

SUPERIOR COURT OF CALIFORNIA

COUNTY OF ORANGE, LAMOREAUX JUSTICE CENTER

DEPARTMENT L11

-o0o-

MIAAD NASSAR BUSHALA,

Petitioner,

vs.

GEORGE BUSHALA,

Respondent.

CERTIFIED COPY

CASE NO.: 25V000535

HONORABLE CHERI PHAM, JUDGE PRESIDING

REPORTER'S TRANSCRIPT

APRIL 1, 2025

APPEARANCES OF COUNSEL:

FOR THE PETITIONER: IN PROPRIA PERSONA
(MIAAD NASSAR BUSHALA)

FOR THE RESPONDENT: JIMENEZ LAWYERS
BY: DAVID JIMENEZ
ATTORNEY AT LAW

MARISA M. PRIBULSKY, CSR NO. 13504
OFFICIAL COURT REPORTER

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INDEX OF EXAMINATIONS

(NONE)

INDEX OF EXHIBITS

(NONE)

1 ORANGE, CALIFORNIA - APRIL 1, 2025

2 MORNING SESSION

3 -o0o-

4 (THE FOLLOWING PROCEEDINGS WERE HELD IN OPEN COURT:)

5 THE COURT: Number 2, Bushala versus Bushala.

6 MR. JIMENEZ: Good morning, your Honor.

7 David Jimenez on behalf of the respondent,

8 George Bushala.

9 THE COURT: Okay. Is this matter -- are both sides
10 ready to go forward?

11 MR. JIMENEZ: Respondent is. We uploaded our
12 response. I have a hard copy, but we're prepared.

13 THE COURT: You do. Give me one second.

14 The proof of service for Mrs. Bushala is a different
15 form than I have, but you have received all the paperwork?

16 MR. JIMENEZ: I have, your Honor.

17 THE COURT: All right. Then I'm going to ask both
18 parties to please raise your right hands to be sworn.

19 THE CLERK: Do each of you solemnly state the
20 evidence you're about to give in the case now pending before
21 this Court shall be the truth, the whole truth, and nothing
22 but the truth so help you God?

23 THE RESPONDENT: Yes.

24 THE PETITIONER: Yes.

25 THE COURT: All right. Please have a seat.

26 Counsel, you probably seen the way I conduct these

1 hearings. If you don't mind, I inquire of the parties first.

2 MR. JIMENEZ: That's fine.

3 THE COURT: And then I will allow you an opportunity
4 to cross-examine if you need to. Hopefully you won't need
5 to, but -- all right. Let me inquire of Ms. Bushala.

6 Ms. Bushala, are you still requesting a restraining
7 order today?

8 THE PETITIONER: Yes, I am.

9 THE COURT: Is everything in your declaration true
10 and correct?

11 THE PETITIONER: Yes, it is.

12 THE COURT: And is there anything else you would
13 like to add?

14 THE PETITIONER: Yes, your Honor. Hearing you
15 speak, you brought something very important to my attention
16 and --

17 THE COURT: Hearing me speak to other people?

18 THE PETITIONER: Hearing you speak to other
19 people.

20 THE COURT: Uh-huh.

21 THE PETITIONER: And I just want to say that, you
22 know, I'm not just here for myself. My husband -- we've been
23 married for the last 25 years. We have two children. We
24 work -- also named Albert and Miaad. They -- we worked
25 really hard at being great parents for them. They both went
26 through the Orange County School of the Arts. Right now

1 they're both seniors. My son is at Chapman University
2 studying business, and my daughter is at UC Berkeley at the
3 Haas studying business.

4 It's very important that, you know -- you said
5 something about protecting your family, and I need protection
6 for me so I can be the -- keep being the mother I am to my
7 children and my children are protected, as well as my
8 husband.

9 THE COURT: Okay. I -- maybe you can give me a
10 little history of the -- between you and -- this is your
11 brother; right?

