

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

WOODBIDGE GROUP OF COMPANIES, LLC,
et al.,¹

Remaining Debtors.

Chapter 11

Case No. 17-12560 (JKS)

(Jointly Administered)

Re: Docket No. 4807

**ORDER SUSTAINING THIRTY-SIXTH (36TH) OMNIBUS (NON-SUBSTANTIVE)
OBJECTION TO CLAIMS PURSUANT TO SECTION 502 OF THE BANKRUPTCY
CODE, BANKRUPTCY RULE 3007, AND LOCAL RULES 3007-1 AND 3007-2**

Upon consideration of the *Thirty-Sixth (36th) Omnibus (Non-Substantive) Objection to Claims Pursuant to Section 502 of the Bankruptcy Code, Bankruptcy Rule 3007, and Local Rules 3007-1 and 3007-2* (the “Objection”)² and the Jeremiassen Declaration; and it appearing that this Court has jurisdiction to consider the Objection pursuant to 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware dated as of February 29, 2012; and it appearing that venue of these Chapter 11 Cases and the Objection in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and it appearing that this matter is a core proceeding pursuant to 28 U.S.C. § 157(b); and this Court having determined that the relief requested in the Objection is in the best interests of the Trust, its beneficiaries, and other parties in interest; and it appearing that notice of the Objection was good and sufficient upon the particular circumstances and that no other or further notice need be given; and upon the record of these Chapter 11 Cases; and after due deliberation thereon and good and

¹ The Remaining Debtors and the last four digits of their respective federal tax identification numbers are as follows: Woodbridge Group of Companies, LLC (3603) and Woodbridge Mortgage Investment Fund 1, LLC (0172). The Remaining Debtors’ mailing address is 14140 Ventura Boulevard #302, Sherman Oaks, California 91423.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Objection.

sufficient cause appearing therefor; it is hereby **ORDERED, ADJUDGED, AND DECREED THAT:**

1. The Objection is SUSTAINED, as set forth herein.
2. The Disputed Claims identified on Exhibits A, B, and C to this Order are hereby disallowed as set forth on Exhibits A, B, and C with respect to each such Disputed Claim.
3. The Trust's objection to each Disputed Claim addressed in the Objection constitutes a separate contested matter as contemplated by Bankruptcy Rule 9014. This Order shall be deemed a separate Order with respect to each claim. Any stay of this Order pending appeal by any of the claimants subject to this Order shall only apply to the contested matter which involves such claimant and shall not act to stay the applicability and/or finality of this Order with respect to the other contested matters covered hereby.
4. The Debtors' claims agent is directed to modify the official claims register it maintains to comport with the relief granted by this Order.
5. Any and all rights of the Trust to amend, supplement, or otherwise modify the Objection and to file additional objections to any and all claims filed in these Chapter 11 Cases, including, without limitation, any and all of the Disputed Claims, shall be reserved. Any and all rights, claims, and defenses of the Trust with respect to any and all of the Disputed Claims shall be reserved, and nothing included in or omitted from the Objection is intended or shall be deemed to impair, prejudice, waive, or otherwise affect any rights, claims, or defenses of the Trust with respect to the Disputed Claims.

6. This Court shall retain jurisdiction and power over any and all affected parties with respect to any and all matters, claims, or rights arising from or related to the implementation or interpretation of this Order.

Dated: February 21st, 2023
Wilmington, Delaware


J. KATE STICKLES
UNITED STATES BANKRUPTCY JUDGE

EXHIBIT A¹

Duplicate Claims (Same Debtor)

¹ Capitalized terms used but not otherwise defined on Exhibit A shall have the meanings ascribed to such terms in the Objection.

