UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY Caption in Compliance with D.N.J. LBR 9004-1(b)	
In re: **CBRM REALTY INC., et al.,** Debtors.	Chapter 11 Case No. 25-15343 (MBK) (Jointly Administered) Re: Doc. Nos. 857, 861, 879, 881

Order Filed on October 21, 2026
by Clerk
U.S. Bankruptcy Court
District of New Jersey

ORDER (I) COMPELLING MIRIAM MIZRACHI TO COMPLY WITH THE RULE 2004 SUBPOENA ISSUED TO HER, AS MODIFIED, (II) DENYING IN PART HER MOTION TO QUASH THE SUBPOENA, (III) OVERRULING IN PART HER OBJECTIONS THERETO, AND (IV) GRANTING RELATED RELIEF

The relief set forth on the following pages, numbered two (2) through 4, is hereby **ORDERED**.

DATED: October 21, 2026

Honorable Michael B. Kaplan
United States Bankruptcy Judge

25153432611020000000000001

Upon the motion [Doc. No. 857] (the "**Motion**") of RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust for CBRM Realty Inc. and Crown Capital Holdings, LLC (the "**Trustee**"), for entry of an order compelling Miriam Mizrachi to comply with the Rule 2004 subpoena dated August 20, 2026 (the "**Subpoena**"); and upon the motion of Ms. Mizrachi to quash the Subpoena and related relief, filed in Case No. 25-21650 (MBK) [Doc. No. 198] and refiled in these cases [Doc. No. 861] (the "**Motion to Quash**"), and her opposition to the Motion [Doc. No. 879] (the "**Opposition**"); the reply of the Trustee [Doc. No. 881]; and the Court having jurisdiction pursuant to 28 U.S.C. §§ 157 and 1334; and due and sufficient notice of the Motion and the Motion to Quash having been given; and the Court having considered the papers and the record of the hearing held on October 15, 2026, as well as the supplemental reply papers filed on behalf of Miriam Mizrachi on October 20, 2026 [Doc. No. 890]; and good and sufficient cause appearing therefor; IT IS HEREBY ORDERED THAT:

1. The Motion is **GRANTED, IN PART**, as set forth herein.

2. The Motion to Quash, including as filed at Doc. No. 198 in Case No. 25-21650 (MBK), is **DENIED**, **IN PART** and the objections to the Subpoena asserted in the Motion to Quash and the Opposition are **OVERRULED, SUBJECT TO RESOLUTION SET FORTH HEREIN**; *provided, however*, that nothing in this Order overrules or waives any claim of attorney-client privilege or work-product protection, which shall be asserted in accordance with paragraph 7 below.

3. The Subpoena, **which was delivered to Ms. Mizrachi on September 30, 2026**, is modified pursuant to Fed. R. Civ. P. 45(d)(3)(A)(i), made applicable by Fed. R. Bankr. P. 9016, so that the compliance dates set forth in this Order replace the return date stated in the Subpoena.

4. On or before **November 20, 2026**, unless the time period is extended consensually by the Trustee or by the Court, Ms. Mizrachi shall comply with the Subpoena in all respects and produce all responsive, non-privileged documents, including all such documents that she collected, reviewed or produced in *Acquiom Agency Services LLC v. Silber*, Index No. 654386/2024 (Sup. Ct. N.Y. Cnty.); *provided, however*, that if the Trustee has furnished a Bates index of the production from that proceeding in its possession, Ms. Mizrachi need not re-produce the documents listed on that index and shall instead certify in writing whether the documents identified on that index constitute her complete responsive production in that proceeding, including any supplements, and shall identify and produce any responsive materials omitted from it. The request that the Trustee bear the costs of compliance is **DENIED** without prejudice to a properly supported request for protection from significant expense under Fed. R. Civ. P. 45(d)(2)(B)(ii).

5. On or before the date that is seven (7) days after entry of this Order, counsel to Ms. Mizrachi shall advise the Trustee in writing whether Berkovitch & Bouskila, PLLC, or any other counsel, continues to hold Ms. Mizrachi's file from the proceeding referenced in paragraph 4 above.

6. On or before the date that is seven (7) days after entry of this Order, counsel to the Trustee shall provide counsel to Ms. Mizrachi with copies of all third-party subpoenas and document requests issued to date seeking the production of documents which evidence, refer or relate to Ms. Mizrachi's ownership, control or financial interests in assets.

7. Together with or prior to compliance with the Subpoena, counsel to Ms. Mizrachi shall assert, in detailed and specific form, any objection to production, along with any applicable claim of privilege or work-product protection by means of a log served with the production to

which it relates, identifying each withheld document by date, author, recipients, general subject matter and the basis for the claim.

8. The relief requested in the Motion to Quash and the Opposition with respect to subpoenas issued by the Trustee to third parties, including JPMorgan Chase Bank, N.A. and BciCapital, Inc., c/o City National Bank of Florida, and the requests for an award of fees and expenses, are **DENIED**. The subpoenas remain operative and compliance deadlines are **EXTENDED FOR 30 DAYS** from the date of this Order. The request that the Trustee bear the costs of compliance is **DENIED** without prejudice to a properly supported request for protection from significant expense under Fed. R. Civ. P. 45(d)(2)(B)(ii).

9. Documents produced pursuant to this Order shall be subject to the protective order entered in these cases [Doc. No. 791].

10. All parties' rights under Fed. R. Civ. P. 45(g), Bankruptcy Rules 2004 and 9016, and section 105(a) of the Bankruptcy Code, including the right to seek fees, costs and further relief in the event of non-compliance with this Order, are expressly reserved.

11. The Trustee shall file a copy of this Order in Case No. 25-21650 (MBK).

12. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation, interpretation and enforcement of this Order.

13. Counsel to the following parties: Ms. Mizrachi, Trustee, Moshe Silber and Chapter 7 Trustee, Karen Bezner, are to appear in Court for a discovery conference on **December 7, 2026, at 2:00 p.m., unless continued by the Court. Parties are reminded of their respective obligations to meet and confer with respect to ongoing discovery disputes and issues, including agreements on ESI protocols, additional confidentiality and protective orders, and requests for a Rule 502(d) order**.

United States Bankruptcy Court

District of New Jersey

In re:

CBRM Realty Inc.

Debtor

Case No. 25-15343-MBK

Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3 User: admin

Date Rcvd: Oct 31, 2026 Form ID: pdf903 Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 01, 2026:

Recip ID		Recipient Name and Address
db	+	CBRM Realty Inc., c/o Lynd Living, 4499 Pond Hill Road, San Antonio, TX 78231-1292

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 01, 2026 Signature: /s/Gustava Winters