

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Thursday, January 11, 2024**

**Hearing Room 1639**

11:30 AM

2: -

**ZOOM INFORMATION**

**Chapter**

**#0.00 All hearings on this calendar will offer remote connection, using ZoomGov video and audio.**

Parties in interest may connect to the video and audio feeds, free of charge, using the connection information provided below.

Observers/members of the public may connect to the audio feed only.

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

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**CONT... ZOOM INFORMATION**

**Chapter**

**United States Bankruptcy Court  
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11:30 AM

**2:23-16224 Gabriel Ricardo Erazo Galdamez and Floricel Otamendi**

**Chapter 7**

**#1.00** Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2022 HONDA HR-V .

Docket 13

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

As to Debtors:

DENY as moot; discharge was entered on 01/02/2024.

As to Estate:

GRANT under 11 U.S.C. § 362(d)(1) and (d)(2).

GRANT as binding despite conversion.

GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Gabriel Ricardo Erazo Galdamez

Represented By  
Lauren M Foley

**United States Bankruptcy Court  
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**CONT... Gabriel Ricardo Erazo Galdamez and Floricel Otamendi**

**Chapter 7**

**Joint Debtor(s):**

Floricel Otamendi Rodriguez

Represented By  
Lauren M Foley

**Movant(s):**

American Honda Finance

Represented By  
Kirsten Martinez

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**2:23-17487 Omie Garba**

**Chapter 7**

**#2.00** Hearing RE: [10] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 6240 W. Sunset Boulevard #743, Los Angeles, California 90028

Docket 10

**Tentative Ruling:**

No tentative ruling. This is a **FINAL RULING**. This motion was set for hearing in accordance with Local Bankruptcy Rule ("LBR") 9013-1(d). The failure of any party to file written opposition at least 14 days prior to the hearing pursuant to LBR 9013-1(f) is deemed consent to the granting of the motion. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the court is granting the relief that the moving party requested and for which a *prima facie* case has been established, an actual hearing is not necessary. *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). Their defaults are entered and the court will resolve the matter without oral argument. LBR 9013-1(j)(3). **NO APPEARANCE IS NECESSARY.**

GRANT under 11 U.S.C. § 362(d)(1).  
GRANT as binding despite conversion.  
GRANT waiver of FRBP 4001(a)(3) stay.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Omie Garba

Pro Se

**Movant(s):**

Essex Portfolio LP

Represented By  
Agop Gary Arakelian

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court  
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**CONT... Omie Garba**

**Chapter 7**

**United States Bankruptcy Court  
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11:30 AM

**2:23-17927 Jose Alberto Rivera Arias**

**Chapter 7**

**#3.00** Hearing RE: [12] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 101 Bridewell Street #223, Los Angeles, CA 90042

Docket 12

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jose Alberto Rivera Arias

Pro Se

**Movant(s):**

Bridewell Properties, Limited, A

Represented By  
Agop Gary Arakelian

**Trustee(s):**

John P Pringle (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**2:23-14371 William Tram**

**Chapter 7**

**#4.00** CONT'D Hearing RE: [43] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: William Tram et al v Peter X Zhang et al fr. 11-9-23, 12-7-23

Docket 43

**Tentative Ruling:**

Service has been corrected. Please focus on the Curtis factors.

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

**Debtor(s):**

William Tram

Represented By  
Chi L Ip

**Movant(s):**

Hong Mei Jiang

Represented By  
Christopher J Langley

**Trustee(s):**

Wesley H Avery (TR)

Pro Se



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**2:23-17306 Jose Evelio Gonzalez**

**Chapter 7**

**#5.00** Hearing RE: [11] Amended Notice of Motion and Motion For Relief From the Automatic Stay. (related document(s): [7] Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Paul Sinacore v. Jose Gonzalez.

Docket 11

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jose Evelio Gonzalez

Represented By  
Raj T Wadhvani

**Movant(s):**

Paul Sinacore

Pro Se

**Trustee(s):**

Sam S Leslie (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-15453 Olia Jamchi-Rahimi**

**Chapter 7**

**#6.00 Hearing RE: [14] Motion to Avoid Lien JUDICIAL LIEN with JAFAR MAHBOODI**

Docket 14

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 2/29/24 at 11:30 a.m.  
per stip & order entered on 1/9/24.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Olia Jamchi-Rahimi

Represented By  
Gary A Quackenbush

**Movant(s):**

Olia Jamchi-Rahimi

Represented By  
Gary A Quackenbush

**Trustee(s):**

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**2:23-15453 Olia Jamchi-Rahimi**

**Chapter 7**

**#7.00** Hearing RE: [15] Motion to Avoid Lien JUDICIAL LIEN with Bank of America, N.A.

Docket 15

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 2/29/24 at 11:30 a.m. by court.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Olia Jamchi-Rahimi

Represented By  
Gary A Quackenbush

**Movant(s):**

Olia Jamchi-Rahimi

Represented By  
Gary A Quackenbush

**Trustee(s):**

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court  
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Los Angeles  
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11:30 AM

**2:23-11597 Essential 11 Television LLC**

**Chapter 7**

**#8.00** Hearing RE: [21] Application to Employ Kendall Brill & Kelly LLP as Special  
Litigation Counsel Statement of Disinterestedness

Docket 21

**Tentative Ruling:**

The trustee's evidentiary objections are sustained.

