

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

Tuesday, November 5, 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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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/1606801885>

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Chapter

ZoomGov meeting number: 160 680 1885

Password: 757880

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...

Chapter

completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:24-12519 Massoud Hajnabi

Chapter 13

#1.00 Motion for relief from the automatic stay UNLAWFUL DETAINER

**THE OWENS TRUST #279, RODGER OYE, AS TRUSTEE
Vs.
DEBTOR**

Docket 8

***** VACATED *** REASON: OFF CALENDAR - CASE DISMISSED -
ORDER AND NOTICE OF DISMISSAL FOR FAILURE TO FILE
SCHEDULES, STATEMENTS AND/OR PLAN - ENTERED 10-21-24 - SEE
DOC #11**

Tentative Ruling:

- NONE LISTED -

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Massoud Hajnabi

Represented By
Diane L Mancinelli

Movant(s):

The Owens Trust #279, Rodger Oye

Represented By
Larry Rothman

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room

5B

10:30 AM

8:24-11755 George Leo Ramos Olarte

Chapter 7

#2.00 Motion for relief from the automatic stay PERSONAL PROPERTY

**INTEGON NATIONAL INSURANCE COMPANY
Vs.
DEBTOR**

Docket 37

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance is optional.*

Party Information

Debtor(s):

George Leo Ramos Olarte

Represented By
Rex Tran

Movant(s):

Integon National Insurance

Represented By
Garry A Masterson

Trustee(s):

Richard A Marshack (TR)

Represented By
Leonard M Shulman
Melissa Davis Lowe

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:24-11832 Eric Guerra-Cardenas

Chapter 7

#3.00 Motion for relief from the automatic stay PERSONAL PROPERTY
(cont'd from 10-09-24)

**PARTNERS FEDERAL CREDIT UNION
Vs
DEBTOR**

Docket 14

Tentative Ruling:

Tentative for November 5, 2024

Was the corrected notice served? Has the vehicle been surrendered?

Appearance required.

October 9, 2024

Continue hearing to November 5, 2024 at 10:30 a.m. to allow Movant to correct service issue -- the Motion was served on less than the 21 days' notice as required by LBR 9013-1(d)(1).

Note: If Movant accepts the tentative ruling, appearance at this hearing is not required.

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Eric Guerra-Cardenas

Represented By
Chris T Nguyen

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Theodor Albert, Presiding
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10:30 AM

CONT... Eric Guerra-Cardenas

Chapter 7

**United States Bankruptcy Court
Central District of California
Santa Ana
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Hearing Room 5B

10:30 AM

8:24-12028 Madden Corporation

Chapter 11

#4.00 Motion for relief from the automatic stay PERSONAL PROPERTY

**DE LAGE LANDEN FINANCIAL SERVICES, INC.
Vs.
DEBTOR**

Docket 64

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance is optional.*

Party Information

Debtor(s):

Madden Corporation

Represented By
Robert S Marticello
Michael Simon

Movant(s):

De Lage Landen Financial Services,

Represented By
Raffi Khatchadourian

Trustee(s):

Arturo Cisneros (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:19-12480 Guy S. Griffithe

Chapter 7

#5.00 Motion for relief from the automatic stay REAL PROPERTY

**SONAM MALHOTRA, A SINGLE WOMAN
Vs.
DEBTOR**

Docket 154

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance is optional.*

| |
|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Guy S. Griffithe

Represented By
Bert Briones

Movant(s):

Sonam Malhotra, a Single Woman,

Represented By
Arnold L Graff

Trustee(s):

Thomas H Casey (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:23-11248 Inder Jeet Sharma and Rama Sharma

Chapter 7

#6.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 7-30-24 per order approving stip. to cont. hrg on mtn for rlfsty
entered 7-24-24)

**JMAC LENDING, INC.
Vs.
DEBTOR**

Docket 34

***** VACATED *** REASON: CONTINUED TO 2-04-25 AT 10:30 A.M.
PER ORDER APPROVING STIPULATION TO CONTINUE HRG ON
MOTION FOR RELIEF FROM STAY ENTERED 10-25-24 - SEE DOC #47**

Tentative Ruling:

- NONE LISTED -

| |
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| Party Information |
|--------------------------|

Debtor(s):

Inder Jeet Sharma

Represented By
A Mina Tran

Joint Debtor(s):

Rama Sharma

Represented By
A Mina Tran

Movant(s):

JMAC Lending, Inc.

