

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Martin R. Barash, Presiding  
Courtroom 303 Calendar**

**Tuesday, February 11, 2025**

**Hearing Room 303**

10:00 AM

1: -

**Chapter**

**#0.00 All hearings on this calendar will be conducted in Courtroom 303 at 21041 Burbank Boulevard, Woodland Hills, California, 91367. All parties in interest, members of the public and the press may attend the hearings on this calendar in person.**

**Additionally, (except with respect to evidentiary hearings, or as otherwise ordered by the Court) parties in interest (and their counsel) may connect by ZoomGov audio and video free of charge, using the connection information provided below. Members of the public and the press may only connect to the zoom audio feed, and only by telephone. Access to the video feed by these individuals is prohibited.**

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**Chapter**

**Judge Barash seeks to maintain a courtroom in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals are invited to identify their preferred pronouns (he, she, they, etc.) and their preferred honorific (Mr., Miss, Ms., Mrs., Mx, M, etc.) in their screen name, or by advising the judge or courtroom deputy.**

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, February 11, 2025**

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**1:21-12036 Dora Vasquez**

**Chapter 13**

**#1.00** Motion for relief from stay

TOYOTA MOTOR CREDIT CORPORATION

fr. 12/10/24; 1/7/25

Docket 54

**Tentative Ruling:**

**Ruling for February 11, 2025**

Continued to March 18, 2025, 10:00 a.m.

**Ruling for January 7, 2025**

Continued to 2/11/25 @ 10:00 a.m. Notice is waived.

**Ruling for 12-10-24**

Continued to 1/7/25, 10:00 a.m.

**Party Information**

**Debtor(s):**

Dora Vasquez

Represented By  
Steven A Alpert  
Timothy Krantz

**Movant(s):**

Toyota Motor Credit Corporation

Represented By  
Kirsten Martinez

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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Tuesday, February 11, 2025

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10:00 AM

1:24-10646 Synapse Financial Technologies, Inc.

Chapter 11

#2.00 Motion for relief from stay

VICTOR MEDEIROS

Docket 482

**Tentative Ruling:**

**Ruling for February 10, 2025**

Granted, notice was proper and no opposition was filed to the request to lift the stay as to proceeds of the policy and to waive the 14-day stay of FRBP 4001(a)(4).  
Appearances waived. Movant to lodge an order.

**Party Information**

**Debtor(s):**

Synapse Financial Technologies, Inc.

Represented By  
Ron Bender  
Monica Y Kim  
Krikor J Meshefejian  
Beth Ann R. Young

**Movant(s):**

Victor Medeiros

Represented By  
M Douglas Flahaut

**Trustee(s):**

Jelena McWilliams (TR)

Represented By  
Thomas B Rupp  
Benjamin Gruenstein  
Jane Kim  
Jeremy V Richards  
Alexander Gerten  
John D Burette  
Paul H Zumbro

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**1:24-11719 Davit Jeiranian**

**Chapter 7**

**#3.00** Motion for relief from stay

ATHENE ANNUITY AND LIFE COMPANY

Docket 36

**Tentative Ruling:**

**Ruling for 2-11-25**

Continued to 5/6/25, at 10:00 a.m., to allow Trustee an opportunity to market the property

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

Davit Jeiranian

Represented By  
Sevan Gorginian

**Movant(s):**

Athene Annuity and Life Company

Represented By  
Sean C Ferry

**Trustee(s):**

Amy L Goldman (TR)

Represented By  
Leonard Pena

**United States Bankruptcy Court  
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Hearing Room 303

10:00 AM

1:24-11971 **Maryam Fanizadeh**

**Chapter 13**

#4.00 Continued Hearing on Request  
for Relief under 362d)(4)

ROLF LACKNER

fr. 1/7/25

Docket 16

**Tentative Ruling:**

**Ruling for February 11, 2025**

Relief under 362(d)(4) granted - Movant met his burden to demonstrate grounds for *in rem* relief

**Ruling for January 7, 2025**

Court denies the Dtr's request for a continuance. Movant shall lodge an order denying Dtr's request for the reasons stated on the record.

Relief under paras. 2, 4 (as of 12/26/24) & 7 is granted and Movant shall lodge an order granting that relief on a final basis.

