

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

**Thursday, October 5, 2023**

**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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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/1616631384>**

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**CONT... ZOOM INFORMATION**

**Chapter**

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

**Thursday, October 5, 2023**

**Hearing Room 1639**

11:30 AM

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

**Chapter 7**

**#1.00** Hearing RE: [392] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 6650 Emmet Terrace Los Angeles CA .

Docket 392

**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), (d)(2), and (d)(4).

GRANT as binding despite conversion.

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

Grant extraordinary relief, with recording or other notice under non-bankruptcy law.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

THIS ORDER CONSTITUTES AN ORDER GRANTING RELIEF FROM A STAY OF FORECLOSURE WITHIN THE MEANING OF CAL. CIV. CODE § 2920.5(c)(2)(C).

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

**Debtor(s):**

William Holdings, LLC

Pro Se

**Movant(s):**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

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11:30 AM

**CONT...**      **William Holdings, LLC**  
The Harry R Culotta Trust

Represented By  
Randall V Sutter

**Chapter 7**

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Steven Werth

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 5, 2023**

**Hearing Room 1639**

11:30 AM

**2:23-13660 Ian Patrick Campbell-Jones**

**Chapter 7**

**#2.00** CONT'D Hearing RE: [15] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2020 TOYOTA PRIUS . fr. 9-7-23

Docket 15

**Tentative Ruling:**

Apperances required.

The 9/7 hearing on the motion was continued to allow proper service (see tentative ruling below). After the hearing, the movant filed a proof of service (Docket No. 18) on 9/8/23, but the service on the debtor contains the same address as the original proof of service. The incorrect zip code (90027) is still used.

Tentative Ruling 9/7/23:

Continue for proper service on the debtor (ZIP code used for service on the debtor was incorrect; movant used 90027, correct ZIP code is 90029).

The first available date to allow for service and adequate notice is 10/5/2023 at 11:30. No appearances unless counsel would like to request another date.

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

Ian Patrick Campbell-Jones

Represented By  
Peter M Lively

**Movant(s):**

Toyota Motor Credit Corporation

Represented By  
Kirsten Martinez

**Trustee(s):**

Brad D Krasnoff (TR)

Represented By  
Peter M Lively

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

**Hearing Room 1639**

11:30 AM

**2:23-13673 Benamine Shawn Berry**

**Chapter 7**

**#3.00** Hearing RE: [25] Motion for Relief from The Automatic Stay Under 11 U.S.C. § 362 ACTION IN NONBANKRUPTCY FORM

Docket 25

**Tentative Ruling:**

Continue for service. Although debtor's counsel was served, LBR 4001-1(c)(1) requires that the debtor be served with the motion as well.

The first available hearing date to allow for service and notice is 11/2/23 at 11:30. No appearances unless movant would like to request a later hearing date.

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

Benamine Shawn Berry

Represented By  
John F Bazan

**Movant(s):**

Aislinn Bautista

Represented By  
R Michael Lieberman

Aira De Vera

Represented By  
R Michael Lieberman

**Trustee(s):**

Heide Kurtz (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

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11:30 AM

**2:23-15420 Henry Alberto Rojas**

**Chapter 7**

**#4.00** Hearing RE: [9] Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 2959 LEEWARD AVE., #110, LOS ANGELES, CA 90005.

Docket 9

**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.  
Grant extraordinary relief, with recording or notice under nonbankruptcy law.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

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

**Debtor(s):**

Henry Alberto Rojas

Represented By  
Raj T Wadhvani

**Movant(s):**

VIEW POINTE LEEWARD, LLC

Represented By  
Helen G Long

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

**CONT... Henry Alberto Rojas**

**Chapter 7**

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 5, 2023**

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11:30 AM

**2:22-12552 Global Alliance Distributors, Inc.**

**Chapter 11**

**#5.00** Hearing RE: [252] Final application for compensation of fees and reimbursement of expenses of Menchaca & Company, LLP as Financial Advisors and Consultants for Debtor

Docket 252

**Tentative Ruling:**

The first and final application for allowance of fees and costs was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1 and set for hearing in accordance with LBRs 2016-1 and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, an actual hearing is not necessary. The Court will resolve the matter without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all relief requested. The application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

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

Global Alliance Distributors, Inc.

Represented By  
Sheila Esmaili

**Movant(s):**

Menchaca & Company LLP

Represented By  
Jeffrey L Sumpter

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**CONT... Global Alliance Distributors, Inc.**

**Chapter 11**

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

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11:30 AM

**2:22-12552 Global Alliance Distributors, Inc.**

**Chapter 11**

**#6.00** Hearing RE: [257] Amended Application for Payment of Final Fees and/or Expenses (11 U.S.C. § 330) with proof of service for Susan K Seflin (TR), Trustee, Period: 9/27/2022 to 9/5/2023, Fee: \$12,062.50, Expenses: \$0.00.

Docket 257

**Tentative Ruling:**

The first and final application for allowance of fees and costs was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1 and set for hearing in accordance with LBRs 2016-1 and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, an actual hearing is not necessary. The Court will resolve the matter without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all relief requested. The application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

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

**Debtor(s):**

Global Alliance Distributors, Inc.