12 THE PETITIONER: This is my brother-in-law.

13 THE COURT: Brother-in-law. Okay.

14 THE PETITIONER: Yes.

15 THE COURT: Okay. Do the two of you live together?

16 THE PETITIONER: No.

17 THE COURT: Okay. So the incident that you alleged
18 happened on February 6th, you were visiting your in-laws?

19 THE PETITIONER: Yes.

20 THE COURT: And you were allegedly threatened by
21 your brother-in-law calling you names, lunging at you,
22 swiping at your cell phone. And this has to do with -- and
23 then he -- there's something indicating he stands to get
24 \$400,000 (sic). I'm not understanding this. Why is this
25 matter here? Is this a dispute for 400 million if something
26 bad happens to you and your husband and you fear that he's

1 going to do something to you and your husband?

2 THE PETITIONER: Can I explain a little bit more?

3 THE COURT: Yeah. Briefly, yeah.

4 THE PETITIONER: Yes. So I've known my
5 brother-in-law for the last 30 years.

6 THE COURT: Yeah.

7 THE PETITIONER: I've had a great relationship with
8 him. I love him very much. He's never been threatening to
9 me, never -- you know, we had a brother-type relationship.
10 He's been around my children. He's been around my home. We
11 have a lot in common.

12 THE COURT: Okay. I get it. So what happened? I
13 mean, fast-forward to when --

14 THE PETITIONER: When this incident happened, the
15 first thing I did was reach out to my brother-in-law. And I
16 I'm going to have this exhibit for you. When this first
17 happened, I reached out to my brother-in-law and sent him a
18 text and let him know that, you know -- because there was a
19 video of it -- and let him know that maybe, you know -- for
20 two reasons; one was I sent this once I left. I was in the
21 car and imagining, just kind of a little scared at that point
22 and just wanting to go back to the way we were.

23 THE COURT: No. Can I ask you to back up a little
24 bit further.

25 THE PETITIONER: Yes, yes.

26 THE COURT: What started this incident? Did you --

1 are you saying that all of a sudden you went over to visit
2 your in-laws and your brother-in-law for no reason lunged at
3 you and started calling you names and threatening you?

4 THE PETITIONER: Yes. What happened to me is I went
5 to -- we went to -- me and my husband went to visit my
6 father-in-law.

7 THE COURT: Okay.

8 THE PETITIONER: We're sitting. And I have videos,
9 but I just want to explain.

10 THE COURT: No. Can you just summarize?

11 THE PETITIONER: I want to explain before the video
12 what happened. Then the videos can speak for themselves.

13 THE COURT: Okay.

14 THE PETITIONER: I also want to explain the impact
15 that it had on me after this event.

16 THE COURT: Okay.

17 THE PETITIONER: I'm at my father-in-law's house. I
18 do have a diagram of --

19 THE COURT: Actually, ma'am, I don't need that much
20 detail. Can you tell me just verbally --

21 THE PETITIONER: Yes.

22 THE COURT: -- what started it?

23 THE PETITIONER: I just want to give you a diagram
24 so you can kind of see the room setup, what it looked like.

25 THE COURT: No, no. We can get to the physical part
26 later.

1 THE PETITIONER: So, your Honor, I'm sitting like
2 this (indicating). My father-in-law is sitting in the side
3 chair here. He's 98 years old. And my husband was sitting
4 there. And there was a neighbor that was standing here. And
5 I just, you know -- we were having a friendly interaction
6 with my father-in-law.

7 So I'm sitting here, and then all of a sudden, I --
8 I -- I have a man in my face, like three inches away from me
9 in my face. I had no idea who this man is at the time. I
10 didn't know it was Junior. This man is taking deep breaths
11 at me in my face three feet (sic) away. He's got his hands
12 and all I can see is his face. He's taking about deep
13 breaths at me. And I didn't know who it is, and then he
14 started screaming at me.

15 I can't make out what words he's saying. I don't
16 know. I don't even know whose voice this is or who this is.
17 He screamed at me. All I could feel is his saliva all over
18 my face. I just stay frozen. And just in my mind all I'm
19 thinking about is, oh, my God, my children. I'm thinking
20 that we just got a home invasion, what's going on in my head
21 is -- because what happened, he turned the corner. I didn't
22 see him coming. I'm engaged in a conversation, and all of a
23 sudden this man is in my face. He's spitting at me, yelling
24 at me.

