

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2: -**

**ZOOM INFORMATION**

**Chapter**

**#0.00** Hearings before Judge Saltzman may be made in person or by remote or phone connection through ZoomGov.  
**ALL ATTORNEYS AND PARTIES MUST REGISTER APPEARANCES NO LATER THAN 12:00 NOON THE DAY BEFORE THE HEARING BY EMAIL AS FOLLOWS:**

To: [Chambers\\_DSaltzman@cacb.uscourts.gov](mailto:Chambers_DSaltzman@cacb.uscourts.gov)  
Subject: Registration – [Zoom or Phone or In Person]  
Body: Hearing date and time  
Calendar number on which you are appearing  
Debtor name and case number  
Adversary proceeding name and number (if applicable)  
Name of the party/client appearing  
Attorney's full name and SBN  
Phone number (if participating by phone, the number from which you will call)  
If any client or non-attorney representative will be observing, that person's full name, role, and phone number

**IF YOU DO NOT REGISTER, YOU WILL NOT BE PERMITTED TO ATTEND THE HEARING**

Registered parties in interest may connect to the ZoomGov video and audio feeds, free of charge. Participation by ZoomGov video and audio may be via personal computer (equipped with camera, microphone and speaker), a handheld mobile device (such as a tablet, iPhone, or Android phone), or by audio only using a telephone (standard telephone charges may apply).

Registered observers and members of the public may connect remotely by telephone to the audio feed only (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate. The audio portion of each hearing will be recorded electronically by the court and constitutes its official record.

**Zoomgov Connection Info:**

**Video/audio web address:** <https://cacb.zoomgov.com/j/1604814297>

**ZoomGov meeting number:** 160 481 4297

**Password:** 618213

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**CONT...**

**ZOOM INFORMATION**

**Chapter**

**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 "Phone/Video Appearances."

Docket 0

**Tentative Ruling:**

- NONE LISTED -

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-21249 Naara Josabet Lemus Gabriel**

**Chapter 7**

**#1.00** Hearing RE: [14] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 4359 136th St, Unit D, Hawthorne, CA 90250 .

Docket 14

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Naara Josabet Lemus Gabriel

Represented By  
Christopher J Lauria

**Movant(s):**

4359 136th St, LLC

Represented By  
David S Hagen

**Trustee(s):**

John J Menchaca (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-19736 Carlos Gonzalez**

**Chapter 7**

**#2.00** Hearing RE: [21] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 600 Hemingway Avenue, Placentia, CA 92870 .

Docket 21

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Carlos Gonzalez

Represented By  
Raymond Perez

**Movant(s):**

U.S. Bank National Association, not

Represented By  
Kristin A Schuler-Hintz

**Trustee(s):**

Carolyn A Dye (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-20533 Jose Jesus Sierra**

**Chapter 13**

**#3.00** Hearing RE: [13] Motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 159 W. 52nd St, Los Angeles, CA 90037

Docket 13

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jose Jesus Sierra

Pro Se

**Movant(s):**

Mars 66 LLC

Represented By  
William E Windham

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-18521 Victor Ewell Vandell**

**Chapter 13**

**#4.00** Hearing RE: [23] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2015 BMW 4 SERIES .

Docket 23

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Victor Ewell Vandell

Represented By  
Sina Maghsoudi

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-16504 Vivian Marie Garcia**

**Chapter 13**

**#5.00** Hearing RE: [38] Motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2006 LEXUS SC 430 Vehicle Identification Number: JTHFN48Y469006982 Under 11 U.S.C. § 362.

Docket 38

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Vivian Marie Garcia

Represented By  
Jaime A Cuevas Jr.

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-16253 Jason Perez**

**Chapter 13**

**#6.00** CONT'D Hearing RE: [30] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 19344 CARRANZA LANE SANTA CLARITA CA 91350 fr. 11-18-25

Docket 30

**Tentative Ruling:**

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

**Debtor(s):**

Jason Perez

Represented By  
Joshua Sternberg

**Movant(s):**

U.S. Bank Trust National

Represented By  
Sarah Arlene Dooley-Lewis

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se



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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:21-11850 Mark Andrew Inez and Wendy Rose Inez**

**Chapter 13**

**#7.00** CONT'D Hearing RE: [68] Motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 816 Langhorn Street Lancaster, CA 93535 .  
fr. 8-12-25, 9-9-25, 10-14-25, 11-18-25

Docket 68

**Tentative Ruling:**

Please update the court on APO discussions.

