

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:21-12230 Diane Noh**

**Chapter 13**

**#1.00 Motion for Hardship Discharge Pursuant to 11 U.S.C. Section 1328(b)**

EH\_\_

Docket 56

**\*\*\* VACATED \*\*\* REASON: WITHDRAWAL OF MOTION FILED  
6/2/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Diane Noh

Represented By  
Stella A Havkin

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:22-11432 Kees G. Davis**

**Chapter 13**

**#2.00 Trustee's Motion to Dismiss Case for Failure to Make Plan Payments**

EH\_\_

**[Tele. appr. Fritz J. Firman, rep. Debtor]**

Docket 71

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Kees G. Davis

Represented By  
Joseph A Weber  
Fritz J Firman

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

Thursday, June 12, 2025

Hearing Room 6C

10:30 AM

8:23-12260 Romeo Juncaj and Elizabeth Ontiveros Juncaj

Chapter 13

#3.00 Trustee's Motion to Dismiss Case for Failure to Make Plan Payments

EH\_\_

Docket 54

\*\*\* VACATED \*\*\* REASON: WITHDRAWAL OF MOTION FILED  
6/10/25

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Romeo Juncaj

Represented By  
Robert T Chen

**Joint Debtor(s):**

Elizabeth Ontiveros Juncaj

Represented By  
Robert T Chen

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:23-12447 Robert Matthew Hughes**

**Chapter 13**

**#4.00 Trustee's Motion to Dismiss Case for Failure to Make Plan Payments**

EH\_\_

**[Tele. appr. Norma Duenas, rep. Debtor]**

Docket 80

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Robert Matthew Hughes

Represented By  
Norma Duenas

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:23-12724 Paul Jorge Motonaga**

**Chapter 13**

**#5.00** CONT. Trustee's Motion to Dismiss Case Due to Material Default of a Plan Provision

EH\_\_

From: 5/22/25

Docket 54

**\*\*\* VACATED \*\*\* REASON: WITHDRAWAL OF MOTION FILED  
6/4/25**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Paul Jorge Motonaga

Represented By  
Michael Smith

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:24-11431 Dawna Ludwig**

**Chapter 13**

**#6.00** Motion Objecting to the Proof of Claim No. 5 filed by Darlene and Gaby Azar

EH\_\_

**[Tele. appr. Thomas B. Ure, rep. Debtor]**

**[Tele. appr. J. Scott Williams, rep. Creditor Darlene and Gaby Azar]**

Docket 102

**Tentative Ruling:**

6/12/2025

**BACKGROUND:**

On June 4, 2024, Dawna Ludwig ("Debtor") filed a Chapter 13 petition. On July 25, 2024, Darlene and Gaby Azar ("Creditors") filed a Proof of Claim in the total amount of \$718,724.20. Creditor's claim is based on a Mutual Release and Settlement Agreement ("Settlement") signed by Creditors and Debtor in January 2024. Attachment 2 to the Proof of Claim asserts interest in the amount of \$18,659.20 as well as fee/costs in the amount of \$65.00 without support that Creditors are entitled to either. Both parties agree that the undisputed portion of the claim (\$700,000.00) has been paid by the Chapter 13 Trustee following the sale of Debtor's residence.

On May 7, 2025, Debtor filed an objection to Creditors' proof of claim. In her claim objection, Debtor argues Creditors have offered no evidence in support of the interest or fees/costs sought in their proof of claim. Debtor further alleges that no documents are attached to Claim 5 purporting to allow the accrual of interest.

On June 12, 2025, Creditors filed an opposition to Debtor's objection. In the opposition, Creditor argues that their Proof of Claim is valid because Debtor breached

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**CONT...**

**Dawna Ludwig**

**Chapter 13**

the settlement agreement since the settlement provided for payment within 10 days, and Debtor did not make the payment within that time, but 440 days later. Thus, Creditors argue that the settlement agreement is in breach and: (1) the secured promissory note that forms the basis of their secured debt provides for accrual of interest on the unpaid principal balance until such balance is paid in full; and (2) the settlement agreement does not contain any language that prohibits or cuts off the ongoing accrual of interest on the secured promissory note. Creditors attached the secured promissory note, which provided that interest on the unpaid principal balance of the promissory note is six percent per annum (\$82.19 per day). Therefore, Creditors argue, the promissory note remained unpaid and accrued interest for 440 days, resulting in \$36,163.60 in post-settlement, post-petition interest. Creditors also seeks payment of reasonable attorney's fees and costs incurred by Azar because the secured promissory note and the Settlement Agreement provide for payment of reasonable attorney's fees.