Relief from the co-debtor stay is is not granted on 1/7/24 for lack of service on the non-debtor co-debtor but Movant is permitted to cure that service defect by serving the Motion and the supplemental briefing by 1/21/25.

Para. 11 relief is denied.

Relief under 362(d)(4) and the lesser prospective relief is continued to 2/11/25 @ 10:00 a.m.

Movant may file supplemental briefing and evidence in support of the request for prospective relief no later than 1/21/25. Dtr's response to be filed no later than 2/4/25.

**Party Information**

**Debtor(s):**

Maryam Fanizadeh

Pro Se

**Movant(s):**

Rolf Lackner

Represented By  
Steven R Fox

**United States Bankruptcy Court  
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10:00 AM

**CONT... Maryam Fanizadeh**

**Chapter 13**

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
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**Tuesday, February 11, 2025**

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10:00 AM

**1:24-12056 Libby Pour**

**Chapter 13**

**#5.00** Motion in Individual Case for Order Imposing a Stay or  
Continuing the Automatic Stay as the Court Deems Appropriate

fr. 1/7/25

Docket 13

**Tentative Ruling:**

**Ruling for February 11, 2025**

Continued to 2/18/25, 10:00 a.m.

- Debtor to submit evidence to Creditor & Chambers by email no later than 2/14/25

**Ruling for January 7, 2025**

The stay is continued through 2/11/25. Dtr to lodge an interim order.

The hearing is continued to 2/11/25 @ 10:00 a.m.

Dtr shall file and serve on all creditors and on Sarah Newstead supplemental briefing and evidence, and notice of the continued hearing, no later than 1/28/25.

Any opposition to the supplemental briefing shall be filed no later than 2/4/25.

**Party Information**

**Debtor(s):**

Libby Pour

Represented By  
Allan Otis Cate Jr

**Movant(s):**

Libby Pour

Represented By  
Allan Otis Cate Jr

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se



**United States Bankruptcy Court  
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**Tuesday, February 11, 2025**

**Hearing Room 302**

10:00 AM

**1:24-12147 Theron Dubois Benymon**

**Chapter 7**

**#6.00** Motion for relief from stay

MV AT CANOGA PARK CORP.

Docket 13

**Tentative Ruling:**

**Ruling for 2/11/2025**

Motion denied as moot as to relief under 362(d)(1) and/or 362(d)(2); any request for extraordinary relief was denied for failure to prosecute.

CHAMBERS TO PREPARE ORDER

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

Theron Dubois Benymon

Pro Se

**Movant(s):**

MV at Canoga Park Corp.

Represented By  
Helen G Long

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se

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**1:25-10089 Julien Antonio Adams**

**Chapter 11**

**#7.00** Motion in Individual Case for Order Imposing a Stay or  
Continuing the Automatic Stay as the Court Deems Appropriate

Docket 10

**Tentative Ruling:**

**Ruling for February 11, 2025**

Grant Motion to Continue Stay. No opposition filed.

Appearances waived as motion was heard on regular notice.

Moving party shall lodge a conforming order no later than February 18, 2025.

**Party Information**

**Debtor(s):**

Julien Antonio Adams

Represented By  
Anthony Obehi Egbase

**Movant(s):**

Julien Antonio Adams

Represented By  
Anthony Obehi Egbase

**United States Bankruptcy Court  
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10:00 AM

**1:20-10123 Martin Moncayo and Claudia Raquel Moncayo**

**Chapter 13**

#7.01 Motion for relief from stay

DEUTSCHE BANK NATIONAL TRUST COMPANY

fr. 12/17/24; 1/28/25

Docket 69

**Tentative Ruling:**

**Ruling for February 11, 2025**

Continued to 3/18/25, 10:00 a.m.

**Ruling for January 28, 2025**

Cont'd to Feb. 11, 2025, at 10:00 a.m., to finalize a stay current APO

**Ruling for December 17, 2024**

Continued to 1/28/25, at 10:00 a.m. to allow parties time to review the payment history

Appearances waived on 12/17/24

**Party Information**

**Debtor(s):**

Martin Moncayo

Represented By  
Donald E Iwuchuku

**Joint Debtor(s):**

Claudia Raquel Moncayo

Represented By  
Donald E Iwuchuku

**Movant(s):**

Deutsche Bank National Trust

Represented By  
Daniel K Fujimoto  
Christina J Khil  
Sean C Ferry

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**CONT... Martin Moncayo and Claudia Raquel Moncayo**

**Chapter 13**

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
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11:00 AM

1:18-12979 Todd Harris Goldman

Chapter 7

#8.00 Trustee's Final Report and Hearing on Applications for Compensation

DAVID SEROR, CHAPTER 7 TRUSTEE

Docket 282

**Tentative Ruling:**

**Ruling for February 11, 2025**

Approve the trustee's final report and account, and authorize proposed payments. No objections filed. The trustee shall lodge a conforming order no later than February 18, 2025. Appearances waived.

