

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

In re: § Case No. 23-90054 (CML)  
§  
IEH Auto Parts Holding LLC, *et al.*, § Chapter 11  
§  
Debtors.<sup>1</sup> § (Jointly Administered)  
§  
§ Re: Docket No. 465  
§

**LIMITED OBJECTION OF GKI INFILL PHILADELPHIA, LLC TO THE FIRST AMENDED COMBINED DISCLOSURE STATEMENT AND JOINT PLAN OF LIQUIDATION OF IEH AUTO PARTS HOLDING LLC AND ITS DEBTOR AFFILIATES PURSUANT TO CHAPTER 11 OF THE BANKRUPTCY CODE**

GKI Infill Philadelphia, LLC (“GKI” or “Landlord”), by and through its undersigned counsel, hereby files this *Limited Objection to the First Amended Combined Disclosure Statement and Joint Plan of Liquidation of IEH Auto Parts Holding LLC and its Debtor Affiliates Pursuant to Chapter 11 of the Bankruptcy Code* (the “Objection”) [Docket 465] (the “Plan”). In support of this Objection, GKI shows as follows:

**BACKGROUND**

1. GKI and Debtor IEH Auto Parts LLC are also parties to a lease for nonresidential real property located at 858 Lenola Road, Moorestown, NJ 08057 (the “858 Lenola Lease”).
2. GKI and Debtor IEH Auto Parts LLC are parties to a lease for nonresidential real property located at 165 East 9<sup>th</sup> Avenue, Rummemedede, NJ 08078 (the “165 Ninth Ave. Lease”).

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<sup>1</sup> The Debtor entities in these chapter 11 cases along with the last four digits of each Debtor entity’s federal tax information number, are: IEH Auto Parts Holding LLC (6529); AP Acquisition Company Clark LLC (4531); AP Acquisition Company Gordon LLC (5666); AP Acquisition Company Massachusetts LLC (7581); AP Acquisition Company Missouri LLC (7840); AP Acquisition Company New York LLC (7361); AP Acquisition Company North Carolina LLC (N/A); AP Acquisition Company Washington (2773); Auto Plus Auto Sales LLC (6921); IEH AIM LLC (2233); IEH Auto Parts LLC (2066); IEH Auto Parts Puerto Rico, Inc. (4539); and IEH BA LLC (1428). The Debtors’ service address is 112 Townpark Drive NW, Suite 300, Kennesaw, GA 30144.



3. GKI filed Proofs of Claim Nos. 22 and 23 which are incorporated herein by reference for all purposes.

4. On April 25, 2023, GKI also filed its *Objection to Initial Cure Notice for Executory Contracts and Unexpired Leases Subject to Possible Assumption and Assignment* [Doc. No. 415] (the “Objection to Cure Amount”) which is incorporated herein by reference for all purposes.

5. On May 18, 2023, GKI filed its *Objection to Notice of Assumption and Assignment and Supplemental Objection to Initial Cure Notice for Executory Contracts and Unexpired Leases Subject to Possible Assumption and Assignment* [Doc. No. 568] (the “Objection to Notice of Assumption and Assignment”) which is incorporated herein by reference for all purposes.

6. GKI files this limited Objection to preserve its right to seek payment of amounts owed as set out in the Proofs of Claim, Objection to Cure Amount and Objection to Notice of Assumption and Assignment.

7. GKI also files this limited Objection to the release provisions in Article VIII of the Plan to the extent that it would interfere with GKI’s rights and remedies with respect to the 858 Lenola Lease and 165 Ninth Ave. Lease in this bankruptcy.

WHEREFORE, PREMISES CONSIDERED, GKI respectfully requests the Court grant GKI’s Objection, deny confirmation of the Plan, and for such other and further relief, at law and in equity, as is just and proper.

Dated: May 26, 2023

Respectfully submitted,

/s/Stacey L. Kremling  
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**ATTORNEYS FOR GKI INFILL  
PHIADELPHIA, LLC**

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of this document was electronically served on all parties registered or otherwise entitled to receive electronic notices in this case via CM/ECF on this the 26<sup>th</sup> day of May, 2023.

/s/ Stacey L. Kremling  
Stacey L. Kremling