Debtor has not filed a reply to Creditors' opposition.

**DISCUSSION:**

11 USCS § 502(b)(1) states:

(b) Except as provided in subsections (e)(2), (f), (g), (h) and (i) of this section, if such objection to a claim is made, the court, after notice and a hearing, shall determine the amount of such claim in lawful currency of the United States as of the date of the filing of the petition, and shall allow such a claim in such amount, except to the extent that—

(1) such claim is unenforceable against the debtor and property of the debtor, under any agreement or applicable law for a reason other than

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

CONT...

**Dawna Ludwig**

**Chapter 13**

because such claim is contingent or unmatured.

Pursuant to 11 U.S.C. § 502(a), a proof of claim is deemed allowed unless a party in interest objects. Absent an objection, a proof of claim constitutes *prima facie* evidence of the validity and amount of the claim under FED. R. BANKR. PRO. Rule 3001(f). *See Lundell v. Anchor Constr. Specialists, Inc.*, 223 F.3d 1035, 1039 (9th Cir. 2000). When a party files an objection to a proof of claim, that filing "creates a dispute which is a contested matter" within the meaning of FRBP 9014 and the Court must resolve the matter after notice and opportunity for hearing upon a motion for relief. *Id.*

When a creditor has filed a proof of claim that complies with the rules (thereby giving rise to the presumption of validity), the burden shifts to the objecting party who must "present evidence to overcome the *prima facie* case." *In re Medina*, 205 B.R. 216, 222 (B.A.P. 9th Cir. 1996). To defeat the claim, the objecting party must provide sufficient evidence and "show facts tending to defeat the claim by probative force equal to that of the allegations of the proofs of claim themselves." *Lundell*, 223 F.3d at 1039 (*quoting In re Holm*, 931 F.2d 620, 623 (9th Cir. 1991)). "The objector must produce evidence, which, if believed, would refute at least one of the allegations that is essential to the claim's legal sufficiency." *Lundell*, 223 F.3d at 1040 (*quoting In re Allegheny Int'l, Inc.*, 954 F.2d 167, 173-74 (3d Cir. 1992)). If the objecting party produces sufficient evidence to negate one or more of the sworn facts in the proof of claim, the burden reverts back to the claimant to prove the validity of the claim by a preponderance of the evidence. *See In re Consol. Pioneer Mort*, 178 B.R. 222, 226 (B.A.P. 9th Cir. 1995), *aff'd*, 91 F.3d 151 (9th Cir. 1996) (*quoting Allegheny Int'l*, 954 F.2d at 173-74). The ultimate burden of persuasion remains at all times on the claimant. *See Lundell*, 223 F.3d at 1039; *see also Holm*, 931 F.2d at 623.

Under LBR 3007-1, "an objection to claim must be supported by admissible evidence sufficient to overcome the evidentiary effect of a properly documented proof of claim executed and filed in accordance with FRBP 3001. The evidence must demonstrate that the proof of claim should be disallowed, reduced, subordinated, re-classified, or otherwise modified."

**United States Bankruptcy Court  
Central District of California  
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Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**CONT... Dawna Ludwig**

**Chapter 13**

In this case, Creditors have filed a proof of claim in the total amount of \$718,724.20. Debtor argues that because there is no provision in the Settlement providing for interest, she has overcome the prima facie case. Creditors, however, have presented evidence that Debtor breached the Settlement because (1) the secured promissory note provides for accrual of interest on the unpaid principal balance until such balance is paid in full; and (2) the settlement agreement does not contain any language that prohibits the ongoing accrual of interest. Creditors submitted the secured promissory note and the settlement agreement.

Likewise, review of the settlement agreement, attached to Debtor's motion, reveals that the settlement agreement contained the express terms that "Within 10 Court days of the approval [of the settlement agreement]...[Debtor] will pay [Creditors] \$700,000 (Seven-Hundred Thousand Dollars). Both parties agree that Debtor did not pay Creditors within 10 Court days, but instead made the payment 440 days later. Thus, it appears Debtor was in breach of the settlement agreement.

Creditors' submission of the secured promissory note and settlement agreement also complies with the rules and shifts the burden of proof to the Debtor. The secured promissory note states that interest on the unpaid balance is six percent per annum and does not contain language that prohibits or cuts off the ongoing accrual of interest. Thus, it appears Creditor has borne its burden and that Creditor's proof of claim is valid.

Having reviewed Debtor's motion and Creditors' opposition, service being proper, the Court is inclined to OVERRULE the objection.

