

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

**Tuesday, July 2, 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.

**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.**

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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/1612188325>

**United States Bankruptcy Court  
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**Tuesday, July 2, 2024**

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CONT...

**Chapter**

**ZoomGov meeting number:** 161 218 8325

**Password:** 511248

**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

**United States Bankruptcy Court  
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Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

**Hearing Room 5B**

10:30 AM

**CONT...**

**Chapter**

completed your appearance(s).

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
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Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

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**8:18-12120 Gabriela Orozco**

**Chapter 13**

**#1.00 Motion for relief from the automatic stay REAL PROPERTY**

**THE BANK OF NEW YORK MELLON  
Vs  
DEBTOR**

Docket 141

**Tentative Ruling:**

Tentative for July 2, 2024

It appears there might be some realizable equity for the Chapter 7 trustee.

Therefore, relief of stay is denied at this time and the case reconverted to

Chapter 7. *Appearance is optional.*

**Party Information**

**Debtor(s):**

Gabriela Orozco

Represented By  
Christopher J Langley

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
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Theodor Albert, Presiding  
Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

**Hearing Room 5B**

10:30 AM

**8:24-11457 NB Crest Investor Units, LLC**

**Chapter 11**

**#2.00 Motion for relief from stay /relief from turnover REAL PROPERTY**

**GREYHAWK BRE CCA LENDER, LLC  
Vs.  
DEBTOR**

Docket 27

**Tentative Ruling:**

Tentative for July 2, 2024

This is a motion for relief of stay and excusal from turnover by the receiver under §543(b)(2). There does not appear to be equity in the property (although the evidence on that point is vague and that was movant's burden) so the determinative issue is whether the property is necessary to a reorganization "in prospect" and/or whether Grayhawk's position is adequately protected. According to the movant, the property is in a condition of increasing dilapidation and the season for reletting as student housing should already be underway. Debtor argues it wants to refinance and rehabilitate but its source of funds to do this is left very vague and there seems to be little or no money. Proving reorganization in prospect was debtor's burden. Neither side has made its case convincingly but the court sees no imperative to turn over management unless and until a feasible path to financing clearly emerges. A brief continuance for that purpose seems in order but time is limited.

Relieve duty of turnover temporarily. Deny relief of stay at this time pending further hearing. *Appearance required.*

**Party Information**

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

**Tuesday, July 2, 2024**

**Hearing Room 5B**

10:30 AM

**CONT... NB Crest Investor Units, LLC**

**Chapter 11**

**Debtor(s):**

NB Crest Investor Units, LLC

Represented By  
Brian T Corrigan

**Movant(s):**

Greyhawk BRE CCA Lender, LLC

Represented By  
Alphamorlai Lamine Kebeh  
Matthew Bouslog

**United States Bankruptcy Court  
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Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

**8:24-10179 Raj Syal and Sarita Syal**

**Chapter 7**

**#3.00 Evidentiary Hearing Re: Debtor's Motion To Avoid Lien Judicial Lien With Creditors Adjustment Bureau, Inc.  
(set from hrg held on 5-28-24 re: motion to avoid lien)**

Docket 18

**Tentative Ruling:**

Tentative for July 2, 2024  
Evidentiary Hearing. *Appearance required.*

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Tentative for May 28, 2024

This motion to succeed must establish that the property's value is in the range of from debtors' stated value of \$995,000 up to about \$1,191,705. After that higher sum the sum of the first mortgage (about \$492,000) and claimed exemption of \$699,421 no longer eclipses the entire value, which means that the motion cannot succeed as impairing the homestead. The judgment lienholder Creditors Adjustment Bureau has presented an appraisal, of sorts, (a "Comparative Market Analysis") in a declaration from broker Steven Fogal at a stated value of \$1,587,500. Debtors fortified their personal opinion in the Reply by the report of Mr. Hayward, a professional appraiser. Higher than Debtor's opinion, and critical of Mr. Fogal's report, it still came within a range that would still suggest that the lien impairs the homestead and could thus be avoided, in whole or in part. But how can the court decide between Messrs. Fogal and Hayward? The court does not feel enabled on this record to summarily decide without a formal valuation hearing under §506. The court will require live cross examination (whether virtually or in person) as it cannot properly judge on this record.

Appearance required.

**Party Information**

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

**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

**CONT... Raj Syal and Sarita Syal**

**Chapter 7**

**Debtor(s):**

Raj Syal

Represented By  
Robert P Goe

**Joint Debtor(s):**

Sarita Syal

Represented By  
Robert P Goe

**Trustee(s):**

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court  
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Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

**8:22-11712 Chyle E Beaird**

**Chapter 7**

**#4.00 Objection To The Debtor's Claim Of Exemption  
(cont'd from 5-07-24)**

Docket 46

**Tentative Ruling:**

Tentative for July 2, 2024  
Status? *Appearance required.*

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Tentative for May 7, 2024  
Status? Absent other development, sustain. *Appearance required.*

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Tentative for April 2, 2024  
Status? Absent other development, sustain. *Appearance required.*

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Tentative for February 27, 2024  
Sustain. *Appearance is optional.*

**Party Information**

**Debtor(s):**

Chyle E Beaird

Represented By  
Julie J Villalobos

**Trustee(s):**

Richard A Marshack (TR)

Represented By  
Anerio V Altman

**United States Bankruptcy Court  
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**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

: **Multiple Debtors 2024-1, see order**  
Misc#: 8:24-00121 Multiple Debtors 2024-1, see order

**Chapter 0**

**#5.00** Order Requiring Cherry Technologies Inc To Appear Through Counsel At A  
Status Conference  
**(cont'd from 6-11-24)**

Docket 0

**Tentative Ruling:**

Tentative for July 2, 2024  
The court needs registration to receive electronic notices. *Appearance required.*

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

**Tuesday, July 2, 2024**

**Hearing Room 5B**

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11:00 AM

: **Multiple Debtors 2024-1, see order**  
Misc#: 8:24-00123 Multiple Debtors 2024-1, see order

**Chapter 0**

**#6.00** Order Requiring MUFG Union Bank NA To Appear Through Counsel At A Status Conference  
**(cont'd from 6-11-24)**

Docket 0

**Tentative Ruling:**

Tentative for July 2, 2024

The court needs registration to receive electronic notices. *Appearance required.*

**United States Bankruptcy Court  
Central District of California  
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Courtroom 5B Calendar**

**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

: **Multiple Debtors 2024-1, see order**

**Chapter 0**

Misc#: 8:24-00124 Multiple Debtors 2024-1, see order

**#7.00** Order Requiring Nuvision Federal Credit Union To Appear Through Counsel At  
A Status Conference  
**(cont'd from 6-11-24)**

Docket 0

**Tentative Ruling:**

Tentative for July 2, 2024

The court needs registration to receive electronic notices. *Appearance required.*

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

**Tuesday, July 2, 2024**

**Hearing Room 5B**

11:00 AM

: **Multiple Debtors 2024-1, see order**  
Misc#: 8:24-00125 Multiple Debtors 2024-1, see order

**Chapter 0**

**#8.00** Order Requiring Mercury Card MasterCard To Appear Through Counsel At A  
Status Conference  
**(cont'd from 6-11-24)**

Docket 0

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - STATEMENT  
CONFIRMING REGISTRATION FOR ELECTRONIC BANKRUPTCY  
NOTICING FILED 6-17-24 - SEE DOC #9**

**Tentative Ruling:**

- NONE LISTED -