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

**Debtor(s):**

Mark Andrew Inez

Represented By  
David Lozano

**Joint Debtor(s):**

Wendy Rose Inez

Represented By  
David Lozano

**Movant(s):**

The Bank of New York Mellon, f/k/a

Represented By  
Daniel K Fujimoto  
Theron S Covey  
Sean C Ferry  
David Coats

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-19413 Sunny Rose Corporation**

**Chapter 11**

**#8.00** Hearing RE: [81] Application of Subchapter V Trustee for Payment of Final Fees and Expenses for Gregory Kent Jones (TR), Trustee, Period: 11/27/2024 to 12/8/2025, Fee: \$15,755.00, Expenses: \$22.44.

Docket 81

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Sunny Rose Corporation

Represented By  
W. Derek May

**Movant(s):**

Gregory Kent Jones (TR)

Pro Se

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-16367 Parham Zar and Shoshana Djavaheeri**

**Chapter 11**

**#9.00** Hearing RE: [55] Motion to Value Real Property (1214 Beverly View Drive,  
Beverly Hills, CA 90210)

Docket 55

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Parham Zar

Represented By  
Michael Jay Berger

**Joint Debtor(s):**

Shoshana Djavaheeri

Represented By  
Michael Jay Berger

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-16367 Parham Zar and Shoshana Djavaheri**

**Chapter 11**

**#10.00** CONT'D Status Hearing RE: [1] Chapter 11 Voluntary Petition Individual.  
fr. 9-4-25, 12-2-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Parham Zar

Represented By  
Michael Jay Berger

**Joint Debtor(s):**

Shoshana Djavaheri

Represented By  
Michael Jay Berger

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-20711 Global Group Properties, Inc., a California corpor**

**Chapter 11**

**#11.00** Status Hearing RE: [1] Chapter 11 Voluntary Petition Non-Individual. Inc., a California corporation

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Global Group Properties, Inc., a

Represented By  
Michael A Cisneros

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-17511 Hasmik Yaghobyan**

**Chapter 11**

**#12.00** CONT'D Status Hearing RE: Chapter 11  
fr. 4-15-25, 6-10-25, 6-12-25, 6-24-25, 7-8-25, 9-30-25, 11-18-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Hasmik Yaghobyan

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-11857 Ben Nye Co., Inc.**

**Chapter 11**

**#13.00** CONT'D Hearing RE: Post Confirmation Status Conference  
fr. 11-21-24, 1-22-25, 2-25-25, 3-17-25, 6-17-25, 9-30-25

Docket 210

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Ben Nye Co., Inc.

Represented By

Eve H. Karasik

John-Patrick M Fritz

Robert Carrasco

Gary S Fergus

Richard P Steelman Jr

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:23-18117 Global Alarm Protection**

**Chapter 11**

**#14.00 Status Hearing RE: [248] Post confirmation**

Docket 248

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Global Alarm Protection

Represented By

Matthew D. Resnik

Roksana D. Moradi-Brovia

RHM Law LLP

Nina Z Javan

**Trustee(s):**

Susan K Seflin (TR)

Pro Se



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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-18557 Ricardo Antonio Barrera Torres**

**Chapter 7**

Adv#: 2:25-01321 Pringle (TR) v. BARRERA et al

**#15.00** Status Hearing RE: [1] Adversary case 2:25-ap-01321. Complaint by JOHN P PRINGLE against CLARA E. TORRES BARRERA. (\$350.00 Fee Charge To Estate). Complaint for (1) Avoidance of Fraudulent Transfer, Actual Intent [11 U.S.C. §544(b) and Cal.Civ.Code §3439.04(a)(1)]; (2) Avoidance of Fraudulent Transfer, Constructive Intent [11 U.S.C. §544(b) and Cal.Civ.Code §3439.04(a)(2)(B)]; (3) Turnover of Estate's Property [11 U.S.C. §542]; (4) Recovery of Avoided Transfers [11 U.S.C. §550(a)]; and (5) Automatic Preservation of Avoided Transfer [11 U.S.C. §551] Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)), (11 (Recovery of money/property - 542 turnover of property)), (14 (Recovery of money/property - other)), (14 (Recovery of money/property - other)), (14 (Recovery of money/property - other)) fr. 9-30-25, 11-18-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Ricardo Antonio Barrera Torres