APPEARANCES REQUIRED.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**CONT... Dawna Ludwig**

**Chapter 13**

**Party Information**

**Debtor(s):**

Dawna Ludwig

Represented By  
Thomas B Ure

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:25-10458 Maria Angelica Alvarez**

**Chapter 13**

**#7.00** Motion to Convert Case From Chapter 13 to 11 Subsection V Pursuant to 11 U.S.C. Section 1307(d) and Election to Proceed Under Subchapter V

EH\_\_

**[Tele. appr. Reilly D. Wilkinson, rep. Creditor FMFB Big Lakes, LLC]**

**[Tele. appr. K. Sean Singh, rep. Debtor]**

Docket 68

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Maria Angelica Alvarez

Represented By  
Khushwant Sean Singh

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:25-10573 Bryan Crisostomo**

**Chapter 13**

**#8.00** Objection to Debtor's Claim of Exemption

EH\_\_

**[Tele. appr. Joseph Pittera, rep. Debtor]**

Docket 22

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Bryan Crisostomo

Represented By  
Joseph L Pittera

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

10:30 AM

**8:24-10539 Adrienne Seleste Weir**

**Chapter 13**

**#8.10** Application for Authority to Employ Counsel RE Adversary Proceeding Effective as of April 19, 2025

EH\_\_\_\_

**[Tele. appr. Caroline Djang, rep. Defendant Adrienne Weir]**

**[Tele. appr. William Beall, rep. Creditor Prolacta Bioscience, Inc.]**

Docket 52

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Adrienne Seleste Weir

Represented By  
Halli B Heston  
Caroline Djang

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10299 Marcus Lamar Beeman**

**Chapter 13**

**#9.00 CONT. Confirmation of Chapter 13 Plan**

EH\_\_

From: 5/8/25

**[Tele. appr. Iris Kwon rep. Debtor]**

Docket 26

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Marcus Lamar Beeman

Represented By  
Iris Kwon

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10361 Albert Perez-Arvizu**

**Chapter 13**

**#10.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/8/25

**[Tele. appr. Arnold L. Graff, rep. Creditors The Marc and Christy Pannier Family Trust; Pacifica Premier Trust and Equity Trust Company Custodian; and the JMLMZ Family Trust]**

**[Tele. appr. Sundee M. Teeple, rep. Debtor]**

Docket 19

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Albert Perez-Arvizu

Represented By  
Sundee M Teeple

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10366 Scott D. Callison**

**Chapter 13**

**#11.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/8/25

**[Tele. appr. Fritz J. Firman, rep. Debtor]**

Docket 25

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Scott D. Callison

Represented By  
Joseph A Weber

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10435 Shane M Williams**

**Chapter 13**

**#12.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/8/25

**[Tele. appr. Michael Smith, rep. Debtor]**

Docket 2

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Shane M Williams

Represented By  
Julie J Villalobos

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10458 Maria Angelica Alvarez**

**Chapter 13**

**#13.00 CONT. Confirmation of Chapter 13 Plan**

EH\_\_

From: 5/8/25

**[Tele. appr. K. Sean Singh, rep. Debtor]**

Docket 96

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Maria Angelica Alvarez

Represented By  
Khushwant Sean Singh

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10490 Chad Martin Sanborn**

**Chapter 13**

**#14.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/8/25

**[Tele. appr. Anthony B. Vigil, rep. Debtor]**

Docket 2

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Chad Martin Sanborn

Represented By  
Anthony B Vigil

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10527 Curtis Brady Wilson and Stephanie Michele Wilson**

**Chapter 13**

**#15.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/8/25

Docket 2

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Curtis Brady Wilson

Represented By  
Barry E Borowitz

**Joint Debtor(s):**

Stephanie Michele Wilson

Represented By  
Barry E Borowitz

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10573 Bryan Crisostomo**

**Chapter 13**

**#16.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/22/25

**[Tele. appr. Joseph Pittera, rep. Debtor]**

Docket 18

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Bryan Crisostomo

Represented By  
Joseph L Pittera

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10824 Michael Anthony Muscarella and Dana Michele Muscarella**

**Chapter 13**

**#17.00** CONT. Confirmation of Chapter 13 Plan

EH\_\_

From: 5/21/25

Docket 2

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Michael Anthony Muscarella

Represented By  
Anthony B Vigil

**Joint Debtor(s):**

Dana Michele Muscarella

Represented By  
Anthony B Vigil

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10079 Chang In Kim**

**Chapter 13**

**#18.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Andrew Cho, rep. Debtor]**

Docket 51

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Chang In Kim

Represented By  
Andrew S Cho

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10695 Joy Michele Casanova**