25 At that point my -- I don't know how long this was
26 going on. At that point I hear my father-in-law's voice. My

1 father-in-law starts speaking, and I hear his voice and this
2 man turns over to my father-in-law and yelling at my
3 father-in-law. They start yelling at each other. I still
4 don't know who this person is. And my level of scaredness is
5 at a 10. I take -- I didn't have anything. And I took my
6 video out and I started, you know, fumbling to find the
7 record button.

8 As soon as I took the video out, I didn't even have
9 it set on the recording, but I just saw this -- then it
10 was -- I was able to see who this man is. This man kind
11 of -- his tone went from not knowing who it is -- it's almost
12 like the Incredible Hulk going down to --

13 THE COURT: Ma'am, may I stop you? I know you're
14 emotional. Just calm down. I'm going to be asking you some
15 questions because I'm not understanding.

16 This is your brother-in-law?

17 THE PETITIONER: Yes, it is.

18 THE COURT: That you've seen many times before?

19 THE PETITIONER: Yes.

20 THE COURT: And yet you're saying you didn't know
21 who was coming at you or whose face was in your face?

22 THE PETITIONER: No, because I never seen him that
23 angry. I never seen him ever like that.

24 THE COURT: No, I know. So that was just a figure
25 of speech? Is that it? Does that mean that you don't
26 recognize him as your brother-in-law, but you knew it was

1 your brother-in-law?

2 THE PETITIONER: No. At that point when he's in my
3 face this close and screaming -- I never heard him scream
4 like this before. I never. At that point I honestly -- he
5 came out of nowhere. I honestly had no idea who this person
6 is at that point.

7 THE COURT: Can I stop you again?

8 THE PETITIONER: Yes.

9 THE COURT: When I was talking about the history, I
10 was talking about more -- because the details of the incident
11 itself are in your declaration, but I need to know a little
12 more about this lawsuit or the \$400 million that he stands to
13 win. I need to get a little background.

14 Is there a lawsuit going on between you, your
15 husband, and your brother-in-law?

16 THE PETITIONER: There is -- I have -- there's no
17 lawsuit between me and my brother-in-law.

18 THE COURT: What is this business? How about
19 between your husband and brother-in-law?

20 THE PETITIONER: So yes, there is a business between
21 my husband and --

22 THE COURT: Okay. There --

23 THE PETITIONER: Yes.

24 THE COURT: -- that's what I'm trying to get at.

25 THE PETITIONER: There is a business dispute that's
26 been going on, but --

1 THE COURT: Okay. What is this business dispute?

2 Is it -- it has to do with their family; correct?

3 THE PETITIONER: It's a family business dispute.

4 THE COURT: Okay.

5 THE PETITIONER: We've been --

6 THE COURT: Since you're an in-law, what do you have
7 to do with it?

8 THE PETITIONER: Nothing, nothing. I've had a
9 relationship with him and --

10 THE COURT: What is it that you hope to gain out of
11 this?

12 THE PETITIONER: What I hope to gain out of this is
13 I -- after getting -- after receiving -- I'm scared to death
14 of him. I really am. I just want to show you -- you know,
15 he's very smart. He's very manipulative. He's very
16 controlling. Okay? He's had a history of -- everyone in his
17 family has talked about this, you know, type of guy who comes
18 out. I have never believed it because I never seen anything
19 but a kind man. I had no idea why he came at me, but other
20 than --

21 THE COURT: Could it be that -- did you say anything
22 during that visit with your father-in-law before he came
23 towards you?

24 THE PETITIONER: Did I say --

25 THE COURT: Yeah. What was the substance of the
26 conversation? Were you just -- from my perspective, I don't

1 know your family.