Represented By  
Sheila Esmaili

**Movant(s):**

Susan K Seflin (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**CONT... Global Alliance Distributors, Inc.**

**Chapter 11**

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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

**2:22-12552 Global Alliance Distributors, Inc.**

**Chapter 11**

**#7.00** Hearing RE: [259] Application for Compensation of Final Fees and Expenses for Sheila Esmaili, Debtor's Attorney, Period: 10/6/2022 to 9/6/2023, Fee: \$34,200.00, Expenses: \$953.54.

Docket 259

**Tentative Ruling:**

The first and final application for allowance of fees and costs was properly noticed in accordance with FRBP 2002 and Local Bankruptcy Rule ("LBR") 2016-1 and set for hearing in accordance with LBRs 2016-1 and 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 relief sought in the application. LBR 9013-1(h); *Ghazali v. Moran*, 46 F.3d 52, 53 (9th Cir. 1995). Further, because the application contains the information required in LBR 2016-1(a) and a *prima facie* case has been established in support of the application, an actual hearing is not necessary. The Court will resolve the matter without oral argument. LBR 9013-1(j)(3). NO APPEARANCE IS NECESSARY.

GRANT all relief requested. The application is approved and payment of the requested amounts is approved.

Applicant to submit order within seven days.

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

Global Alliance Distributors, Inc.

Represented By  
Sheila Esmaili

**Movant(s):**

Global Alliance Distributors, Inc.

Represented By  
Sheila Esmaili

**United States Bankruptcy Court  
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Los Angeles  
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**CONT... Global Alliance Distributors, Inc.**

**Chapter 11**

**Trustee(s):**

Susan K Seflin (TR)

Pro Se

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

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

**Chapter 11**

**#8.00** Hearing RE: [131] Motion To (1) Confirm Sale Of Real Property Commonly Known As 2416 Angela Street, West Covina, California Free And Clear Of Liens And Claims, And (2) Pay Real Estate Brokers' Commissions

Docket 131

**Tentative Ruling:**

Grant, subject to overbid at the hearing.

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

Harold Gavino Fajardo

Represented By

Zev Shechtman

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Michael G D'Alba

**Movant(s):**

Harold Gavino Fajardo

Represented By

Zev Shechtman

Zev Shechtman

Alphamorlai Lamine Kebeh

Alphamorlai Lamine Kebeh

Aaron E. DE Leest

Aaron E. DE Leest

Michael G D'Alba

Michael G D'Alba

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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

**2:21-19016 STEVEN J. RIFKIND**

**Chapter 11**

**#9.00** CONT'D Post Confirmation Status Conference  
fr. 7-14-22, 10-13-22, 3-9-23, 3-23-23

Docket 98

**Tentative Ruling:**

- NONE LISTED -

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

STEVEN J. RIFKIND

Represented By  
Keith C Owens  
Nicholas A Koffroth

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se



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

**2:23-13519 Allstate Realty Group, Inc**

**Chapter 11**

**#10.00** CONT'D Status Conference RE: [1] Chapter 11 Voluntary Petition Non-Individual. Inc.  
fr. 7-13-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Allstate Realty Group, Inc

Represented By  
Onyinye N Anyama

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

**Hearing Room 1639**

11:30 AM

**2:23-13012 Sean Saberi**

**Chapter 7**

Adv#: 2:23-01364 Gateway Acceptance Company v. Saberi

**#11.00** Hearing RE: [7] Defendant Sean Saberi's Motion to Dismiss Plaintiff's Adversary Complaint  
fr. 9-28-23

Docket 7

**Tentative Ruling:**

Deny. This complaint meets the standard set forth in Twombly and Iqbal.

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

Sean Saberi

Represented By  
Kian Mottahedeh

**Defendant(s):**

Sean Saberi

Represented By  
Sanaz Sarah Bereliani

**Plaintiff(s):**

Gateway Acceptance Company

Represented By  
Catherine Schlomann Robertson

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

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11:30 AM

**2:23-13012 Sean Saberi**

**Chapter 7**

Adv#: 2:23-01364 Gateway Acceptance Company v. Saberi

**#12.00** Status Hearing RE: [1] Adversary case 2:23-ap-01364. Complaint by Gateway Acceptance Company against Sean Saberi.  
fr. 9-28-23

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Sean Saberi

Represented By  
Kian Mottahedeh

**Defendant(s):**

Sean Saberi

Pro Se

**Plaintiff(s):**

Gateway Acceptance Company

Represented By  
Catherine Schlomann Robertson

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, October 5, 2023**

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11:30 AM

**2:23-14396 KTD Capital**

**Chapter 7**

**#13.00** CONT'D Hearing RE: [14] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 700 N. Fairfax Ave, Units A,B, C, Los Angeles, CA. 90046 .  
fr. 9-28-23

Docket 14

**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.  
No extraordinary relief granted.

MOVANT TO LODGE ORDER WITHIN 7 DAYS.

**Party Information**

**Debtor(s):**

KTD Capital

Represented By  
Sevan Gorginian

**Movant(s):**

Melfax Holding LLC, A California

Represented By  
Allan D Sarver

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
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**Thursday, October 5, 2023**

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11:30 AM

**CONT... KTD Capital**

**Chapter 7**

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se