Represented By  
Francis Guilardi

**Defendant(s):**

CLARA E. TORRES BARRERA

Pro Se

CLARA T. TORRES BARRERA

Pro Se

**Plaintiff(s):**

John P Pringle (TR)

Represented By  
Toan B Chung

**Trustee(s):**

John P Pringle (TR)

Represented By

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**CONT...**

**Ricardo Antonio Barrera Torres**

Toan B Chung

**Chapter 7**

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-11246 Roberto Sanchez**

**Chapter 7**

Adv#: 2:25-01052 Sanchez v. DEPARTMENT OF EDUCATION

**#16.00** Status Hearing RE: [1] Adversary case 2:25-ap-01052. Complaint by Roberto Sanchez against DEPARTMENT OF EDUCATION. (\$350.00 Fee Not Required). Nature of Suit: (63 (Dischargeability - 523(a)(8), student loan)) fr. 5-13-25, 7-29-25, 10-28-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: Continued from 1/13/26 to 4/21/26 at 1:00 p.m. per stip & order entered on 10/30/25.**

**Tentative Ruling:**

- NONE LISTED -

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

Roberto Sanchez

Represented By  
Sevan Gorginian

**Defendant(s):**

DEPARTMENT OF EDUCATION

Pro Se

**Plaintiff(s):**

Roberto Sanchez

Represented By  
Sevan Gorginian

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-11999 Alexander von Neitsch**

**Chapter 7**

Adv#: 2:25-01314 von Neitsch v. United States Department of Education et al

**#17.00** Status Hearing RE: [1] Adversary case 2:25-ap-01314. Complaint by Alexander von Neitsch against United States Department of Education , Aidvantage . (\$350.00 Fee Not Required). Nature of Suit: (63 (Dischargeability - 523(a)(8), student loan))  
fr. 8-18-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/13/26 to 2/24/26 at 1:00 p.m.  
per stip & order entered on 12/24/25.**

**Tentative Ruling:**

- NONE LISTED -

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

Alexander von Neitsch	Pro Se
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**Defendant(s):**

United States Department of	Pro Se
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Aidvantage	Pro Se
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**Joint Debtor(s):**

Elena von Neitsch	Pro Se
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**Plaintiff(s):**

Alexander von Neitsch	Pro Se
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**Trustee(s):**

Timothy Yoo (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Deborah Saltzman, Presiding  
Courtroom 1639 Calendar**

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:25-15522 Raul Vargas, Jr**

**Chapter 7**

Adv#: 2:25-01337 Timothy J Yoo, Chapter 7 Trustee for The Bankruptc v. Valdez et al

**#18.00** Hearing RE: [20] Motion to set aside clerk's entry of default.

Docket 20

**Tentative Ruling:**

- NONE LISTED -

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

Raul Vargas Jr

Represented By  
Tyson Takeuchi

**Defendant(s):**

Elida Valdez

Pro Se

Elida Valdez, Trustee Of The Elida

Pro Se

**Movant(s):**

Elida Valdez

Pro Se

**Plaintiff(s):**

Timothy J Yoo, Chapter 7 Trustee for

Represented By  
Anthony A. Friedman

**Trustee(s):**

Timothy Yoo (TR)

Represented By  
Anthony A. Friedman

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-16132 Patricia Del Carmen Bravo**

**Chapter 7**

Adv#: 2:24-01277 Soracco v. Bravo

**#19.00** CONT'D Status Hearing RE: [1] Adversary case 2:24-ap-01277. Complaint by Edmund Robert Soracco against Patricia Del Carmen Bravo . (67 (Dischargeability - 523(a)(4), fraud as fiduciary, embezzlement, larceny)) ,(68 (Dischargeability - 523(a)(6), willful and malicious injury)) fr. 3-4-25, 6-17-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Patricia Del Carmen Bravo

