

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

Thursday, February 29, 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/1602153870>

ZoomGov meeting number: 160 215 3870

Password: 158520

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
Central District of California
Los Angeles
Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

CONT... ZOOM INFORMATION

Chapter

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-16038 Meredith Blake

Chapter 7

#1.00 CONT'D Hearing RE: [35] Motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Meredith Blake vs. Jeremiah Michael Langer (LASC Case No. 17STFL04444).
fr. 2-1-24

Docket 35

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Meredith Blake

Represented By
Larry D Simons

Movant(s):

Jeremiah M. Langer

Represented By
Matthew D. Resnik

Trustee(s):

Wesley H Avery (TR)

Represented By
Stella A Havkin

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-15453 Olia Jamchi-Rahimi

Chapter 7

**#2.00 Hearing RE: [14] Motion to Avoid Lien JUDICIAL LIEN with JAFAR MAHBOODI
fr. 1-11-24**

Docket 14

Tentative Ruling:

An appraisal was filed in opposition to the motion. How do the parties want to proceed with this motion and the debtor's other motion?

Party Information

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
Central District of California
Los Angeles
Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-15453 Olia Jamchi-Rahimi

Chapter 7

#3.00 Hearing RE: [15] Motion to Avoid Lien JUDICIAL LIEN with Bank of America,
N.A.
fr. 1-11-24

Docket 15

Tentative Ruling:

- NONE LISTED -

Party Information

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
Central District of California
Los Angeles
Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-14354 Zabeth Clear LLC

Chapter 11

#4.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.
fr. 8-17-23, 11-2-23, 2-1-24

Docket 1

***** VACATED *** REASON: Cont'd from 2/29/24 to 3/7/24 at 11:30 a.m.
by court.**

Tentative Ruling:

Continue to 3/7, when the motion to dismiss is set. No appearances on 2/29.

Party Information

Debtor(s):

Zabeth Clear LLC

Represented By
Matthew Abbasi

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:24-10945 Amy Denise Derry

Chapter 7

#5.00 Hearing RE: [13] Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate and reentrance of property, premises, Apt Unit B, and key from door and garage remote, 2236 N. Ontario St, Unit B, Burbank, CA 91504 .

Docket 13

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Amy Denise Derry

Pro Se

Trustee(s):

Wesley H Avery (TR)

Pro Se

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-17284 Pax Therapy and Family Services, Inc.

Chapter 11

#6.00 Hearing RE: [79] Motion For Order Extending Date By Which Debtor May Continue Use Of Existing Bank Account

Docket 79

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Pax Therapy and Family Services,

Represented By
David B Zolkin

Movant(s):

Pax Therapy and Family Services,

Represented By
David B Zolkin

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-16038 Meredith Blake

Chapter 7

Adv#: 2:23-01494 Langer v. Blake

#7.00 Status Hearing RE: [1] Adversary case 2:23-ap-01494. Complaint by Jeremiah M. Langer against Meredith Blake. divorce/sep property settlement/decree)),(67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)) fr. 2-22-24

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Meredith Blake

Represented By
Larry D Simons

Defendant(s):

Meredith Blake

Pro Se

Plaintiff(s):

Jeremiah M. Langer

Represented By
Matthew D. Resnik

Trustee(s):

Wesley H Avery (TR)

Represented By
Stella A Havkin

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:22-14947 Vanessa Orozco

Chapter 7

Adv#: 2:22-01207 Chavez v. Orozco

#8.00 CONT'D Status Hearing RE: [1] Adversary case 2:22-ap-01207. Complaint by Gerardo Chavez against Vanessa Orozco. (a)(4) and (a)(6) Nature of Suit: (62 (Dischargeability - 523(a)(2), 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)),(65 (Dischargeability - other))
fr. 11-16-23

Docket 1

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Vanessa Orozco

Represented By
Erika Luna

Defendant(s):

Vanessa Orozco

Pro Se

Plaintiff(s):

Gerardo Chavez

Represented By
Fred Neufeld

Trustee(s):

Heide Kurtz (TR)