It appears that for the purposes of section 327, proposed counsel is  
disinterested and does not hold or represent an interest adverse to the estate.  
The issues raised in the opposition don't seem to establish a basis to deny  
approval of the application under the statute.

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

**Debtor(s):**

Essential 11 Television LLC

Represented By  
David L. Neale

**Movant(s):**

John P Pringle (TR)

Represented By  
Elissa Miller

**Trustee(s):**

John P Pringle (TR)

Represented By  
Elissa Miller

**United States Bankruptcy Court  
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11:30 AM

**2:22-14708 William Holdings, LLC**

**Chapter 7**

**#9.00** Hearing RE: [407] Chapter 7 Trustee's Motion To Reclassify Claim Filed By Winston Kingstro As General Unsecured Claim

Docket 407

**Tentative Ruling:**

No tentative ruling. This is a FINAL RULING. The motion clato reclassify the claim of Wilson Kingstro was set for hearing on the notice required by FRBP 3007 and Local Bankruptcy Rules ("LBR") 3007-1 and 9013-1(d)(2). The failure of the claimant to file written opposition at least 14 days before the hearing as required by LBR 3007-1(b)(6) and 9013-1(h) is deemed consent to the sustaining of the objection. See LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the Court is granting the relief requested by the moving party and for which a prima facie case has been established, an actual hearing is not necessary. See *Boone v. Burk (In re Eliapo)*, 468 F.3d 592, 602 (9th Cir. 2006). The claimant's default will be entered and the matter will be resolved without oral argument. LBR 9013-1(j) (3). NO APPEARANCE IS NECESSARY.

GRANT all requested relief. The claim is reclassified as a general unsecured claim.

Movant to lodge order within seven days.

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

**Debtor(s):**

William Holdings, LLC

Pro Se

**Movant(s):**

Howard M Ehrenberg (TR)

Represented By  
Steven Werth

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By

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**CONT...**

**William Holdings, LLC**

Steven Werth

**Chapter 7**

**United States Bankruptcy Court  
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**2:23-14801 Randy Lee Andrews**

**Chapter 11**

**#10.00** Hearing RE: [103] Creditor U.S. Security Assicates, Inc.'s motion for derivative standing to commence and prosecute claims for relief fr. 12-7-23, 1-11-24

Docket 103

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 1/23/24 at 11:30 a.m. per stip & order entered on 1/9/24.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Randy Lee Andrews

Represented By

Byron Z Moldo

Chase Aleksander Stone

**United States Bankruptcy Court  
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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

**#11.00** Hearing RE: [158] Application For Payment Of: Interim Fees And/Or Expenses (11 U.S.C. § 331), for Law Offices of C. Joe Sayas Jr., Special Counsel, Period: 11/30/2022 to 8/31/2023, Fee: \$167,375.00, Expenses: \$3,073.00. fr. 11-16-23, 12-7-23

Docket 158

**\*\*\* VACATED \*\*\* REASON: Motion off calendar per order entered on 1/3/24.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Michael G D'Alba

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se



**United States Bankruptcy Court  
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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

**#12.00** Confirmaiton Hearing RE: Chapter 11 Plan.  
fr. 4-20-23, 7-14-23, 9-28-23, 12-28-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Harold Gavino Fajardo

Represented By  
Zev Shechtman  
Alphamorlai Lamine Kebeh

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court  
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**Thursday, January 11, 2024**

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11:30 AM

**2:22-16572 Harold Gavino Fajardo**

**Chapter 11**

**#13.00** CONT'D Status Hearing RE: [1] Chapter 11 Subchapter V Voluntary Petition  
Individual.  
fr. 1-12-23, 4-12-23, 4-20-23, 7-14-23, 9-28-23, 12-28-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-13800 Los Angeles Hostel, LLC**

**Chapter 11**

**#14.00** CONT'D Status Conference RE: [1] Chapter 11 Voluntary Petition Non-Individual. LLC  
fr. 7-27-23, 10-26-23, 11-9-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Los Angeles Hostel, LLC

Represented By  
Carolyn A Dye

**United States Bankruptcy Court  
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**2:23-14810 Mylon Deon Ridgway Davis, Jr.**

**Chapter 7**

Adv#: 2:23-01458 AMERICAN EXPRESS NATIONAL BANK v. Ridgway Davis, Jr.

**#15.00** Status Hearing RE: [1] Adversary case 2:23-ap-01458. Complaint by AMERICAN EXPRESS BANK, FSB against Mylon Deon Ridgway Davis Jr.. (14),(14A) priority tax claims)), (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud))

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Mylon Deon Ridgway Davis Jr.

Represented By  
Yoon O Ham

**Defendant(s):**

Mylon Deon Ridgway Davis Jr.

