

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

Tuesday, November 12, 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.

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/1615918848>

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ZoomGov meeting number: 161 591 8848

Password: 082314

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

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Tuesday, November 12, 2024

Hearing Room 5B

10:30 AM

8:24-10935 John Bennett

Chapter 13

#1.00 Motion for relief from the automatic stay REAL PROPERTY

**DEUTSCHE BANK NATIONAL TRUST COMPANY
Vs.
DEBTOR**

Docket 54

Tentative Ruling:

Tentative for November 12, 2024

It appears the debtor is in default of the plan for failure to make post confirmation mortgage payments now due. The trustee has filed a response suggesting some modification of the plan to cure arrearages and to make the trustee disbursing agent, as an alternative to granting relief outright. With debtor's lack of participation or support for the trustee's approach, the court declines to undertake such it. Relief of stay granted.

Appearance is optional.

Party Information

Debtor(s):

John Bennett

Represented By
Anerio V Altman

Movant(s):

Deutsche Bank National Trust

Represented By
Joseph C Delmotte

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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Tuesday, November 12, 2024

Hearing Room 5B

10:30 AM

8:24-11175 Migdalia Rivera

Chapter 13

#2.00 Motion for relief from the automatic stay REAL PROPERTY

**NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Vs.
DEBTOR**

Docket 46

Tentative Ruling:

Tentative for November 12, 2024

It appears the debtor is in default of the plan for failure to make post confirmation mortgage payments now due. The trustee has filed a response suggesting some modification of the plan to cure arrearages and to make the trustee disbursing agent, as an alternative to granting relief outright. With debtor's lack of participation or support for the trustee's approach, the court declines to undertake such it. Relief of stay granted.

Appearance is optional.

Party Information

Debtor(s):

Migdalia Rivera

Represented By
Christopher J Langley
Michael Smith

Movant(s):

NewRez LLC D/B/A Shellpoint

Represented By
Wendy A Locke
Joseph C Delmotte

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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10:30 AM

8:24-11175 Migdalia Rivera

Chapter 13

#3.00 Motion for relief from the automatic stay REAL PROPERTY

**E SWIFT & SHIRLEY JEAN TORRANCE IV
Vs.
DEBTOR**

Docket 50

Tentative Ruling:

Tentative for November 12, 2024
See #2. Grant. *Appearance is optional.*

Party Information

Debtor(s):

Migdalia Rivera

Represented By
Christopher J Langley
Michael Smith

Movant(s):

E Swift & Shirley Jean Torrance IV,

Represented By
Arnold L Graff

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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

Tuesday, November 12, 2024

Hearing Room

5B

11:00 AM

8:21-11352 Don Teruo Kojima and Susan Lorraine Kojima

Chapter 7

#4.00 Trustee's Motion For Order Authorizing Sale of Real Property At Vacant Land, Adelanto, California [APN 3129-251-14]; (A) Outside the Ordinary Course Of Business; (B) Subject To Overbid; And (C) For Determination Of Good Faith Purchasers Under Section 363(m)

Docket 492

Tentative Ruling:

Tentative for November 12, 2024
Grant as unopposed. *Appearance suggested.*

Party Information

Debtor(s):

Don Teruo Kojima

Represented By
Richard H Golubow
Ryan A Baggs
Ross L Hollenkamp
Peter W Lianides

Joint Debtor(s):

Susan Lorraine Kojima

Represented By
Richard H Golubow
Ryan A Baggs
Ross L Hollenkamp
Peter W Lianides

Trustee(s):

Richard A Marshack (TR)

Represented By
D Edward Hays
Laila Masud
Bradford Barnhardt