

**UNITED STATES BANKRUPTCY COURT**

Eastern District of California

**Honorable Ronald H. Sargis**

Bankruptcy Judge  
Modesto, California

**May 21, 2015 at 3:30 p.m.**

1. [14-91633](#)-E-11 SOUZA PROPANE, INC.

CONTINUED STATUS CONFERENCE RE:  
VOLUNTARY PETITION  
12-17-14 [[1](#)]

Debtor's Atty: David C. Johnston

**The Status Conference is xx.**

Notes:

Continued from 1/29/15

Operating Reports filed: 2/17/15 [Dec 2014]; 3/4/15 [Jan]; 3/5/15 [amd. Jan]; 3/23/15 [Feb]; 4/13/15 [Mar]; 5/14/15 [Apr]

Application for Admission to Practice Pro Hac Vice filed 1/30/15 [Dckt 87]; Order granting filed 1/31/15 [Dckt 96]

[FWP-2] Chapter 11 Trustee's Motion for Entry of an Order Authorizing (1) Exclusive Supply Agreement; (2) Post-Petition Financing; and (3) Optional Servicing Agreement filed 1/30/15 [Dckt 90]; heard on shortened time; Order granting filed 3/9/15 [Dckt 125]

[FWP-3] Chapter 11 Trustee's Motion to (1) Extend the Time to Assume or Reject Nonresidential Real Property Leases and (2) Approve Interim Modification of Lease Agreement filed 2/25/15 [Dckt 111]; Order granting filed 3/31/15 [Dckt 130]

Trustee's Report at 341 Meeting docketed 3/17/15

[FWP-4] Trustee's Motion to Employ Westwood Benson Business Brokers as Business Broker filed 4/16/15 [Dckt 135]; Order granting filed 5/2/15 [Dckt 142]

Trustee's Report at 341 Meeting docketed 4/24/15

**MAY 21, 2015 STATUS CONFERENCE**

Neither the Chapter 11 Trustee nor any other party in interest filed an updated Status Report or statement identifying any issues to be considered by the court at the Status Conference.

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2. [15-90358](#)-E-11 LAWRENCE/JUDITH SOUZA

STATUS CONFERENCE RE: VOLUNTARY  
PETITION  
4-10-15 [[1](#)]

Debtor's Atty: David M. Meegan  
Trustee's Atty: Donald W. Fitzgerald

Notes:

Operating Report filed: 5/6/15

[MHK-1] Debtors' Motion to Use Cash Collateral filed 4/30/15 [Dckt 32], set for hearing 5/21/15 at 10:30 a.m.

[MHK-2] Debtors' Application to Employ Real Estate Broker filed 4/30/15 [Dckt 28]; Order granting filed 4/30/15 [Dckt 45]

[MHK-3] Debtors' Application to Employ Meegan, Hanschu & Kassenbrock as Attorneys filed 4/30/15 [Dckt 24]; Order granting filed 4/30/15 [Dckt 44]

[MHK-4] Debtors' Motion to Employ and Compensate Real Property Manager filed 4/30/15 [Dckt 37], set for hearing 5/21/15 at 10:30 a.m.

Debtors' Chapter 11 Status Report filed 4/30/15 [Dckt 42]

**STATUS CONFERENCE SUMMARY**

MONTHLY OPERATING REPORT SUMMARY

-----, 2012 Report		Filed: -----, 2012		
INCOME	Current		Cumulative	
Wages	\$ 0		\$ 0	
Sales	\$ 0		\$ 0	
Misc.	\$ 1		\$ 1	
<b>Total</b>	\$ 1		\$ 1	
<b>EXPENSES</b>	\$ (5,000)		\$ (2,000)	
<b>PROFIT/(LOSS)</b>	\$ (4,999)		\$ (1,999)	
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				

-----, 2012 Report		Filed: -----, 2012		
<b>INCOME</b>	<b>Current</b>			
Wages	\$0			
Sales	\$0			
Misc.	<u>\$1</u>			
<b>Total</b>	\$1			
<b>EXPENSES</b>	(\$5,000)			
<b>PROFIT/(LOSS)</b>	(\$4,999)			
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				

-----, 2012 Report		Filed: -----, 2012		
<b>INCOME</b>	<b>Current</b>			
Wages	\$0			
Sales	\$0			
Misc.	<u>\$1</u>			
<b>Total</b>	\$1			
<b>EXPENSES</b>	(\$5,000)			
<b>PROFIT/(LOSS)</b>	(\$4,999)			
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				

-----, 2012 Report		Filed: -----, 2012		
<b>INCOME</b>	<b>Current</b>			
Wages	\$0			
Sales	\$0			
Misc.	<u>\$1</u>			
<b>Total</b>	\$1			
<b>EXPENSES</b>	(\$5,000)			
<b>PROFIT/(LOSS)</b>	(\$4,999)			
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				