Pro Se

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:22-16967 Robert Schumann

Chapter 7

Adv#: 2:23-01429 Schumann v. Robert Y Greenberg and M Susan Greenberg, as Trust

#9.00 Status Hearing RE: [1] Complaint for: (1) Avoidance and Recovery of Intentional Fraudulent Transfers; (2) Avoidance and Recovery of Constructive Fraudulent Transfers; (3) Avoidance and Recovery of Property of the Bankruptcy Estate; (4) Avoidance of Preferential Transfers; (5) Recovery of Avoided Transfers; (6) Violation of the Automatic Stay; (7) Disallowance of Claims; (8) Mandatory Subordination [under 11 U.S.C. 510(b)]; (9) Breach of Contract; (10) Recovery of Postpetition Transfer [under 11 U.S.C. § 549(a)]
fr. 11-30-23, 1-18-24

Docket 1

***** VACATED *** REASON: Cont'd from 2/29/24 to 4/11/24 at 11:30 a.m.
per stip & order entered on 2/14/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Robert Schumann

Represented By
Lane K Bogard
Robert P Goe

Defendant(s):

Robert Y Greenberg and M Susan

Represented By
Jonathan Seligmann Shenson

Plaintiff(s):

Robert Schumann

Represented By
Robert P Goe
Dixon Gardner

Trustee(s):

Jason M Rund (TR)

Represented By
Philip A Gasteier

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-17417 Behnam Rafalian

Chapter 11

#10.00 Hearing RE: [131] Motion filed Jointly by Debtors and Debtors in Possession, Behnam Rafalian and Freedom 26, LLC for Orders Approving Stipulation Regarding Sale of Brockton Property and Santa Monica Property Between Debtors and Debtors In Possession, Er & Gr LLC and Malibu LLC Pursuant to Bankruptcy Rule 9019

Docket 131

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-17417 Behnam Rafalian

Chapter 11

#11.00 Hearing RE: [138] Debtor and Debtor in Possession Behnam Rafalian
Requesting an Extension of Time to file Initial Reports Pursuant to Fed. R.
Bankr. Proc. 2015.3

Docket 138

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to
3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-17417 Behnam Rafalian

Chapter 11

#12.00 Hearing RE: [142] Motion of Debtor for Order Extending the Debtors Exclusive Periods to File Its Plan of Reorganization and to Obtain Acceptance of Its Plan of Reorganization; Memorandum of Points and Authorities

Docket 142

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey
Robyn B Sokol

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-17417 Behnam Rafalian

Chapter 11

#13.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Individual.
fr. 12-21-23, 12-21-23, 1-25-24

Docket 1

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to
3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Behnam Rafalian

Represented By
Sandford L. Frey

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-16953 Freedom 26, LLC

Chapter 11

#14.00 Hearing RE: [101] U.S. Trustee's Notice of Motion and Motion under 11 U.S.C. 1112(b) to Dismiss, Convert, or Direct the Appointment of a Chapter 11 Trustee

Docket 101

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver
Jacob N Segura

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-16953 Freedom 26, LLC

Chapter 11

#15.00 Hearing RE: [106] Motion Of Debtor And Debtor In Possession For Order Approving Compromise Of Controversy Among The Debtor And Debtor In Possession, ER&GR LLC And Malibu, LLC Pursuant To Bankruptcy Rule 9019

Docket 106

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver
Jacob N Segura

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

2:23-16953 Freedom 26, LLC

Chapter 11

#16.00 CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual.
LLC
fr. 11-30-23, 12-21-23, 12-20-23, 1-25-24

Docket 1

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to
3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Freedom 26, LLC

Represented By
Raymond H. Aver

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

Thursday, February 29, 2024

Hearing Room 1639

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

#17.00 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, 1-25-24

Docket 1

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

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

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

Thursday, February 29, 2024

Hearing Room 1639

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
Los Angeles
Deborah Saltzman, Presiding
Courtroom 1639 Calendar**

Thursday, February 29, 2024

Hearing Room 1639

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

#18.00 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, 1-25-24

Docket 1

***** VACATED *** REASON: Rescheduled from 2/29/24 at 11:30 a.m. to 3/19/24 at 1:00 p.m. per order entered on 2/9/24.**

Tentative Ruling:

- NONE LISTED -

Party Information

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

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

Thursday, February 29, 2024

Hearing Room 1639

11:30 AM

CONT... Freedom 26, LLC

Kevin J Leichter

Chapter 11