Pro Se

**Plaintiff(s):**

AMERICAN EXPRESS

Represented By  
Dennis C. Winters

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**2:23-14810 Mylon Deon Ridgway Davis, Jr.**

**Chapter 7**

Adv#: 2:23-01460 Navy Federal Credit Union v. Ridgway-Davis, Jr.

**#16.00** Status Hearing RE: [1] Adversary case 2:23-ap-01460. Complaint by Navy Federal Credit Union against Mylon Deon Ridgway-Davis Jr.. false pretenses, false representation, actual fraud)) (Mroczynski, Randall)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Mylon Deon Ridgway Davis Jr.

Represented By  
Yoon O Ham

**Defendant(s):**

Mylon Deon Ridgway-Davis Jr.

Represented By  
Yoon O Ham

**Plaintiff(s):**

Navy Federal Credit Union

Represented By  
Randall P Mroczynski

**Trustee(s):**

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**2:22-12797 Los Angeles Universal Preschool dba Child360**

**Chapter 7**

Adv#: 2:23-01382 Rund, Chapter 7 Trustee v. Sperling et al

**#17.00** Status Hearing RE: [1] Complaint for: (1) Breach of Fiduciary Duty; and (2) Gross Negligence

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 2/15/24 at 11:30 a.m.  
per stip & order entered on 12/15/23.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Los Angeles Universal Preschool

Represented By  
Caroline Djang  
Dustin Nirschl

**Defendant(s):**

William Sperling

Pro Se

Sugey Dominguez

Pro Se

Rob Bonta, Attorney General for the

Pro Se

DOES 1-10

Pro Se

**Plaintiff(s):**

Jason M. Rund, Chapter 7 Trustee

Represented By  
Corey R Weber  
Ryan Coy

**Trustee(s):**

Jason M Rund (TR)

Represented By  
Thomas H Casey  
Corey R Weber  
Ryan Coy

**United States Bankruptcy Court  
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**2:23-14801 Randy Lee Andrews**

**Chapter 11**

Adv#: 2:23-01455 U.S. Security Associates, Inc. v. Andrews

**#18.00** Status Hearing RE: [1] Adversary case 2:23-ap-01455. Complaint by U.S. Security Associates, Inc. against Randy Lee Andrews. false pretenses, false representation, actual fraud)), (68 (Dischargeability - 523(a)(6), willful and malicious injury))

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 4/25/24 at 11:30 a.m.  
per stip & order entered on 12/6/23.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Randy Lee Andrews

Represented By  
Byron Z Moldo  
Chase Aleksander Stone

**Defendant(s):**

Randy Lee Andrews

Pro Se

**Plaintiff(s):**

U.S. Security Associates, Inc.

Represented By  
Sharon Z. Weiss

**United States Bankruptcy Court  
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**2:23-17142 Partners Risk Specialists, Inc**

**Chapter 11**

Adv#: 2:23-01454 Sunz Insurance Solutions LLC v. Partners Risk Specialists, Inc. et al

**#19.00** Hearing RE: [10] Motion for Remand Plaintiff Sunz Insurance Solutions LLCs  
Motion for Remand

Docket 10

**Tentative Ruling:**

The motion is unopposed, and the record before the court leads to the clear conclusion that remand is appropriate here, and that there was no objectively reasonable basis for removal. Grant the motion to remand and award the requested fees (which were not opposed).

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

Partners Risk Specialists, Inc

Represented By  
Michael D Kwasigroch

**Defendant(s):**

Partners Risk Specialists, Inc.

Represented By  
Michael D Kwasigroch

Emily Gomez

Pro Se

Deanna Laiken

Pro Se

**Movant(s):**

Sunz Insurance Solutions LLC

Represented By  
Evelina Gentry

**Plaintiff(s):**

Sunz Insurance Solutions LLC

Represented By  
Evelina Gentry



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**2:23-16953 Freedom 26, LLC**

**Chapter 11**

Adv#: 2:23-01456 Winhall 5 LLC et al v. Freedom 26, LLC et al

**#20.00** Hearing RE: [12] Motion for Remand Action to State Court

Docket 12

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/11/24 to 1/25/24 at 11:30 a.m.  
per hearing held on 12/20/23.**

**Tentative Ruling:**

- NONE LISTED -

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

Freedom 26, LLC

Represented By  
Raymond H. Aver  
Jacob N Segura

**Defendant(s):**

Freedom 26, LLC

Represented By  
Raymond H. Aver

SALAR INVESTMENTS LLC

Pro Se

Behnam Rafalian

Pro Se

Behrooz Rafalian

Pro Se

Ebrahim Rafalian

Pro Se

Salar Family Investment LLC

Pro Se

ER & GR LLC

Pro Se

Malibu LLC

Pro Se

**Movant(s):**

Winhall 5 LLC

Represented By  
Kevin J Leichter  
Michael W. Knapp

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**CONT... Freedom 26, LLC**

**Chapter 11**

Sonia Plesset Edwards

**Plaintiff(s):**

Winhall 5 LLC

Represented By  
Kevin J Leichter  
Michael W. Knapp  
Sonia Plesset Edwards

Michael L. Magasinn as Trustee of

Represented By  
Andrew Ethan Hewitt  
Kevin J Leichter