

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

**Thursday, January 25, 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.

Parties in interest 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), and may opt to participate by audio only using a telephone (standard telephone charges may apply). Observers/members of the public may participate using a telephone.

Neither a Zoom nor a ZoomGov account is necessary to participate and no preregistration 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/1605598455>**

**ZoomGov meeting number: 160 559 8455**

**Password: 729267**

**Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666**

For more information on appearing before Judge Saltzman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman> under the tab "Telephonic Instructions."

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
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**CONT... ZOOM INFORMATION**

**Chapter**

**United States Bankruptcy Court  
Central District of California  
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**Thursday, January 25, 2024**

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11:30 AM

**1:20-10256 NAI Capital, Inc.**

**Chapter 11**

**#1.00** EVIDENTIARY HEARING RE: [506] Motion For An Order (1) Disallowing Claim No. 20-1 Filed By Tepper & Associates, A Professional Corporation; And (2) If And To The Extent Not Disallowed, Then, Pursuant To 11 U.S.C. §§ 105 And 502(C), To Estimate Unliquidated Claim Of Tepper & Associates, A Professional Corporation  
fr. 1-12-23, 1-26-23, 2-2-23, 4-13-23, 5-25-23, 6-8-23, 9-20-23, 11-29-23

Docket 506

**\*\*\* VACATED \*\*\* REASON: Off Calendar. Case dismissed per order entered on 12/21/23.**

**Tentative Ruling:**

The court believes it is appropriate to consider the motion in two parts: (1) the claim related to the Ventura Gaviota, LLC matters and (2) the claim related to other matters.

The record is sufficient for the court to consider oral argument and rule. The court will set a hearing for oral argument on Wednesday, July 5 at 2:30 for counsel to address the claim related to the Ventura Gaviota, LLC matters. There will be no additional briefing. The court expects to be in a position to give the parties a ruling within a week after the hearing.

As to the remaining claim, the court will hold an evidentiary hearing for the parties to present their cases on claim estimation. Available dates are August 16, 23, 25, and 28. The court would expect a supplemental brief from the movant and claimant after the hearing.

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

NAI Capital, Inc.

Represented By  
Ron Bender  
Todd M Arnold  
Lindsey L Smith

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, January 25, 2024**

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11:30 AM

**2:23-16678 Pier Angela Willis-Lewis**

**Chapter 7**

**#2.00** Hearing RE: [14] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2016 Audi Q3 .

Docket 14

**\*\*\* VACATED \*\*\* REASON: Per Notice of Withdrawal filed on 1/10/24.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Pier Angela Willis-Lewis

Pro Se

**Movant(s):**

Andrews Federal Credit Union

Represented By  
Caren J Castle

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court  
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**Thursday, January 25, 2024**

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**2:23-12093 DNP Eats, LLC**

**Chapter 11**

**#3.00** CONT'D Hearing RE: [15] Emergency Motion to Authorize Debtor's Use of Cash Collateral Pursuant To 11 U.S.C. § 363 and Fed. R. Bank. Proc. 4001 Pursuant to Stipulation  
fr. 5-4-23, 5-11-23, 7-27-23, 8-10-23, 8-24-23, 10-26-23

Docket 15

**Tentative Ruling:**

- NONE LISTED -

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

DNP Eats, LLC

Represented By  
Blake J Lindemann

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court  
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**2:23-12236 AGS Pro, Inc.**

**Chapter 11**

**#4.00 Hearing RE: [208] Motion to Approve Bidding Procedures**

Docket 208

**Tentative Ruling:**

Please update the court regarding revisions to the procedures. The issues raised in the two objections are concerning. The motion contains little information regarding how the equity assets were valued, or why the proposed sale on this timeline is in the best interests of the estate. Continue for additional information.

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

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Eric P Israel  
Michael G D'Alba

**Movant(s):**

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Aaron E. DE Leest  
Aaron E. DE Leest  
Aaron E. DE Leest  
Eric P Israel  
Eric P Israel  
Eric P Israel  
Eric P Israel  
Michael G D'Alba  
Michael G D'Alba  
Michael G D'Alba  
Michael G D'Alba

**United States Bankruptcy Court  
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11:30 AM

**2:23-12236 AGS Pro, Inc.**

**Chapter 11**

**#5.00** Hearing RE: [204] Motion for Order: (1) Approving Disclosure Statement Describing Debtor's Chapter 11 Plan of Reorganization; (2) Establishing Voting, Plan Confirmation, and Other Procedures; (3) Scheduling Plan Confirmation Hearing and Setting Other Related Dates and Deadlines; and (4) Providing Other Ancillary and Related Relief

Docket 204

**Tentative Ruling:**

This document contains adequate disclosure. The objections are more along the lines of confirmation objections -- nothing that would render the plan "patently unconfirmable" and cause the court to deny approval of the disclosure statement. All objections will be preserved for confirmation and can be supplemented as well.

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

**Debtor(s):**

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Eric P Israel  
Michael G D'Alba

**Movant(s):**

AGS Pro, Inc.

Represented By  
Aaron E. DE Leest  
Aaron E. DE Leest  
Aaron E. DE Leest  
Aaron E. DE Leest  
Eric P Israel  
Eric P Israel  
Eric P Israel  
Eric P Israel  
Michael G D'Alba  
Michael G D'Alba

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**CONT... AGS Pro, Inc.**

**Chapter 11**

Michael G D'Alba  
Michael G D'Alba



**United States Bankruptcy Court  
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**Thursday, January 25, 2024**

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11:30 AM

**2:23-17417 Behnam Rafalian**

**Chapter 11**

**#6.00** CONT'D Hearing RE: [31] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: State Court Orders to Show Cause .  
fr. 12-21-23, 12-20-23

Docket 31

**Tentative Ruling:**

Service has been corrected so we will focus on the merits.

