

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Greenbelt Division

In re:

THE CONDOMINIUM ASSOCIATION OF
THE LYNNHILL CONDOMINIUM,

Debtor.¹

Case No. 18-10334

Chapter 11

**HEARING AGENDA
FOR OCTOBER 3, 2018 HEARING AT 11:00 A.M.**

- I. *Debtor's Motion for an Order Approving Net Sale Proceeds Allocation and Authorizing Distribution of the Debtor's Sale Proceeds* [Doc. 305] (the "**Condo Dues Motion**")

For the avoidance of doubt, the Association will NOT make distributions with respect to units associated with a pending and unresolved objection to the Condo Dues Motion or the Distribution Motion (defined below) until resolution of such objection. The disputed funds with respect to these units will remain (or will be placed) in escrow pending resolution of the objection.

A. Timely Objections/Responses Received **Before** September 14 Hearing:

1. Objection on behalf of Tajuana Elam, Keith Elam [Doc. 312]
 - a. **Resolved**
2. Objection on behalf of Sheree Moorer [Doc. 313]
 - a. Adjourned to a date in early December subject to the Court's availability.
3. Objection on behalf of Warnett Barnes [Doc. 314]
 - a. **Resolved** [Docs. 343, 356]
4. Objection on behalf of Diane E. McKenzie [Doc. 315]
 - a. **Resolved**

¹ The Debtor's federal identification number is 52-0993760.



5. Objection on behalf of Lisa M. Gallmon [Doc. 316]
 - a. Adjourned to a date in early December subject to the Court's availability.
6. Opposition on behalf of Martin Family Rentals, LLC [Doc. 317]
 - a. Adjourned to a date in early December subject to the Court's availability.
7. Objection on behalf of William J. James [Doc. 318]
 - a. **Resolved** [Doc. 364]

B. Untimely Objections/Responses Received **After** September 14 Hearing

1. Opposition on behalf of Donna MP Wilson Revocable Trust [Doc. 345] filed on September 19, 2018
 - a. **Resolved (on October 2, 2018)**
2. Objection on behalf of Lora Brighthaupt [Doc. 357] filed on September 27, 2018
 - a. Adjourned to a date in early December subject to the Court's availability.

II. *Motion for an Order (I) Authorizing Initial Distributions, (II) Expunging Former Resident/Unit Owner Claims, and (III) Allowing Unit Lienholder and Certain Class 3 Claims* [Doc. 353] ("**Distribution Motion**")

For the avoidance of doubt, the Association will NOT make distributions with respect to units affected by a pending and unresolved objection to the Condo Dues Motion or the Distribution Motion until resolution of such claim or objection. The disputed funds with respect to these units will be placed in escrow pending resolution of the objection.

- A. Informal Objections: The Association requests that the Court **overrule** all informal objections that have not been filed with the Court. Informal objections include:
1. Objection of Sheila Patrick
 2. Objection of William and Mattie Griffin
 3. Objection of Constance Lawrece (late challenge to Tax Order [Doc. 280])

B. Filed Objections/Responses:

1. Response on behalf of Sheree Moorer, Willie Moorer [Doc. 358]
 - a. Adjourned to a date in early December subject to the Court's availability.
2. Objection on behalf of Keith Elam, Tajuana Elam [Doc. 363]
 - a. **Resolved**
3. Response on behalf of Fannie Mae [Doc. 359] and Support Document Maryland State Department of Assessment and Taxation Report [Doc. 360]
 - a. Adjourned to a date in early December subject to the Court's availability.
4. Opposition on behalf of Daniel Wakjira [Doc. 361]
 - a. Adjourned to a date in early December subject to the Court's availability.

C. Other Lienholder Disputes:

For the avoidance of doubt, the Association will NOT make distributions with respect to units for which an untimely unit lienholder claim has been asserted since the filing of the Distribution Motion or for which there is a lienholder dispute. The disputed funds with respect to these units will be placed in escrow pending resolution of the lienholder claim or objection.

1. *Motion to Allow Late Filing of Unit Lienholder Claim 151 filed by Muluye Abtew* [Doc. 362]
 - a. Adjourned to a date in early December subject to the Court's availability.
2. *Motion to Late File a Lien by a Third-Party Creditor filed by Walter Cook* [Doc. 365]
 - a. Adjourned to a date in early December subject to the Court's availability.

III. Units with Discrepancies Based on Land Records/Title Search

- A. Approximately 22 units with a discrepancy or concern over the ownership of the unit or the validity of an asserted lien based on the land records. The Association will withhold distributions until discrepancies are resolved.

IV. W-9 Forms

Status: Twenty-six (26) W-9 forms have been submitted by unit owners or creditors.

A. List of W-9 Forms Received