Represented By  
Gregory M Shanfeld

**Defendant(s):**

Patricia Del Carmen Bravo

Pro Se

**Plaintiff(s):**

Edmund Robert Soracco

Pro Se

**Trustee(s):**

Elissa Miller (TR)

Pro Se

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

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

**Chapter 7**

Adv#: 2:23-01423 De Vera et al v. Berry

**#20.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01423. Complaint by Aira De Vera, Aislinn Bautista against Benjamine Shawn Berry. (d),(e)),(68 (Dischargeability - 523(a)(6), willful and malicious injury))  
fr. 11-16-23, 11-7-24, 1-16-25, 3-11-25, 6-17-25, 8-12-25, 8-28-25, 10-21-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

Benjamine Shawn Berry

Represented By  
John F Bazan

**Defendant(s):**

Benjamine Shawn Berry

Pro Se

**Plaintiff(s):**

Aira De Vera

Represented By  
R Michael Lieberman

Aislinn Bautista

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  
Courtroom 1639 Calendar**

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:23-12679 Daniel Joseph Silva**

**Chapter 13**

Adv#: 2:23-01372 La Barrie et al v. Silva

**#21.00** CONT'D Status Hearing RE: [1] Adversary case 2:23-ap-01372. Complaint by Simon La Barrie, Lissa Burton against Daniel Joseph Silva. (68 (Dischargeability - 523(a)(6), willful and malicious injury)) (Pardon, Chance) fr. SK, 5-29-25

Docket 1

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Daniel Joseph Silva

Represented By  
Giovanni Orantes

**Defendant(s):**

Daniel Joseph Silva

Represented By  
Giovanni Orantes

**Plaintiff(s):**

Simon La Barrie

Represented By  
Chance Joseph Pardon

Lissa Burton

Represented By  
Robert Gravich

**Trustee(s):**

Kathy A Dockery (TR)

Pro Se



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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-17511 Hasmik Yaghobyan**

**Chapter 11**

Adv#: 2:25-01075 Yaghobyan v. Nationstar aka Mr Cooper, a Texas Corporation et a

**#22.00** Hearing RE: [19] Motion for Preliminary Injunction  
fr. 9-30-25, 11-18-25

Docket 19

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/13/26 to 2/10/26 at 1:00 p.m.  
per order entered on 12/29/25.**

**Tentative Ruling:**

- NONE LISTED -

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

Hasmik Yaghobyan

Pro Se

**Defendant(s):**

Nationstar aka Mr Cooper, a Texas

Pro Se

Deutsche Bank Trust Company

Represented By  
Jennifer C Wong

**Plaintiff(s):**

Hasmik Yaghobyan

Represented By  
Reshma Kamath

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

**Tuesday, January 13, 2026**

**Hearing Room 1639**

1:00 PM

**2:24-17511 Hasmik Yaghobyan**

**Chapter 11**

Adv#: 2:25-01075 Yaghobyan v. Nationstar aka Mr Cooper, a Texas Corporation et a

**#23.00** CONT'D Status Hearing RE: [1] Adversary case 2:25-ap-01075. Complaint by Hasmik Yaghobyan against Nationstar aka Mr Cooper, a Texas Corporation , Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans Inc , Pass Through Certificate 2006-Q07 . (\$350.00 Fee Not Required). Nature of Suit: (14 (Recovery of money/property - other)) ,(21 (Validity, priority or extent of lien or other interest in property)) ,(91 (Declaratory judgment)) fr. 6-17-25, 7-8-25, 7-15-25, 10-7-25, 11-18-25

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 1/13/26 to 2/10/26 at 1:00 p.m.  
per order entered on 12/29/25.**

**Tentative Ruling:**

- NONE LISTED -

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

Hasmik Yaghobyan	Pro Se
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**Defendant(s):**

Nationstar aka Mr Cooper, a Texas	Pro Se
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Deutsche Bank Trust Company	Pro Se
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Pass Through Certificate 2006-Q07	Pro Se
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**Plaintiff(s):**

Hasmik Yaghobyan	Pro Se
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