



IT IS ORDERED as set forth below:

Date: September 11, 2025

A handwritten signature in blue ink, reading "Sage M. Sigler".

**Sage M. Sigler
U.S. Bankruptcy Court Judge**

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

In re:)	Chapter 11
)	
OTB HOLDING LLC, <i>et al.</i> , ¹)	Case No. 25-52415 (SMS)
)	
)	
Debtors.)	(Jointly Administered)

**ORDER SUSTAINING DEBTORS'
THIRD OMNIBUS OBJECTION TO SECURED CLAIMS LISTED ON EXHIBIT A**

This matter is before the Court on the *Debtors' Third Omnibus Objection to Secured Claims Listed on Exhibit A* [Docket No. 542] (the "Objection") of the above captioned debtors and debtors in possession (collectively, the "Debtors") for entry of an order reclassifying the secured claims filed by certain claimants (each, a "Claimant," and collectively, the "Claimants") identified

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, include: OTB Holding LLC (3213), OTB Acquisition LLC (8500), OTB Acquisition of New Jersey LLC (1506), OTB Acquisition of Howard County LLC (9865), Mt. Laurel Restaurant Operations LLC (5100), OTB Acquisition of Kansas LLC (9014), OTB Acquisition of Baltimore County, LLC (6963). OTB Holding LLC's service address is One Buckhead Plaza, 3060 Peachtree Road, NW, Atlanta, GA 30305.



on **Schedule 1** (collectively, the “Claims”) attached hereto, all as more fully set forth in the Objection. All capitalized terms used but not defined herein shall have the meanings given to them in the Objection.

The Court having jurisdiction over the Objection pursuant to 28 U.S.C. §§ 1334 and 157(b), the Objection being a core matter pursuant to 28 U.S.C. § 157(b)(2), the Court having found that venue of this proceeding and the Objection in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that the relief requested in the Objection is in the best interests of the Debtors’ estates, their creditors, residents and other parties in interest; and the Court being able to enter a final order consistent with Article III of the United States Constitution; and the Debtors having filed a notice setting the Objection and any responses thereto for hearing on September 9, 2025 (the “Hearing”); and the Court having found that notice of the Objection and opportunity for hearing on the Objection were appropriate under the circumstances and no other notice need be provided; and the Court having found that all requisite parties-in-interest had an opportunity to file a response to the Objection and attend the Hearing to support any asserted response to the Objection; and no response to the Objection was filed and no creditor or party in interest appeared to oppose the relief requested in the Objection; and the Court having reviewed and considered the Objection and all other matters of record in these chapter 11 cases, including the lack of objection thereto; and it appearing that the relief requested in the Objection is in the best interests of the Debtors, their estates, and their creditors, and that the legal and factual bases set forth in the Objection and at the Hearing establish just cause for the relief granted herein; and after due deliberation thereon; and good and sufficient cause appearing therefor, it is hereby ORDERED that:

1. The Objection is SUSTAINED and GRANTED as set forth herein.
2. The Claims listed on **Schedule 1** hereto are reclassified to general unsecured, non-priority claims in their entirety. For the avoidance of doubt, this Order shall not disallow or expunge any general unsecured portion of the Claims listed on **Schedule 1**. All rights of the Debtors to further object to the Claims during these Chapter 11 Cases are reserved.
3. For the avoidance of doubt, effective as of the Petition Date, the Debtors abandoned all right, title and interest in and to all personal property remaining at the leased premises located at 213 N. Central Expressway, Allen, Texas as authorized by the *Order (I) Authorizing (A) Rejection of Certain Unexpired Leases of Non-Residential Real Property Effective as of the Petition Date, (B) Abandonment of Any Remaining Personal Property Located at the Leased Premises; (II) Fixing a Bar Date for Claims of Counterparties; and (III) Granting Related Relief* [Docket No. 174]. Accordingly, T Twin Creeks TX, LLC's Claim No. 622 is reclassified pursuant to Paragraph 2 of this Order.
4. The Debtors are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order.
5. This Court shall retain jurisdiction with respect to any matters, claims, rights, or disputes arising from or relating to the implementation of this Order.

[END OF ORDER]

Prepared and presented by:

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Schedule I
Claims

#	Name of Claimant	Debtor	Case Number	Claim Number	Original Secured Claim Amount
1	A-Allright Plumbing, Inc	OTB Acquisition LLC	25-52416	351	\$18,945.00
2	Air System Designs LLC	OTB Holding LLC	25-52415	68	\$11,204.57
3	City of Grandville, MI	OTB Holding LLC	25-52415	158	\$2,401.75
4	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	463	\$3,524.11
5	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	464	\$1,039.47
6	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	465	\$3,257.66
7	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	466	\$892.59
8	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	467	\$2,799.24
9	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	468	\$2,787.12
10	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	469	\$1,301.59
11	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	470	\$1,235.47
12	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	471	\$1,932.25
13	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	473	\$1,767.09
14	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	474	\$1,876.70
15	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	476	\$2,698.16
16	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	477	\$2,419.54
17	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	479	\$1,697.90
18	Cold Tex Refrigeration, LLC	OTB Acquisition LLC	25-52416	480	\$2,390.16
19	Kitchen Equipment Professionals, LLC	OTB Acquisition LLC	25-52416	462	\$1,041.40
20	Kitchen Equipment Professionals, LLC	OTB Acquisition LLC	25-52416	472	\$2,700.76
21	MANSFIELD KDC III LP	OTB Acquisition LLC	25-52416	542	\$7,475.68
22	Oma Mex, LLC	OTB Holding LLC	25-52415	396	\$70,957.78
23	PA 73 South Association, Inc	OTB Acquisition LLC	25-52416	60	\$2,138.76
24	RestorePro Reconstruction, Inc.	OTB Acquisition LLC	25-52416	264	\$79,735.28
25	ServicExperts, Inc.	OTB Acquisition LLC	25-52416	506	\$33,810.43
26	T Twin Creeks TX, LLC	OTB Acquisition LLC	25-52416	622	\$106,634.04
27	ZIG Irving, LLC	OTB Holding LLC	25-52415	232	\$554,280.42