**Chapter 13**

**#19.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 19

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Joy Michele Casanova

Represented By  
Gary Polston

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10703 Kenda Martinez**

**Chapter 13**

**#20.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 4/7/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Kenda Martinez

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10718 Soltonna P. Rizzi**

**Chapter 13**

**#21.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Nancy Clark, rep. Debtor]**

Docket 2

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Soltonna P. Rizzi

Represented By  
Michael E Clark

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10719 Rogelio Vazquez and Cynthia Castillo**

**Chapter 13**

**#22.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Russ Strong, rep. Debtor]**

Docket 23

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Rogelio Vazquez

Represented By  
Rex Tran

**Joint Debtor(s):**

Cynthia Castillo

Represented By  
Rex Tran

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10753 Michelle Kane**

**Chapter 13**

**#23.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Theron Covey, rep. Creditor Deutsche Bank National Trust Company]**

**[Tele. appr. Robert Chen, rep. Debtor]**

Docket 7

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Michelle Kane

Represented By  
Juanita V Miller

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 5D Calendar**

**Thursday, June 12, 2025**

**Hearing Room**

**5D**

11:00 AM

**8:25-10761 Siegfred Deles Palma and Elena Dichoso Palma**

**Chapter 13**

**#24.00** Confirmation of Chapter 13 Plan

EH\_\_

Docket 23

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Siegfred Deles Palma

Represented By  
Tina H Trinh

**Joint Debtor(s):**

Elena Dichoso Palma

Represented By  
Tina H Trinh

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10763 Monica L Pinon**

**Chapter 13**

**#25.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 4/14/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Monica L Pinon

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10765 Sandra Onell Stanley**

**Chapter 13**

**#26.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 4/14/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Sandra Onell Stanley

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10771 Alexis Joel Sanchez**

**Chapter 13**

**#27.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Daniel King, rep. Debtor]**

Docket 19

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Alexis Joel Sanchez

Represented By  
Daniel King

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10786 Elvenia Beatrice Hunter**

**Chapter 13**

**#28.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 4/16/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Elvenia Beatrice Hunter

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10797 Pierre Sawaya**

**Chapter 13**

**#29.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Josephine E. Salmon, rep. Creditor BMW Financial Services  
NA, LLC]**

Docket 15

**\*\*\* VACATED \*\*\* REASON: CONVERTED TO CHAPTER 7 ON 6/10/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Pierre Sawaya

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10826 Hugo Mendoza Rojas and Amber Jean Udall**

**Chapter 13**

**#30.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 2

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Hugo Mendoza Rojas

Represented By  
Anthony B Vigil

**Joint Debtor(s):**

Amber Jean Udall

Represented By  
Anthony B Vigil

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10828 Nisreen Adnan Batarseh**

**Chapter 13**

**#31.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 2

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Nisreen Adnan Batarseh

Represented By  
Anthony B Vigil

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10856 Priscilla Clark**

**Chapter 13**

**#32.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED ON 5/28/25**

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Priscilla Clark

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10881 Ashrafalsadat Harati**

**Chapter 13**

**#33.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Russ Stong, rep. Debtor]**

Docket 3

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Ashrafalsadat Harati

Represented By  
Andy C Warshaw

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10884**    **Samy Beshay**

**Chapter 13**

**#34.00**    Confirmation of Chapter 13 Plan

EH\_\_

**[Tele. appr. Raffi Khatchadourian, rep. Creditor PNC Bank]**

**[Tele. appr. Jennifer Wong, rep. Creditor Citibank, N.A.]**

**[Tele. appr. Michael Smith, rep. Debtor]**

Docket      25

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Samy Beshay

Represented By  
Christopher J Langley

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10887 Sylvia Virginia Prata**

**Chapter 13**

**#35.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Jennifer Wong, rep. Creditor J.P. Morgan Mortgage Acquisition Corp.]**

Docket 14

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Sylvia Virginia Prata

Represented By  
Parisa Fishback

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10901 Robert Gruntz**

**Chapter 13**

**#36.00 Confirmation of Chapter 13 Plan**

EH\_\_

**[Tele. appr. Josephine E. Salmon, rep. Creditor Wilmington Savings Fund Society, FSB]**

Docket 14

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Robert Gruntz

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10904 Alicia Marie Braddock**