-----, 2012 Report		Filed: -----, 2012		
<b>INCOME</b>	<b>Current</b>			
Wages	\$0			
Sales	\$0			
Misc.	<u>\$1</u>			
<b>Total</b>	\$1			
<b>EXPENSES</b>	(\$5,000)			
<b>PROFIT/(LOSS)</b>	(\$4,999)			
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				

-----, 2012 Report		Filed: -----, 2012		
<b>INCOME</b>	<b>Current</b>			
Wages	\$0			
Sales	\$0			
Misc.	<u>\$1</u>			
<b>Total</b>	\$1			
<b>EXPENSES</b>	(\$5,000)			
<b>PROFIT/(LOSS)</b>	(\$4,999)			
<b>Specific Expenses</b>				
Rent/Mortgage				
Interest				
Payroll				
ACCOUNTS RECEIVABLE				
ACCOUNTS PAYABLE				



**SUMMARY OF SCHEDULES**

<b>Real Property Schedule A</b>	<b>FMV</b>	<b>LIENS</b>	
Total Value	\$2,074,000		
Residence			
Eight Residential Rental Properties			

<b>Personal Property Schedule B</b>	<b>FMV</b>	<b>LIENS</b>	
Total	\$1,927,960		
Souza Properties, Inc. (100%)			\$750,000
Turlock Air Park, Inc. (25%)			\$1,000,000
Turlock Air Park, Inc. Note			\$101,407

<b>Secured Claims Schedule D</b>	<b>TOTAL CLAIM AMOUNT</b>	<b>FMV</b>	<b>EQUITY (UNSECURED) CLAIM PORTION</b>
Carrington Mtg Services N Johnson Rd Residence First Deed of Trust	(\$422,000)	\$550,000	\$128,000
Wells Fargo Bank N Johnson Road Residence Second Deed of Trust	(\$250,000)		(\$122,000)
Internal Revenue Service	(\$254,837)		
Provident Credit Union Canal Dr. Prop A First Deed of Trust	(\$67,981)	\$250,000	\$182,019
Provident Credit Union Canal Drive Prop B First Deed of Trust	(\$75,177)	\$195,000	\$119,823
Maiman Revocable Trust A W. Syracuse Prop A First Deed of trust	(\$46,000)	\$173,000	\$127,000
Seterus W. Syracuse Prop B First Deed of Trust	(\$131,036)	\$75,000	(\$56,036)
Seterus W. Syracuse Dr. Prop C First Deed of Trust	(\$126,841)	\$132,000	\$5,159
Seterus W. Syracuse Dr. Prop D First Deed of Trust	(\$122,700)	\$149,000	\$26,300
Stanislaus County Tax Collector Golden State Dr Prop A Property Tax Lien	(\$537)	\$120,000	\$119,463
Curtis Family Trust Golden State Dr. Prop A First Deed of Trust	(\$331,191)		(\$211,728)
Stanislaus County Tax Collector W. Syracuse Prop E	(\$1,931)	\$430,000	\$428,069
Curtis Family Trust W. Syracuse Prop E First Deed of Trust	(\$920,350)		(\$492,281)
Curtis Family Trust 2 <sup>nd</sup> DOT W Canal Prop A 2 <sup>nd</sup> DOT w Canal Prop B 2 <sup>nd</sup> DOT W Syracuse Prop B 2 <sup>nd</sup> DOT W Syracuse Prop C	(\$250,000)		\$83,301

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<b>PRIORITY UNSECURED CLAIMS SCHEDULE E</b>	<b>TOTAL CLAIM AMOUNT</b>	<b>PRIORITY</b>	<b>GENERAL UNSECURED</b>
Internal Revenue Service	(\$2,169)	(\$2,169)	

<b>GENERAL UNSECURED CLAIMS SCHEDULE F</b>	<b>TOTAL CLAIM AMOUNT</b>		<b>GENERAL UNSECURED</b>
Total General Unsecured Claims	(\$1,843,376)		
Bank of America			(\$81,800)
Calone & Harrel			(\$66,912)
Chase			(\$23,528)
Citibank			(\$23,393)
Damrell et al			(\$107,163)
Discover			(\$27,635)
Financial Pacific Leasing			
Money Brokers (unsecured guaranty of debt, with underlying debt secured by property owned by Souza Properties, Inc.)			(\$955,812)
Turlock Air Park, Inc.			(\$375,915)
Wells Fargo Bank			(\$26,666)

<b>INCOME, SCHEDULE I</b>		
Total Average Monthly Income		
Total	\$12,483	

<b>EXPENSES, SCHEDULE J</b> Total Average Monthly Expenses		
Total	(\$24,917)	
Residence Mtgs	(\$4,200)	
Rental Prop Mtgs	(\$15,693)	
Rental Property Expenses	(\$2,100)	
Net Monthly Income	(\$12,433)	

#### STATEMENT OF FINANCIAL AFFAIRS

##### Question 1 Income

2015 YTD	none	
2014	none	
2013	none	

##### Question 2 Non-Business Income

2015 YTD	\$40,300	
2014	\$187,000	
2013	\$131,800	

##### Question 3 Payments within 90 days

Creditor	Amount	Date
None		

##### Payments within one year