**Party Information**

**Debtor(s):**

Todd Harris Goldman

Represented By  
Matthew D. Resnik

**Trustee(s):**

David Seror (TR)

Represented By  
Richard Burstein  
Jorge A Gaitan  
Jessica L Bagdanov  
Aram Ordubegian  
Annie Y Stoops  
Dylan J Yamamoto  
Jessica Wellington  
Jeffrey L Sumpter

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11:00 AM

1:24-10791 Sayeh Khoei

Chapter 7

#9.00 Status conference re:  
Motion to Avoid Lien under 522(f) (Real Property)

fr. 8/27/24; 10/1/24; 11/5/24; 11/19/24; 12/10/24

Docket 40

\*\*\* VACATED \*\*\* REASON: Motion withdrawn on 1/21/25 - Dkt. #151.

**Tentative Ruling:**

**Ruling for December 10, 2024**

Continued to 2/11/25 @ 11:00 a.m.

**Ruling for November 19, 2024**

Cont'd to 12/10/24, 11:00 a.m.

**Ruling on October 1, 2024**

Continued as a status conference only to 11/5/24 @ 11:00 a.m.

**Ruling for August 27, 2024**

Continued as a status conference to 10/1/24 @ 11:00 a.m. By 9/6/24, the parties shall file either a stipulated discovery / trial schedule or a joint report identifying the scheduling issues that are in dispute

**Party Information**

**Debtor(s):**

Sayeh Khoei

Represented By  
Michael S Kogan

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court  
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1:24-10791 Sayeh Khoei

Chapter 7

#10.00 Status conference re:  
Motion for relief from stay

ALBERT BENJI

fr. 10/1/24; 11/5/24; 11/19/24; 12/10/24

Docket 98

\*\*\* VACATED \*\*\* REASON: Motion withdrawn on 1/29/25. Case Dkt.  
153

**Tentative Ruling:**

**Ruling for December 10, 2024**

Continued to 2/11/25 @ 11:00 a.m.

**Ruling for November 19, 2024**

Cont'd to 12/10/24, 11:00 a.m.

**Ruling on October 1, 2024**

Continued as a status conference only to 11/5/24 @ 11:00 a.m.

**Party Information**

**Debtor(s):**

Sayeh Khoei

Represented By  
Michael S Kogan

**Movant(s):**

Jaklin Benji

Represented By  
Herbert Kraft

Albert Benji

Represented By  
Herbert Kraft

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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1:24-10791 Sayeh Khoei

Chapter 7

#11.00 Status conference re:  
Creditors' Objection Claimed Exemption  
of Mercedes Automobile

fr. 10/1/24; 11/5/24; 11/19/24; 12/10/24

Docket 81

\*\*\* VACATED \*\*\* REASON: Motion withdrawn on 1/29/25. Case Dkt.  
152.

**Tentative Ruling:**

**Ruling for December 10, 2024**

Continued to 2/11/25 @ 11:00 a.m.

**Ruling for November 19, 2024**

Cont'd to 12/10/24, 11:00 a.m.

**Ruling on October 1, 2024**

Continued as a status conference only to 11/5/24 @ 11:00 a.m.

**Party Information**

**Debtor(s):**

Sayeh Khoei

Represented By  
Michael S Kogan

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se



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1:24-10791 Sayeh Khoei

Chapter 7

Adv#: 1:24-01037 Benji et al v. Khoei

#12.00 Status conference re complaint

frl. 10/24/24; 11/5/24; 11/19/24; 12/10/24

Docket 1

\*\*\* VACATED \*\*\* REASON: Adversary proceeding dismissed by  
stipulation of the parties filed on 1/30/25. Adv. Dkt. 9

**Tentative Ruling:**

**Ruling for December 10, 2024**

Continued to 2/11/25 @ 11:00 a.m.