Represented By
Nichole Glowin

Trustee(s):

Weneta M.A. Kosmala (TR)

Represented By
Ryan W Beall
Jeffrey I Golden

**United States Bankruptcy Court
Central District of California
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:24-11796 Xiaodong Bai

Chapter 11

#7.00 Motion for relief from the automatic stay REAL PROPERTY

**WILMINGTON SAVINGS FUND SOCIETY, FSB
Vs.
DEBTOR**

Docket 30

Tentative Ruling:

Tentative for November 5, 2024

While there is apparently no dispute as to the value of the subject property, whether there is equity is disputed because debtor contends movant is the only valid lienholder. If debtor is correct there is a cushion of equity. It is also unclear whether the property is necessary to a reorganization "in prospect." On the latter point debtor bears the burden under §362(g). Since this was filed as a Chapter 11 a brief opportunity to file a plan ought to be given, but debtor should harbor no illusions about the ability to obtain lengthy delay, especially without ongoing debt service.

Schedule deadline for filing of plan and disclosure statement. *Appearance is required.*

Party Information

Debtor(s):

Xiaodong Bai

Represented By
Thomas B Ure

Movant(s):

Wilmington Savings Fund Society,

Represented By
Lior Katz

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

10:30 AM

8:24-12295 Marlene Catherine Lewis

Chapter 13

#8.00 Motion In Individual Case For Order Imposing A Stay Or Continuing The Automatic Stay As The Court Deems Appropriate 57 Cottage Lane Aliso Viejo, CA 92656 .
(cont'd from 10-09-24)

Docket 12

Tentative Ruling:

Tentative for November 5, 2024

Clarification is needed as to how debtor proposes to proceed. If she intends to reside in the home with some sort of reinstatement of the secured loan, then an amended plan to that effect must be filed promptly. Also, it is entirely appropriate to renew adequate protection payments now that the mother's income is available. Debtor should be prepared to state what those sums will be.

Appearance is required.

October 9, 2024

The Court is inclined to grant the Motion. However, Debtor's counsel must appear at the hearing and address the following issues:

1. Debtor's stated intent in the Motion is to sell the Property within four months and pay all creditors in full. However, just seven days prior to the Motion, Debtor filed a plan which indicated that creditors would be paid in montly payments over 60 months. No amended plan has been filed.
2. In the Motion unsecured debt is stated as being only \$22,000. However, the Motion does not mention the additional \$27,251.44 priority unsecured debt asserted by the Franchise Tax Board. See Claim #3-1 filed on 10/7/24. Side note: the Plan provides for non-priority unsecured debt in the amount of \$53,917.98. These discrepancies need to be explained.

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CONT... **Marlene Catherine Lewis**

Chapter 13

3. Presumably, Debtor intends to pay unsecured credits from her homestead exemption proceeds.

4. Has Debtor employed a broker to market the property for sale?

Note: Appearance at this hearing is required.

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| Party Information |
|--------------------------|

Debtor(s):

Marlene Catherine Lewis

Represented By
Joshua Sternberg

Movant(s):

Marlene Catherine Lewis

Represented By
Joshua Sternberg

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

8:22-11556 Stonebridge Ventures, LLC

Chapter 7

#9.00 Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of Real Property Free And Clear Of Liens And Interests Pursuant To 11 U.S.C. § 363(F); (2) Approving Overbid Procedures; (3) Approving Broker Compensation; (4) Authorizing Distribution Of Sale Proceeds; (5) Determining That The Proposed Buyers Are Good Faith Purchasers Under 11 U.S.C. § 363(M); And (6) Waiving The 14 Day Stay Imposed By Federal Rule Of Bankruptcy Procedure 6004(H) **[4 Makena Lane, Rancho Mirage, California 92270 - Assessor's Parcel Number 682-031-004]**

Docket 346

Tentative Ruling:

Tentative for November 5, 2024
Overbids? Sale will be granted. *Appearance required.*

Party Information

Debtor(s):

Stonebridge Ventures, LLC

Represented By
Summer M Shaw
Diana Torres-Brito

Trustee(s):

Arturo Cisneros (TR)

Represented By
Arturo Cisneros
Nathan F Smith
William Malcolm

**United States Bankruptcy Court
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Tuesday, November 5, 2024

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5B

11:00 AM

8:23-11926 Marty Sundy

Chapter 7

#10.00 Application For Compensation For Payment Of Final Fees And/Or Expenses For Period: 4/19/2024 to 10/8/2024:

PAGTER AND PERRY ISAACSON, GENERAL COUNSEL:

FEE: \$6,000.00

EXPENSES: \$396.60

Docket 86

***** VACATED *** REASON: CONTINUED TO 12-03-24 AT 11:00 A.M
PER ORDER APPROVING STIPULATION TO CONTINUE THE
HEARING ON THE TRUSTEE'S MOTION TO DISMISS THE MATTER
[DOC #89] AND GENERAL COUNSEL'S APPLICATION FOR
FINALFEES & EXPENSES [D0C#86] ENTERED 11-04-24 - SEE DOC #99**

