**#12.00 STATUS CONFERENCE RE: Chapter 11 Voluntary Petition Non-Individual  
(cont'd from 12-04-24 per scheduling order entered 12-09-24 - see doc #  
206)  
(cont'd from 3-13-25)**

Docket 1

**Party Information**

**Debtor(s):**

The Original Mowbray's Tree

Represented By  
Robert S Marticello

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10:00 AM

**8:23-11546 Marie Salanga**

**Chapter 7**

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

**#13.00 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) (cont'd from 4-10-25 per court's own mtn)**

Docket 1

**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

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**8:23-12386 Eric Pham**

**Chapter 7**

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

**#14.00** 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)  
(cont'd from 4-10-25 per court's own mtn)

Docket 1

**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

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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

**#15.00** Motion To Voluntarily Dismiss Complaint In Adversary Proceeding With Prejudice  
**(cont'd from 4-24-25 per court's own mtn)**

Docket 113

**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  
Jonathan T Amitrano  
Brooke S Thompson

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11:00 AM

**8:23-11649 George Joseph Sano**

**Chapter 7**

Adv#: 8:23-01130 Shockley v. Sano

- #16.00** STATUS CONFERENCE RE: Amended Complaint By Judgment Creditor Devan Shackley To Demtermine That The Debt Owed By George Joseph Sano Is Nondischargeable Debt Pursuant To 11 USC §§ 523(a)(4) And (a)(6)  
**(Another summons issued 12-04-23)**  
**(cont'd from s/c hrg held on 2-29-24)**  
**(cont'd from 11-07-24 per order apprvng stip to cont. pre-trial hearing entered 11-05-24 see doc #20)**  
**(cont'd from 1-09-25)**  
**(set from pre-trial conf. hrg held on 2-13-25)**  
**(re-scheduled as a s/c from a trial date of 4-14-25)**

Docket 3

**Party Information**

**Debtor(s):**

George Joseph Sano

Represented By  
Christopher J Langley

**Defendant(s):**

George Joseph Sano

Pro Se

**Plaintiff(s):**

Devan Shockley

Represented By  
Michael Creamer Jr

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

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**8:23-11649 George Joseph Sano**

**Chapter 7**

Adv#: 8:23-01130 Shockley v. Sano

**#17.00 Defendant's Motion For Summary Judgment**

Docket 26

**Party Information**

**Debtor(s):**

George Joseph Sano

Represented By  
Christopher J Langley

**Defendant(s):**

George Joseph Sano

Represented By  
Christopher J Langley  
Stephen R Wade

**Plaintiff(s):**

Devan Shockley

Represented By  
Stephen R Wade  
Christopher J Langley

**Trustee(s):**

Richard A Marshack (TR)

Pro Se

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11:00 AM

**8:19-12480 Guy S. Griffithe**

**Chapter 7**

Adv#: 8:19-01201 Bagot v. Griffithe

**#18.00** STATUS CONFERENCE RE: Complaint Of NonDischargeability And Exception From Discharge Of Debts  
(cont'd from 9-26-24 per court's own mtn)  
(cont'd from 10-24-24)  
(cont'd from 1-30-25)  
(cont'd from 3-06-25 per order continuing hrg on mtn for smj; s/c re: adversary proceeding & s/c re: mtn for temporary abstention entered 3-10-25 - see doc #138)

Docket 1

<b>Party Information</b>
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**Debtor(s):**

Guy S. Griffithe

Represented By  
Bert Briones

**Defendant(s):**

Guy S. Griffithe

Pro Se

**Plaintiff(s):**

Steven Bagot

Represented By  
Heidi Urness

**Trustee(s):**

Thomas H Casey (TR)

Pro Se

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11:00 AM

8:19-12480 Guy S. Griffithe

Chapter 7

Adv#: 8:19-01201 Bagot v. Griffithe

#19.00 STATUS CONFERENCE RE: Motion For Temporary Abstention  
(set at hearing held on 3-5-2020)  
(cont'd from 9-26-24 per court's own mtn)  
(cont'd from 10-24-24)  
(cont'd from 1-30-25)  
(cont'd from 3-06-25 per order continuing hrg on mtn for smj; s/c re:  
adversary proceeding & s/c re: mtn for temporary abstention entered  
3-10-25 - see doc #138)

Docket 29

Party Information

**Debtor(s):**

Guy S. Griffithe

Represented By  
Bert Briones

**Defendant(s):**

Guy S. Griffithe

Pro Se

**Movant(s):**

Steven Bagot

Represented By  
Heidi Urness  
Richard H Golubow  
Peter W Lianides

**Plaintiff(s):**

Steven Bagot

Represented By  
Heidi Urness  
Richard H Golubow  
Peter W Lianides



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**CONT... Guy S. Griffithe**

**Chapter 7**

**Trustee(s):**

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court  
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**8:19-12480 Guy S. Griffithe**

**Chapter 7**

Adv#: 8:19-01201 Bagot v. Griffithe

**#20.00 Defendant's Motion For Summary Judgment  
(cont'd from 3-06-25 per order continuing hrg on mtn for smj; s/c re:  
adversary proceeding & s/c re: mtn for temporary abstention entered  
3-10-25 - see doc #138)**

Docket 126

**Party Information**

**Debtor(s):**

Guy S. Griffithe

Represented By  
Bert Briones

**Defendant(s):**

Guy S. Griffithe

Pro Se

**Plaintiff(s):**

Steven Bagot

Represented By  
Heidi Urness  
Sanford Shatz

**Trustee(s):**

Thomas H Casey (TR)

Pro Se