**Ruling for November 19, 2024**

Cont'd to 12/10/24, 11:00 a.m.

**Party Information**

**Debtor(s):**

Sayeh Khoei

Represented By  
Michael S Kogan

**Defendant(s):**

Sayeh Khoei

Pro Se

**Plaintiff(s):**

Albert Benji

Represented By  
Herbert Kraft

Jaklin Benji

Represented By  
Herbert Kraft

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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1:30 PM

1:24-10676 Gregorian Development & Design

Chapter 11

#13.00 Chapter 11 Status Conference

fr. 6/4/24; 9/10/24; 11/5/24; 12/10/24; 1/7/25

Docket 0

**Tentative Ruling:**

**Tentative Ruling for February 11, 2025**

Continue to 3/4/25, at 1:30 p.m., to be heard with Debtor's forthcoming Objection to CookUnity's Claim. Appearances waived.

**Ruling for January 7, 2025**

Continued to 2/11/25, at 1:30 p.m. Debtor to give notice of cont'd status conference

**Ruling for November 5, 2024**

Continued to 12/10/24, at 1:30 p.m. Debtor to file status report on or before December 3, 2024. Appearances waived on 11/5/24

**Ruling for September 10, 2024**

Continued to 11/5/24 at 1:30 p.m. A brief status report is due 10/29/24. Dtr to file and serve notice of the continued status conference.

**Ruling for June 4, 2024**

Continued to 9/10/24 @ 1:30 p.m. No new status report is required if a plan is on file.

**Party Information**

**Debtor(s):**

Gregorian Development & Design

Represented By  
Matthew D. Resnik

**Trustee(s):**

John-Patrick McGinnis Fritz (TR)

Pro Se

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**1:24-11903 12027 Otsego, LLC**

**Chapter 11**

**#14.00 Chapter 11 Status Conference**

fr. 1/15/25; 1/22/25

Docket 1

**Tentative Ruling:**

**Tentative Ruling for February 11, 2025**

At the chapter 11 status conference, the Court intends to discuss the plan and disclosure statement recently filed by the debtor.

First, the debtor self-calendared a hearing on its proposed disclosure statement, which is not permitted. The debtor shall file and serve a notice on all parties that received notice of a disclosure statement hearing on March 12, 2025, indicating that the matter has been taken OFF calendar.

Second, the plan and disclosure statement require extensive revisions and clarifications before the Court will set it for a hearing. The debtor shall file an amended plan and disclosure statement no later than **February 28, 2025**. The status conference will be continued to **March 18, 2025**, at 1:30pm.

The following is a discussion of the problems with the Plan (Case Dkt. 46) and Disclosure Statement (Case Dkt. 47):

**CLASS 2 PROBLEMS:**

- **Classification:** Debtor places two secured creditors in Class 2 of the Plan – the LA County Tax Collector and the Plesniks. This violates Bankruptcy Code section 1122(a) because creditors secured by different liens on the same collateral will always have different priorities and therefore cannot be "substantially similar" to each other. Each secured creditor needs to be in its own separate class.
- **Includes the IRS:** The Plan lists "Internal Revenue Service" as also being a

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**12027 Otsego, LLC**

**Chapter 11**

member of Class 2. Case Dkt. 46 at 2. The IRS did not file a secured claim (its filed proof of claim #1 is wholly unsecured) and is not listed on Schedule D. The IRS is not a secured creditor, and the Plan should not list it as a member of Class 2.

- **LA County's Secured Property Tax Claim:** No actual plan treatment is provided for LA County's \$51,899.50 filed proof of claim #2 and the Plan doesn't even list the amount of the claim. The Plan and the Disclosure statement state it will be "paid in full" pursuant to a "Five-Pay Plan." Dkt. 46 at 3; Dkt. 47 at 8. "Five-Pay Plan" is meaningless; no terms are provided, not even the required rate of interest (18.0%), which is fixed by statute and required by the Bankruptcy Code. *See* 11 U.S.C. §511. Further:
  - The County filed proof of claim #2 for \$51,899.50. Of this amount, \$34,423.53 consists of taxes owed as of postpetition installment payment dates – from 12/10/24 to 5/31/25. These postpetition taxes are supposed to be paid **current** and failing to pay taxes which come due postpetition is cause for conversion or dismissal under §112(b)(4)(I). Bankruptcy Code section 503(b)(1)(B)(i) makes secured property taxes "incurred by the estate" administrative claims. These taxes must be treated as an administrative claim and if not paid pre-confirmation, paid in full (with 18.0% interest) on the effective date of a plan. § 1129(a)(9)(A). The administrative portion of the County's claim cannot be placed in a class because §507(a)(2) claims (which includes §503 administrative claims) are **excluded** from classification. §1123(a)(1). The Plan fails to identify or provide any treatment for the administrative portion of the County's secured claim and impermissibly includes it in Class 2.
  - The only portion of the County's proof of claim #2 that is sufficiently "old and cold" to not constitute either a secured administrative claim or a §1129(a)(9)(D) secured claim, are the \$17,475.97 in defaulted taxes for TY2023. This is the only portion that could be paid over five years