Tentative Ruling:

Party Information

Debtor(s):

Marty Sundy

Represented By
Anerio V Altman

Trustee(s):

Richard A Marshack (TR)

Represented By
Misty A Perry Isaacson

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

8:23-11926 Marty Sundy

Chapter 7

#11.00 Trustee's Motion For Order Establishing Conditions And Procedures For Dismissal Of Case Under 11 U.S.C. §707(a) And Trustee's Request For Fees And Expenses

Docket 89

***** VACATED *** REASON: CONTINUED TO 12-03-24 AT 11:00 A.M
PER ORDER APPROVING STIPULATION TO CONTINUE THE
HEARING ON THE TRUSTEE'S MOTION TO DISMISS THE MATTER
[DOC #89] AND GENERAL COUNSEL'S APPLICATION FOR
FINALFEES & EXPENSES [D0C#86] ENTERED 11-04-24 - SEE DOC #99**

Tentative Ruling:

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|--------------------------|
| Party Information |
|--------------------------|

Debtor(s):

Marty Sundy

Represented By
Anerio V Altman

Trustee(s):

Richard A Marshack (TR)

Represented By
Misty A Perry Isaacson

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

8:23-11905 Tuffstuff Fitness International, Inc.

Chapter 11

#12.00 Motion For Order Authorizing Debtor To (I) Reject Unexpired Non-Residential Real Property Lease Pursuant To 11 U.S.C. § 365, And (II) Abandon Any Remaining Personal Property Located At The Leased Premises
[13971 Norton Ave, Chino, CA 91710]

(cont'd from 8-28-24 per order apprvng stip. to reschedule hrg on mtn for order authorizing debtor to reject unexpired non-residential real property lease entered 8-19-24 - see dpc #245)

Docket 42

***** VACATED *** REASON: CONTINUED TO 1-21-25 AT 11:00 A.M.
PER ORDER APPROVING STIPULATION TO RESCHEDULE HRG ON
MTN FOR ORDER AUTHORIZING DEBTOR TO (I) REJECT
UNEXPIRED NON-RESIDENTIAL REAL PROPERTY ENTERED 10-17-
24 - SEE DOC #263**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Tuffstuff Fitness International, Inc.

Represented By
John-Patrick M Fritz
Carmela Pagay

Movant(s):

Tuffstuff Fitness International, Inc.

Represented By
John-Patrick M Fritz
Carmela Pagay

Trustee(s):

Caroline Renee Djang (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

8:22-11712 Chyle E Beaird

Chapter 7

#13.00 Objection To The Debtor's Claim Of Exemption
(cont'd from 8-27-24 per order approving stip. to cont. hrg on objection to
the debtor's exemption entered 8-27-24 - see doc #77)

Docket 56

***** VACATED *** REASON: OFF CALENDAR - NOTICE OF
VOLUNTARY DISMISSAL OF A CONTESTED MATTER [FRBP 9014(c)
AND LBR 9013-1(k)] FILED 11-04-24 - SEE DOC #80**

Tentative Ruling:

Tentative for July 31, 2024
Status of settlement referenced at July 2, 2024 hearing? *Appearance
required.*

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

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

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

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

Party Information

**United States Bankruptcy Court
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11:00 AM

CONT... Chyle E Beaird

Chapter 7

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
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

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

Chapter 7

**#14.00 Chapter 7 Trustee's Motion For Continue Authority To Operate Debtor's
Business Under 11 U.S.C. § 721**

Docket 929

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance suggested.*

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| Party Information |
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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
Brooke S Thompson

**United States Bankruptcy Court
Central District of California
Santa Ana
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Tuesday, November 5, 2024

Hearing Room 5B

11:00 AM

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

Chapter 7

#15.00 Motion To Approve Compromise Of Controversy With Investors In Loan For The
522- 528 Manchester Blvd., Los Angeles, CA Property

Docket 925

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance suggested.*

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| 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
Brooke S Thompson

**United States Bankruptcy Court
Central District of California
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Tuesday, November 5, 2024

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11:00 AM

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

Chapter 7

#16.00 Chapter 7 Trusee's Motion To Extend Time To File Avoidance Actions Under 11 U.S.C. § 546 Pursuant To Fed. R. Bankr. P. 9006

Docket 916

Tentative Ruling:

Tentative for November 5, 2024
Grant. *Appearance suggested.*

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| Party Information |
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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
Brooke S Thompson