2 THE PETITIONER: Yes.

3 THE COURT: I wasn't there.

4 THE PETITIONER: Yes.

5 THE COURT: And I'm sitting here, and to me, it
6 doesn't make sense because by your own words, your
7 brother-in-law has always been a peaceful guy. You always
8 got along with him. All of a sudden you're sitting there
9 minding your own business, not talking to him, he comes
10 around and starts intimidating you. There must have been
11 logically some kind of conversation to tick him off.

12 THE PETITIONER: Yes.

13 THE COURT: What was it? That's the background.
14 What was it?

15 THE PETITIONER: It's this one.

16 THE COURT: I can't see, ma'am. Just tell me what
17 it is.

18 THE PETITIONER: Sorry.

19 THE COURT: Please summarize it for me.

20 THE PETITIONER: Yes. I can hand it to you.

21 THE COURT: No, no. Don't hand it to me. Just
22 summarize it for me. You were there.

23 THE PETITIONER: I believe this is what ticked him
24 off.

25 THE COURT: Tell me. What is it?

26 THE PETITIONER: He reaches out during

1 Christmastime --

2 THE COURT: Yeah.

3 THE PETITIONER: -- "Merry Christmas."

4 THE COURT: Can you summarize?

5 THE PETITIONER: Yes. Sorry.

6 He reaches out during Christmastime. My kids are

7 home for winter break, and he says that mom has asked that

8 her and dad -- for you -- mom said that her and dad don't

9 want to see you and the family or they don't want to see you

10 guys.

11 THE COURT: Wait. Okay. Meaning that he told you

12 that?

13 THE PETITIONER: It's in a text.

14 THE COURT: Stop showing me that.

15 THE PETITIONER: Okay.

16 THE COURT: Can you please just explain to me,

17 because even if I look at the text without the context, I

18 will not get it.

19 THE PETITIONER: Okay. Yes.

20 THE COURT: Who reached out to whom?

21 THE PETITIONER: Junior reaches out to me and my

22 husband both in the text.

23 THE COURT: He told you and your husband?

24 THE PETITIONER: He told us, "I'm spending the day

25 with dad and mom, and mom asked me to let you know that they

26 don't want you to visit them at this time due to

1 circumstances. Please respect their wishes. Say hi to the
2 kids."

3 THE COURT: Okay. Now, that requires some
4 explanation.

5 THE PETITIONER: Okay.

6 THE COURT: Was there some bad blood between your
7 husband and your parents-in-law?

8 THE PETITIONER: No.

9 THE COURT: Maybe not according to you.

10 THE PETITIONER: Not according to us.

11 THE COURT: Okay. So -- but did your husband
12 allegedly do something that upset his parents? Yes or no?

13 THE PETITIONER: I don't know.

14 THE COURT: Okay. Counsel, can you tell me? Just
15 summarize for me the history of this family. I really don't
16 get it.

17 MR. JIMENEZ: I'll give you the history of the
18 dispute.

19 THE COURT: Yeah, please.

20 MR. JIMENEZ: It's based -- the family owns lots of
21 property; three brothers and a sister. So the parents 19
22 years ago prepared a trust -- irrevocable trust and other
23 trusts to divide the property. That's been done. A separate
24 lawyer did it years ago. From what I have learned is that
25 Albert and Miaad have not really seen the parents at all.

26 So recently, meaning the last three years, Albert

1 has had lawyers send letters to all the other siblings and to
2 the parents' trust lawyers threatening to sue them and pursue
3 claims against the trust because he didn't like the way the
4 trust had been formulated. He wants a greater share of
5 money.

6 In response to the siblings through Junior here is
7 "that it's not our property. We're not going to deal with
8 that. Leave it alone." But Albert's lawyers threatened to
9 bring elder abuse claims but did not call Social Services.
10 Social Services has done nothing but confirm that the parents
11 are fine. And they threatened to sue the estate lawyer. All
12 that's been going on. So that going on, recently there's
13 been a request by Albert and Miaad and the family to come out
14 and be with the parents now. That's created a lot of
15 tension.