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**12027 Otsego, LLC**

**Chapter 11**

post-confirmation. The Plan needs to provide details for such payment – amount of each installment, period of payments, the 18% interest rate.

- The Plan and Disclosure Statement describe the County as "unimpaired". This is incorrect. The \$34,423.53 secured administrative claim cannot be placed in a class and therefore is neither impaired nor unimpaired. The \$17,475.97 "old and cold" secured claim is in a class but because it is paid over time, it is impaired and is entitled to vote. The Plan and Disclosure Statement must separately classify the County's "old and cold" secured claim and must designate it as impaired unless it is paid in full with interest on the effective date of the Plan.
  
- **Plesniks' Secured Claim:** The Plesniks' secured claim must be classified separately from the County's secured claim. There are problems with the description of the treatment of this secured claim:
  - The Plan fails to identify the collateral securing the Plesniks' secured claim. The Disclosure Statement also fails to identify the collateral.
  - The Plan states at p. 3 that "all past-due amounts will be paid in full, in cash upon later of the effective date or [sic] the Plan, or the [sic] on which such claims is allowed by a final non-appealable order, and the mortgage brought current." This describes cure-and-reinstatement treatment under §1124(2).
  - The Disclosure Statement, however, states "paid in full, in cash, upon the later of the effective date", etc. which means the entire \$1,844,371.79 claim is paid in full on the effective date. The Disclosure Statement and Plan have to provide the **same** treatment of

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**12027 Otsego, LLC**

**Chapter 11**

the Plesniks' secured claim.

- The Plan fails to provide any numbers for the amount of the Plesniks' secured claim including a breakdown of what portion consists of prepetition arrearage. The Plan needs to list the amount of the claim, if the treatment is cure and reinstatement, list the amount of the cure, and the for the reinstated balance, list the amount owed, the amount of each monthly payment, the interest rate and the final payment date. This information also needs to be included in the Disclosure Statement.
- The Disclosure Statement lists the total claim as \$1,844,371.79 consisting of principal of \$1.7mm and prepetition arrearages of \$90,553.36. The math is obviously wrong as the total claim is greater than the sum of principal and arrears. The math needs to be corrected or the amounts updated.
- The treatment in both the Plan and the Disclosure statement states the Plesniks won't be paid until their claim is allowed, but the Disclosure Statement does not disclose any intention to object to the Plesnik's claim. Debtor listed the Plesniks on Schedule D and did not check the contingent / disputed / unliquidated boxes, so the Plesniks presently have an **allowed** claim. FRBP 3003(b)(1). Either the language about not being paid until they have an allowed claim should be deleted or the Plesniks' class must be identified as impaired if they are not cured and reinstated as of the effective date.

**Class 1 Problems:** The Plan identifies Class 1 as priority claims but fails to disclose who is in Class 1. Dkt. 46 at 3. The Disclosure Statement identifies Class 1 as priority claims consisting of a \$2,400 claim of the FTB.

- No priority proofs of claim have been filed (the bar date is 2/25/25) and no priority claims are listed on Schedule E. Case Dkt. 10 at 17-19 (original Schedule E); Case Dkt. 25 at 4-5 (amended Schedule E). Therefore, Debtor has no non-tax priority claims. Class 1 should be empty for now, although the

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**CONT...**

**12027 Otsego, LLC**

**Chapter 11**

court notes that the bar date has not passed.