**Chapter 13**

**#37.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 2

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Alicia Marie Braddock

Represented By  
Donald Iwuchukwu

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10955 Jeffrey W. Jones and Catherine B. Pham**

**Chapter 13**

**#38.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 2

**Tentative Ruling:**

- NONE LISTED -

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

**Debtor(s):**

Jeffrey W. Jones

Represented By  
Tina H Trinh

**Joint Debtor(s):**

Catherine B. Pham

Represented By  
Tina H Trinh

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

11:00 AM

**8:25-10975 Monica Lisa Pinon**

**Chapter 13**

**#39.00 Confirmation of Chapter 13 Plan**

EH\_\_

Docket 1

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 5/5/25**

**Tentative Ruling:**

- NONE LISTED -

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

Monica Lisa Pinon

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**8:25-10361 Albert Perez-Arvizu**

**Chapter 13**

**#40.00** CONT. Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 27806 Arta, #15, Mission Viejo, CA 92692

MOVANT: MARC B. PANNIER AND CHRISTY L. PANNIER, AS TRUSTEES OF THE MARC AND CHRISTY PANNIER FAMILY TRUST

EH\_\_

From: 5/8/25

**[Tele. appr. Arnold L. Graff, rep. Movant]**

**[Tele. appr. Sundee M. Teeple, rep. Debtor]**

Docket 23

**Tentative Ruling:**

**5/8/2025**

**Service: Proper**

**Opposition: None**

Having reviewed the motion, service being proper, no opposition having been filed, which the Court deems consent to the relief requested, and good cause appearing, the Court is inclined to:

- GRANT relief from stay pursuant to § 362(d)(1);
- GRANT waiver of Rule 4001(a)(3) stay;
- GRANT request under ¶ 2; and
- DENY request under ¶ 13 as moot.

APPEARANCES WAIVED. Movant to lodge order within seven days. If oral or written opposition is presented at the hearing, the hearing may be continued.

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**CONT... Albert Perez-Arvizu**

**Chapter 13**

**Party Information**

**Debtor(s):**

Albert Perez-Arvizu

Represented By  
Sundee M Teeple

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**8:25-10573 Bryan Crisostomo**

**Chapter 13**

**#41.00** Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Ria Guinoo vs Bryan Crisostomo et al. Docket No. 30-2021-01224958-CU-OR-CJC Superior Court County of Orange

MOVANT: RIA GUINOO

EH\_\_

**[Tele. appr. Joseph Pittera, rep. Debtor]**

Docket 20

**Tentative Ruling:**

- NONE LISTED -

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

Bryan Crisostomo

Represented By  
Joseph L Pittera

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**8:25-10884**    **Samy Beshay**

**Chapter 13**

**#42.00**    Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 10092 Chapman Ave Unit #2 Garden Grove CA 92840

MOVANT: TRAN-PHAM LLC

EH\_\_

**[Tele. appr. Jonathan Nguyen, rep. Movant]**

Docket    22

**Tentative Ruling:**

**06/12/2025**

Service: Proper  
Opposition: None

Having reviewed the motion, service being proper, there being no opposition, and for the reasons articulated in the motion, the Court is inclined to:

- GRANT relief from stay pursuant to 11 U.S.C. § 362(d)(2);
- GRANT request under ¶ 2;
- DENY request under ¶ 3 because Movant did not indicate grounds on Page 3;
- DENY request under ¶ 4 because Movant has not identified any action taken after the Petition Date;
- DENY request under ¶ 7 for lack of cause shown;

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**CONT...      Samy Beshay**

**Chapter 13**

- DENY request under ¶ 9 for lack of cause shown; and
- DENY request under ¶ 11 for lack of cause shown.

APPEARANCES WAIVED. Movant to lodge order within seven days. If oral or written opposition is presented at the hearing, the hearing may be continued.

**Party Information**

**Debtor(s):**

Samy Beshay

Represented By  
Christopher J Langley

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Mark Houle, Presiding  
Courtroom 6C Calendar**

**Thursday, June 12, 2025**

**Hearing Room 6C**

1:30 PM

**8:25-11366 Dushan M Gunasekera**

**Chapter 13**

**#43.00** Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 2712 Red Sage, Irvine, CA 92618

MOVANT: 6500 ROOSEVELT APARTMENTS LLC

EH\_\_

Docket 10

**\*\*\* VACATED \*\*\* REASON: CASE DISMISSED 6/9/25**

**Tentative Ruling:**

- NONE LISTED -

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

Dushan M Gunasekera

Pro Se

**Trustee(s):**

Amrane (SA) Cohen (TR)

Pro Se