

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: TULSA N PROPERTY LLC,	§	Case No. 20-11767-LSS
	§	
	§	
Debtor	§	

**NOTICE OF TRUSTEE'S FINAL REPORT AND
APPLICATIONS FOR COMPENSATION
AND DEADLINE TO OBJECT (NFR)**

Pursuant to Fed. R. Bankr. P. 2002(a)(6) and 2002(f)(8), please take notice that JEOFFREY L. BURTCH, TRUSTEE, trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

824 Market Street
3rd Floor
Wilmington, DE 19801

Any person wishing to object to any fee application that has not already been approved or to the Final Report, must file a written objection within 21 days from the mailing of this notice, serve a copy of the objections upon the trustee, any party whose application is being challenged and the United States Trustee. A hearing on the fee applications and any objection to the Final Report will be held at 2:30 PM on 9/11/2025 in Courtroom 2, United States Courthouse Courthouse, 824 Market Street, 6th Floor, Wilmington, DE 19801. If no objections are filed, upon entry of an order on the fee applications, the trustee may pay dividends pursuant to FRBP 3009 without further order of the Court.

Date Mailed: 7/28/2025

By: /s/JEOFFREY L. BURTCH, TRUSTEE
Trustee

JEOFFREY L. BURTCH, TRUSTEE
P.O. BOX 549
WILMINGTON, DE 19899-0549
(302) 472-7424

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: TULSA N PROPERTY, LLC

§ Case No. 20-11767-LSS

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§

Debtor(s)

**SUMMARY OF TRUSTEE'S FINAL REPORT
AND APPLICATIONS FOR COMPENSATION**

<i>The Final Report shows receipts of :</i>	\$	1,058,400.72
<i>and approved disbursements of:</i>	\$	426,562.27
<i>leaving a balance on hand of¹:</i>	\$	631,838.45

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
10S	NISSAN MOTOR VEHICLE ACCEPTANCE CORPORATION	5,882,538.94	0.00	0.00	0.00

Total to be paid to secured creditors:	\$	0.00
Remaining balance:	\$	631,838.45

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - JEOFFREY L. BURTCH, TRUSTEE	55,002.02	0.00	55,002.02
Trustee, Expenses - JEOFFREY L. BURTCH, TRUSTEE	76.45	0.00	76.45
Bond Payments - INTERNATIONAL SURETIES LTD.	1,436.33	1,436.33	0.00
Administrative Rent - HILL ARCHIVE	1,385.33	1,385.33	0.00
Costs to Secure/Maintain Property - LLK, LLC	88.75	88.75	0.00
Costs to Secure/Maintain Property - HILL ARCHIVE	5,466.45	5,466.45	0.00

¹The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Other Chapter 7 Administrative Expenses - DEALERTRACK, INC.	0.00	0.00	0.00
Attorney for Trustee Fees (Other Firm) - LAW OFFICE OF SUSAN E. KAUFMAN, LLC	159.12	142.87	16.25
Attorney for Trustee Fees (Other Firm) - CIMO MAZER MARK PLLC	350,000.00	350,000.00	0.00
Attorney for Trustee Fees (Other Firm) - LAW OFFICE OF SUSAN E. KAUFMAN, LLC	54,995.00	47,050.00	7,945.00
Attorney for Trustee Expenses (Other Firm) - CIMO MAZER MARK PLLC	2,555.71	2,555.71	0.00
Accountant for Trustee Fees (Other Firm) - BEDERSON, LLP	6,277.00	0.00	6,277.00
Accountant for Trustee Expenses (Other Firm) - BEDERSON, LLP	26.05	0.00	26.05
Arbitrator/Mediator for Trustee Fees - STRADLEY RONON STEVENS & YOUNG LLP	11,115.00	11,115.00	0.00

Total to be paid for chapter 7 administrative expenses: \$ 69,342.77
Remaining balance: \$ 562,495.68

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00
Remaining balance: \$ 562,495.68

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for priority claims:	\$	0.00
Remaining balance:	\$	562,495.68

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$314,890.14 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 100.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1P	GUARANTEED CLAIM FUNDING LLC	13,650.00	0.00	13,650.00
1U	GUARANTEED CLAIM FUNDING LLC	138,350.00	0.00	138,350.00
2	INTEGRITY CUSTOMS, INC.	4,280.00	0.00	4,280.00
3	WALKERS ELECTRIC LLC	1,791.26	0.00	1,791.26
4	TULSA N PROPERTY, LLC	0.00	0.00	0.00
5	PARTSTRADER LLC	94.98	0.00	94.98
6	O'REILLY AUTOMOTIVE STORES INC.	6,997.07	0.00	6,997.07
7	CRAIN N OF TULSA, LLC	119,369.60	0.00	119,369.60
8	DEALERTRACK, INC.	8,873.75	0.00	8,873.75
9	VINSOLUTIONS INC.	21,483.48	0.00	21,483.48

Total to be paid for timely general unsecured claims:	\$	314,890.14
Remaining balance:	\$	247,605.54

Tardily filed claims of general (unsecured) creditors totaling \$2,321,414.23 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 10.7 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
10U	NISSAN MOTOR VEHICLE ACCEPTANCE CORPORATION	2,297,082.98	0.00	245,010.33
11	AUTOTRADER	24,331.25	0.00	2,595.21

Total to be paid for tardily filed general unsecured claims:	\$	247,605.54
Remaining balance:	\$	0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for subordinated claims:	\$	0.00
Remaining balance:	\$	0.00

Prepared By: /s/ Jeffrey L Burtch

Trustee

Jeffrey L. Burtch
P.O. Box 549
Wilmington, DE 19899
(302) 472-7427

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.