16 The mother, Sylvia -- I have a declaration from
17 her -- truly does not want Albert, Miaad to be in her home
18 because they filed a lawsuit. Ultimately, it's on the third
19 amended complaint here in Orange County. They're suing the
20 trust, multiple trusts. They're suing the parents, suing the
21 siblings, asking for a lot of money. It all stems from our
22 standpoint on the fact that he wants the parents to change
23 their trust.

24 THE COURT: Do you have a case number?

25 MR. JIMENEZ: I do. It's in our opposition.

26 THE COURT: Oh, Counsel --

1 MR. JIMENEZ: I'll give it to you.

2 THE COURT: Unfortunately, your opposition was
3 efiled, so I don't see it --

4 MR. JIMENEZ: I have a hard copy here, but I can
5 give you the case number.

6 THE COURT: Yes, please.

7 MR. JIMENEZ: 30-2024-01430906-CU-NP-CJC.

8 THE COURT: N, as in Nancy?

9 MR. JIMENEZ: Yes.

10 THE COURT: What's the last letter?

11 MR. JIMENEZ: NP. The case is Albert Bushala and
12 Salma Bushala and everybody else.

13 THE COURT: Please allow me time to look it up. Do
14 you have a copy of the complaint?

15 MR. JIMENEZ: I do not. It's on a third amended
16 complaint. I can probably print one out or e-mail. It's
17 pretty substantial. It's like 30 or 40 pages long.

18 THE COURT: No, I don't need the lawsuit. I'm just
19 wondering the parties' names.

20 MR. JIMENEZ: Sure. It will be Albert versus
21 Salma Bushala, both individually and as a trustee of their
22 trust; Salma Bushala, multiple corporations, Maskell Pipe.
23 There's a couple other trusts; suit against George Bushala,
24 Jr.; suit against Tony Bushala; also against Sylvia and
25 George Bushala -- George, Sr., and their trust and various
26 legacy trusts as well and the various LLCs.

1 THE COURT: Okay. I am on the system right now.

2 Found it. It is -- oh, it's set for jury trial already.

3 MR. JIMENEZ: That's the demand. Again, they're
4 barely at the demurrer stage. There is going to be multiple
5 amendments. There's going to be -- there's at least ten
6 party defendants, but the point is that lawsuit was filed and
7 that created a lot of issues for the family.

8 THE COURT: Yeah. I see the initial lawsuit was
9 filed -- a complaint was filed on October 2nd of 2024.

10 MR. JIMENEZ: Correct.

11 THE COURT: And it's assigned currently to
12 Judge Gissa Apkarian, and I see here -- is Salma the mother?

13 MR. JIMENEZ: No, Salma is the sister.

14 THE COURT: Okay. And George Bushala, naming his
15 brother. Silvia Bushala, that's the mother.

16 MR. JIMENEZ: Correct.

17 THE COURT: And George Bushala, Sr.

18 MR. JIMENEZ: Correct, the father.

19 THE COURT: Ms. Bushala, as I suspected, when I got
20 your request for the temporary restraining order, the minute
21 that you mentioned that your brother stands to win \$400
22 million by intimidating you and your husband and your family,
23 ma'am, this matter is a financial dispute between family
24 members that does not belong in domestic violence calendar in
25 family court.

26 I'm not going to even ask you whether or not you

1 deny or confirm the fact that you and your husband cannot --
2 been in your in-laws' life or that -- in terms of the trust
3 it's not favorable to you or not. So that's beyond my
4 jurisdiction. You're going to have to wait this out in civil
5 court.

6 Your husband has chosen to file a lawsuit against
7 the whole family apparently. So you're going to have to
8 basically ride along. And if you want to stay away -- your
9 brother-in-law to stay away from you, don't go over to the
10 house anymore.

11 THE PETITIONER: Your Honor, it's not his house.
12 It's my in-laws' house. Can I just --

13 THE COURT: One last, yes.

14 THE PETITIONER: Okay. Your Honor, here is -- on
15 the 20, after the incident on the 21st.

16 (Audio played.)

