

**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 -

Party Information

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
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Thursday, June 12, 2025

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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
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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 -

Party Information

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
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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
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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
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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

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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

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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."

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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.

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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
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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
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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 -

Party Information

Debtor(s):

Bryan Crisostomo

Represented By
Joseph L Pittera

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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10:30 AM

8:24-10539 Adrianne 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 Adrianne Weir]

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

Docket 52

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Adrianne 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
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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 -

Party Information

Debtor(s):

Marcus Lamar Beeman

Represented By
Iris Kwon

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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 -

Party Information

Debtor(s):

Albert Perez-Arvizu

Represented By
Sundee M Teeple

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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 -

Party Information

Debtor(s):

Scott D. Callison

Represented By
Joseph A Weber

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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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 -

Party Information

Debtor(s):

Shane M Williams

Represented By
Julie J Villalobos

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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
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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 -

Party Information

Debtor(s):

Chad Martin Sanborn

Represented By
Anthony B Vigil

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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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

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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 -

Party Information

Debtor(s):

Bryan Crisostomo

Represented By
Joseph L Pittera

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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
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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 -

Party Information

Debtor(s):

Chang In Kim

Represented By
Andrew S Cho

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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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

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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 -

Party Information

Debtor(s):

Kenda Martinez

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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 -

Party Information

Debtor(s):

Soltonna P. Rizzi

Represented By
Michael E Clark

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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

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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 -

Party Information

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
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5D

11:00 AM

8:25-10761 Siegfried 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):

Siegfried 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

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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 -

Party Information

Debtor(s):

Monica L Pinon

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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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 -

Party Information

Debtor(s):

Sandra Onell Stanley

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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 -

Party Information

Debtor(s):

Alexis Joel Sanchez

Represented By
Daniel King

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

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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 -

Party Information

Debtor(s):

Elvenia Beatrice Hunter

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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 -

Party Information

Debtor(s):

Pierre Sawaya

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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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
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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 -

Party Information

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 Sammy 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 -

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

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 -

Party Information

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 -

Party Information

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 -

Party Information

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 -

Party Information

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 -

Party Information

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 -

Party Information

Debtor(s):

Dushan M Gunasekera

Pro Se

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se