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

**Debtor(s):**

Behnam Rafalian

Represented By  
Sandford L. Frey  
Robyn B Sokol

**Movant(s):**

Michael L. Magasinn as the

Represented By  
Kevin J Leichter  
Andrew Ethan Hewitt

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11:30 AM

**2:23-17417 Behnam Rafalian**

**Chapter 11**

**#7.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Individual.  
fr. 12-21-23, 12-21-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Behnam Rafalian

Represented By  
Sandford L. Frey

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

**Chapter 11**

**#8.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.  
LLC  
fr. 11-30-23, 12-21-23, 12-20-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Freedom 26, LLC

Represented By  
Raymond H. Aver

**United States Bankruptcy Court  
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11:30 AM

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

**Chapter 11**

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

**#9.00** Hearing RE: [12] Motion for Remand Action to State Court  
fr. 1-11-24

Docket 12

**Tentative Ruling:**

- NONE LISTED -

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

**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

**Plaintiff(s):**

Winhall 5 LLC

Represented By  
Kevin J Leichter  
Michael W. Knapp

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

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

**Chapter 11**

Michael L. Magasinn as Trustee of

Represented By  
Andrew Ethan Hewitt  
Kevin J Leichter

**United States Bankruptcy Court  
Central District of California  
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11:30 AM

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

**Chapter 11**

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

**#10.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01456. Notice of Removal by Winhall 5 LLC, Michael L. Magasinn as Trustee of the Shamsam Irrevocable Trust.  
fr. 12-14-23, 12-20-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Freedom 26, LLC

Represented By  
Raymond H. Aver

**Defendant(s):**

Freedom 26, LLC

Pro Se

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

**Plaintiff(s):**

Winhall 5 LLC

Represented By  
Kevin J Leichter

Michael L. Magasinn as Trustee of

Represented By

**United States Bankruptcy Court  
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**CONT...**

**Freedom 26, LLC**

**Chapter 11**

Andrew Ethan Hewitt  
Kevin J Leichter

**United States Bankruptcy Court  
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11:30 AM

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

**Chapter 11**

Adv#: 2:23-01457 Michael L. Magasinn as Trustee of the Shamsam Irre v. Rafalian et al

**#11.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01457. Notice of Removal by Michael L. Magasinn as Trustee of the Shamsam Irrevocable Trust. fr. 12-14-23, 12-20-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Freedom 26, LLC

Represented By  
Raymond H. Aver

**Defendant(s):**

Behnam Rafalian	Pro Se
Roya Akhavan	Pro Se
Behrooz Rafalian	Pro Se
Ebrahim Rafalian	Pro Se
ER & GR LLC	Pro Se
Freedom 26, LLC	Pro Se
SALAR INVESTMENTS LLC	Pro Se
Winhall 5 LLC	Pro Se
Malibu LLC	Pro Se

**Plaintiff(s):**

Michael L. Magasinn as Trustee of

Represented By  
Andrew Ethan Hewitt  
Kevin J Leichter



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11:30 AM

**2:22-13026 Flavia Lanini**

**Chapter 7**

Adv#: 2:22-01167 Morai et al v. Lanini

**#12.00** CONT'D Status Hearing RE: [1] Adversary case 2:22-ap-01167. Complaint by Carla Morai, Shirlei Silva against Flavia Lanini. false pretenses, false representation, actual fraud)), (67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)), (68 (Dischargeability - 523(a)(6), willful and malicious injury))  
fr. 11-10-22, 5-11-23, 8-17-23, 11-2-23

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/25/24 to 4/18/24 at 11:30 a.m.  
per stip & order entered on 1/16/24.**

**Tentative Ruling:**

As requested, extend discovery cut off date to August 11, 2023. Set status conference after close of discovery.

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

**Debtor(s):**

Flavia Lanini

Represented By  
Anthony A. Friedman

**Defendant(s):**

Flavia Lanini

Pro Se

**Plaintiff(s):**

Carla Morai

Represented By  
Matthew A Lesnick  
Toni J Jaramilla

Shirlei Silva

Represented By  
Matthew A Lesnick  
Toni J Jaramilla

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Thursday, January 25, 2024**

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11:30 AM

**2:22-15889 Irma Acevedo Fernandez**

**Chapter 7**

Adv#: 2:23-01075 Castanon et al v. Acevedo Fernandez

**#13.00** Order to Show Cause re: Failure to Prosecute

Docket 38

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Irma Acevedo Fernandez

Represented By  
Gregory M Shanfeld

**Defendant(s):**

Irma Acevedo Fernandez

Pro Se

**Plaintiff(s):**

Gabriela Castanon

Represented By  
Clemente Franco

Alejandro Romero

Represented By  
Clemente Franco

Leonor Carrillo

Represented By  
Clemente Franco

Adan Carrillo

Represented By  
Clemente Franco

**Trustee(s):**

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court  
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**Thursday, January 25, 2024**

**Hearing Room 1639**

1:30 PM

**2:23-13029 CAPITAL KCS, LLC**

**Chapter 11**

**#14.00** Confirmation hearing

Docket 96

**\*\*\* VACATED \*\*\* REASON: Matter off calendar per stip & order entered  
on 1/9/2024.**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

CAPITAL KCS, LLC

Represented By  
Matthew A Lesnick  
Lisa Patel

**Movant(s):**

CAPITAL KCS, LLC

Represented By  
Matthew A Lesnick  
Lisa Patel