- The FTB is listed on amended Schedule E as holding a priority tax claim, but this claim cannot be placed in a class because it is a §507(a)(8) claim. § 1123(a)(1). The Disclosure Statement lists the FTB claim as being both in Class 1 and as an unclassified priority tax claim. Case Dkt. 47 at 7, 9. It can only be an unclassified priority tax claim.
- The Plan treatment for priority tax claims only provides they "will be paid in Full." Case Dkt. 46 at 3. This is insufficient. The payment date and statutory interest rate must be provided. The Disclosure Statement also fails to disclose the statutory interest rate. Case Dkt. 47 at 7.

**Class 3 Problems: General Unsecured Class**

- The Plan lists this class as unimpaired based on payment in full on the effective date but fails to provide for postpetition interest. Based on the liquidation analysis attached to the Plan, this is a solvent estate and Debtor must pay Class 3 postpetition interest for it to be unimpaired. *See Ad Hoc Comm. of Holders of Trade Claims v. PG&E (In re PG&E Corp.)*, 46 F.4th 1047, 1058 (9th Cir. 2022) (holding unimpaired creditors of a solvent bankruptcy estate have an equitable right to postpetition interest at the applicable nonbankruptcy rate). Because the IRS is a member of Class 3, and because all members of Class 3 must have the same treatment (§1123(a)(4)), Class 3 must be paid postpetition interest at the IRS' statutory rate of interest pursuant to Bankruptcy Code section 511.
- The Disclosure Statement lists the total amount of claims in Class 3 as \$463,933 but there are only \$7,333 in claims listed on amended Schedule F (Case Dkt. 25 at 6-7) and the only unsecured claim filed is by the IRS for \$33,600. The Disclosure Statement provides no discussion regarding what the

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**12027 Otsego, LLC**

**Chapter 11**

basis is for the other \$420,000 listed in the Disclosure Statement. The Disclosure Statement fails to include an exhibit listing the members of Class 3 so it is unclear where \$463,933 comes from.

**Liquidation Analysis Problems:** A liquidation analysis is attached in 3 different places and each is incorrect. See Disclosure Statement Case Dkt. 47 at 24 and 33; Plan Case Dkt. 46 at 7. It is unclear why there are three such analyses rather than one.

- The "Total Assets at Liquidation Value" is left blank on all of them. The total of the assets listed on the liquidation value is \$3,289,200 and this line needs to be provided.
- The lines for estimating chapter 7 trustee fees and expenses and chapter 11 administrative expenses are left blank on all of them and should be filled in.
- The amount listed for "secured creditors' recoveries" is \$1,964,755.20 on all of them. The total amount of secured claims discussed in the Disclosure Statement is only \$1,896,260 so it is unclear where Debtor is getting \$1,964,755 from.

The "Balance for unsecured claims" is listed as \$463,933.28 on all of them. According to the Disclosure Statement, the amount of Class 3 general unsecured claims is \$463,933, so Debtor has listed the amount of general unsecured claims (which appears inaccurate – see above) on the line for net proceeds available to *pay* general unsecured claims. Using the amounts listed in the Disclosure Statement, the amount available for general unsecured claims should be \$1,390,540:

Assets	
Cash	\$39,200
Real Property	\$3,250,000



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<b>Total Assets at Liquidation Value</b>	<b>\$3,289,200</b>
Less secured claims	(\$1,896,260)
Less ch 7 trustee fees & expenses	Not estimated
Less ch 11 administrative expenses	Not estimated
Less priority claims	(\$2,400)
<b>Balance for general unsecured claims</b>	<b>\$1,390,540</b>
Total dollar amount of unsecured claims	(\$463,933)

**Involuntary Gap Claims:** The Disclosure Statement lists "involuntary gap claims" in the list of administrative claims. Case Dkt. 47 at 6. This case was never an involuntary case; there are no gap claims and this should be deleted.

**Ruling for January 22, 2025**

Continued to February 11, 2025, 1:30 p.m.

- Updated status report to be filed on or before 2/7/25 re (1) status of MORs; (2) status of production of lease; (3) status of insurance on property; and (4) status of compliance w/ sec. 1116

**Ruling for January 15, 2025**

Continued to 1/22/25 @ 1:30 p.m.

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The bar date is 2/25/25. Dtr to lodge a bar date order and file and serve notice of the bar date by 1/21/25.

**Party Information**

**Debtor(s):**

12027 Otsego, LLC

Represented By  
Hovig John Abassian