

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

Tuesday, July 16, 2024

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/1619009021>

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CONT...

Chapter

ZoomGov meeting number: 161 900 9021

Password: 752808

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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CONT...

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completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

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8:24-11063 Rodrigo Olmedo

Chapter 7

#1.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

BABAK HAMIDI

Vs.

DEBTOR

Docket 10

Tentative Ruling:

Tentative for July 16, 2024

The Local Rules require that the debtor be served individually, not just debtor's counsel. Was the debtor served? If not continue for proper service.

Appearance required.

Party Information

Debtor(s):

Rodrigo Olmedo

Represented By
Joseph M Tosti

Movant(s):

Babak Hamidi

Pro Se

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

8:24-11309 Ronald Jake Skiles and Heidi Marie Skiles

Chapter 7

#2.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

**UPTOWN NEWPORT BUILDING OWNER, LP
Vs.
DEBTORS**

Docket 13

***** VACATED *** REASON: OFF CALENDAR - NOTICE OF
WITHDRAWAL OF MOTION FOR RELIEF SET FOR JULY 16, 2024
FILED 7-09-24 - SEE DOC #21**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ronald Jake Skiles

Represented By
John Fitzgerald

Joint Debtor(s):

Heidi Marie Skiles

Represented By
John Fitzgerald

Movant(s):

UPTOWN NEWPORT BUILDING

Represented By
Curtis Tyler Greer IV

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

8:24-11019 Rilla Ann Huml

Chapter 13

#3.00 Motion for relief from the automatic stay REAL PROPERTY

**WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTINA TRUST
Vs
DEBTPR**

Docket 19

Tentative Ruling:

Tentative for July 16, 2024

Grant as unopposed although the court acknowledges debtor also filed a motion for continuance which could be construed as opposition. But that motion was denied. *Appearance required.*

Party Information

Debtor(s):

Rilla Ann Huml

Pro Se

Movant(s):

Wilmington Savings Fund Society,

Represented By
Nichole Glowin

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, July 16, 2024

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10:00 AM

8:23-11248 Inder Jeet Sharma

Chapter 7

Adv#: 8:23-01107 Kosmala v. Cal-Top Realty and Investments Inc.

- #4.00 TRIAL RE: Complaint For Judgment: (1) To Avoid Preferential Transfer Pursuant To 11 USC Section 547; (2) For Recovery Of Avoided Transfers Under 11 USC Section 550; and (3) To Preserve Transfer For The Benefit Of The Estate Pursuant To 11 USC Section 551
(cont'd from 11-02-23 per court's own mtn)
(set from s/c hrg held on 2-08-24)
(set from pre-trial conf. on 5-23-24) - [THIS WILL BE A ZOOM TRIAL]**

Docket 1

Tentative Ruling:

Tentative for May 23, 2024

Unilateral pretrial stipulation adopted. Set trial date. *Appearance required.*

Tentative for February 8, 2024

Deadline for completing discovery is April 1, 2024

Last date for filing pre-trial motions is April 19, 2024

The Pre-trial conference is on May 23, 2024 at 10:00 a.m.

Joint pre-trial stipulation and/or order due per local rules.

Appearance required.

Tentative for December 14, 2023

No status report? Appearance required.

Tentative for November 9, 2023

Status conference continued to December 14 at 10:00 a.m. to allow for processing of default. Appearance is optional.

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CONT... Inder Jeet Sharma

Chapter 7

Party Information

Debtor(s):

Inder Jeet Sharma

Represented By
A Mina Tran

Defendant(s):

Cal-Top Realty and Investments Inc.

Pro Se

Joint Debtor(s):

Rama Sharma

Represented By
A Mina Tran

Plaintiff(s):

Weneta M.A. Kosmala

Represented By
Jeffrey I Golden

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se