Claimant Name	Remaining Claim No.	Claim No. To Be Disallowed	Claim Amount (of Disallowed Claim)	Reason for Disallowance
14241 VENTURA LLC	4670	455	\$1,100.00	Claim 4670 and Claim 455 assert the same amount against the same Debtor in respect of the same liability, specifically, a check (#52961) to claimant from Woodbridge Group of Companies, LLC in the amount of \$1,050 that was returned for insufficient funds. Because the Debtor may be held liable for this single liability at most once, the duplicate claim must be disallowed and expunged.
FIRST AMERICAN DATA TREE	7566	1079	\$6,296.68	Claim 7566 and Claim 1079 assert the same amount against the same Debtor in respect of the same liability, specifically, for amounts asserted to be owed on account of invoice numbers 20014321117 and 20014321217. Because the Debtor may be held liable for this single liability at most once, the duplicate claim must be disallowed and expunged.
SOUTHERN CALIFORNIA EDISON COMPANY	9803	9802	\$1,509.93	Claim 9803 and Claim 9802 assert the same amount against the same Debtor in respect of the same liability, specifically, utility services for account ending 5823 from 2017 through the Petition Date for the same listed properties. Because the Debtor may be held liable for this single liability at most once, the duplicate claim must be disallowed and expunged.
STEPHENSON FOURNIER, PLLC	9196	8040 & 8032	\$3,104.37	Claim 9196, Claim 8040, and Claim 8032 assert the same amount against the same Debtor in respect of the same liability, specifically, for legal services re 802 N. Wharton Street, billed on November 30, 2017. Because the Debtor may be held liable for this single liability at most once, the two duplicate claims must be disallowed and expunged.

Claimant Name	Remaining Claim No.	Claim No. To Be Disallowed	Claim Amount (of Disallowed Claim)	Reason for Disallowance
14140 INVESTMENTS LTD	10038	3366 & 10037	\$108,758.40	Claim 10038, Claim 3366, and Claim 10037 all assert the same amount against the same Debtor in respect of the same liability, specifically, lease rejection damages for a property located in Sherman Oaks, California. Because the Debtor may be held liable for this single liability at most once, the two duplicate claims must be disallowed and expunged.

EXHIBIT B¹

Amended & Superseded Claims

¹ Capitalized terms used but not otherwise defined on Exhibit B shall have the meanings ascribed to such terms in the Objection.

Claimant Name	Remaining Claim No.	Claim No. To Be Disallowed	Claim Amount (of Disallowed Claim)	Reason for Disallowance
SOUTHERN CALIFORNIA EDISON COMPANY	9803	7535 & 8182	\$1,479.66	Claim 9803 asserts that it is intended to amend and supersede a previous claim filed by claimant in June 2018 in the amount of \$1,479.66. Claim 7535 and Claim 8182 are identical claims filed by claimant in June 2018 and appear to be the claims intended by claimant to be amended and superseded. All the claims are asserted against the same Debtor in respect of the same liability, specifically, utility services for account ending 5823 from 2017 through the Petition Date. Because the claimant intended to amend and supersede these claims, and because the Debtor may be held liable for this single liability at most once, the two amended and superseded claims must be disallowed and expunged.
SNELL & WILMER LLP	10011	2605	\$116,724.53	Claim 10011 asserts that it is intended to amend and supersede a previous claim filed by claimant. Claim 2605 appears to be the claim intended by claimant to be amended and superseded. Both claims are asserted against the same Debtor in respect of the same liability, specifically, alleged breach of contract for legal services. Because the claimant intended to amend and supersede this claim, and because the Debtor may be held liable for this single liability at most once, the amended and superseded claim must be disallowed and expunged.

EXHIBIT C¹

Late Claims

¹ Capitalized terms used but not otherwise defined on Exhibit C shall have the meanings ascribed to such terms in the Objection.

Claimant Name	Claim No. To Be Disallowed	Date Filed	Claim Amount (of Disallowed Claim)	Reason for Disallowance
BOSWELL CONSTRUCTION INC.	9996	01/22/2019	\$18,735.09	Claim 9996 was filed after the General Bar Date, without seeking relief from the Bar Date Order. Because no excuse justifies the late filing, the claim must be disallowed and expunged.
NATALIE LEWIS	9771	10/06/2018	\$200.00	Claim 9771 was filed after the General Bar Date, without seeking relief from the Bar Date Order. Because no excuse justifies the late filing, the claim must be disallowed and expunged. Additionally, the Trust can find no basis in the Debtors' books and record to support this claim, nor does the claim attach sufficient documentation as support.
TEST TESTING	11001	06/24/2021	\$100,000.00	Claim 9996 was filed after the General Bar Date, without seeking relief from the Bar Date Order. Because no excuse justifies the late filing, the claim must be disallowed and expunged. Additionally, the Trust can find no basis in the Debtors' books and record to support this claim, nor does the claim attach sufficient documentation as support. The claim appears to be fraudulent, <i>e.g.</i> , the claimant's address is listed as "123 No Pl., Nowhere, WA 12345."