17 THE COURT: Okay. You can stop it.

18 THE PETITIONER: Okay.

19 THE COURT: Ma'am, ma'am, I'm talking about right
20 now. I'm not saying that your in-laws don't want to see you.
21 Okay? I'm not saying that your brother-in-law has a right to
22 prohibit you from seeing your in-laws. I mean, from my
23 perspective as a sibling, if my sibling hadn't had anything
24 to do with my parents for years and all of a sudden now when
25 they're at an age where they're about to probably pass and
26 the family -- the kids are standing to inherit some money, I

1 would feel a little bit indigent regardless of how the
2 parents feel.

3 As a mother myself, I understand that even if my
4 child hasn't seen me for years, when they all of a sudden
5 fawn over me, come over, bring their kids to visit me, I
6 would myself leave a message such as that. Oh, I'd love to
7 see you regardless of how many years it's been since I
8 haven't seen you. I would not suspect the child had any
9 other motive, like maybe they want to inherit some of the
10 properties that I have when I die.

11 So when you play the message from the mother-in-law
12 wanting to see you, that's perfectly all right. And here's
13 my thing, is that I'm not going to issue you a restraining
14 order so that I can prohibit your brother-in-law from seeing
15 his parents because right now I don't have any evidence of
16 any animosity or any attack that he has made against your
17 in-laws.

18 If they want a restraining order, they can come in
19 and get one against him because now what the effect of this
20 is, is that if I order him to -- if -- if -- if in the off
21 chance that I grant you this restraining order, I keep him
22 away from you, your husband, and your children, I don't know
23 how much longer you're going to be visiting your
24 parents-in-law. Okay? And every time you visit there,
25 you're going to be waiving the restraining order in his face
26 so that he can't come and visit his parents anymore. I'm not

1 going to do that. This is a family dispute. Okay?

2 And I know that when kids fight over properties
3 belonging to elderly parents, it can get nasty. Siblings can
4 no longer be siblings, but this matter -- since your husband
5 has a civil lawsuit pending, it belongs there or probate
6 court. Okay? If the parents-in-laws passes, the children
7 can fight it out; the children and the in-laws can fight it
8 out. And you can go to civil harassment court to fight it
9 out.

10 The bottom line is, ma'am, I'm going to deny your
11 request. I don't see this rising to the level of any
12 Family Code domestic violence. I don't care what you have in
13 front of you, ma'am. I know you're not happy. If I as a
14 judge make everybody happy, then I'm not doing my job. One
15 side or the other is going to be unhappy with my decision,
16 and unfortunately for you, it is your side today. All right?
17 So I'm going to let this matter go. It will be dismissed
18 without prejudice because I don't find any domestic violence
19 here within the meaning of the Family Code.

20 THE PETITIONER: I can't present a video to you?

21 THE COURT: No.

22 THE PETITIONER: Can I show you pictures of a family
23 that we've been together for years that -- what they're
24 saying, that we just came around is not true?

25 THE COURT: Again, that's fighting over the validity
26 of the trust. That's fighting over the validity of the

1 relationship between the parents and you and your husband
2 which this court has nothing to do with.

3 THE PETITIONER: Okay.

4 THE COURT: That's between you, your husband, your
5 children. Ma'am, I have the civil lawsuit. There is an
6 ultimate motive here that I cannot get over. All right? I'm
7 going to deny your request one more time. You're free to go,
8 ma'am. Please don't argue with me. This is my final ruling,
9 dismissed without prejudiced.

10 MR. JIMENEZ: Your Honor, we want to make a request
11 for fees.

12 THE COURT: You can but denied.

13 MR. JIMENEZ: Understood.

14 THE COURT: Save it for civil court.

15 (Proceedings concluded.)
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REPORTER'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

I, Marisa M. Pribulsky, CSR NO. 13504, official court reporter in and for the Superior Court of the State of California, County of Orange, do hereby certify that the foregoing transcript, pages 1 through 24 inclusive, is a true and correct transcription of my shorthand notes, and is a full, true, and correct statement of the proceedings had in said cause.

Dated this 16th day of July, 2025.

Marisa M. Pribulsky

MARISA M. PRIBULSKY, CSR NO. 13504
OFFICIAL COURT REPORTER