Docket #0032 Date Filed: 1/21/2026

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re: HUDSON 1701/1706, LLC, *et al.*,[1] Debtors.	Chapter 11 Case No. 25-11853 (KBO) (Jointly Administered)
FIRST AMERICAN TITLE INSURANCE COMPANY, solely as Escrow Agent and not in its individual capacity, Plaintiff, v. HUDSON 1701/1706, LLC, HUDSON 1702, LLC, ALBERTO SMEKE SABA, SALOMON SMEKE SABA, CSC HUDSON LLC, and PARKVIEW FINANCIAL REIT, LP, Defendants.	Adv. No. 25-52468 (KBO) **RE: Docket Nos. 12, 15, 16, 17, 20**

CERTIFICATION OF COUNSEL REGARDING STIPULATED SCHEDULING ORDER

1. The undersigned hereby certifies that, on December 30, 2025, Plaintiff First American Title Insurance Company ("First American"), filed *Plaintiff's Motion to Authorize Deposit of Interpleader Funds into the Registry of the Court and to Discharge Plaintiff from the Interpleader Action* [Docket No. 12] (the "Motion"). A hearing on the Motion was originally noticed for January 13, 2026 at 1:00 p.m.

[1] Debtors in these Chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190).

2. On January 6, 2026, Defendants CSC Hudson LLC, Alberto Smeke Saba, and Salomon Smeke Saba (the "Objecting Parties") filed *Objection of Alberto Smeke Saba, Salomon Smeke Saba and CSC Hudson LLC to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds into Registry of Court and to Discharge Plaintiff from Interpleader Action* [Docket No. 15] (the "Objection").

3. On January 7, 2026, Defendants Hudson 1701/1706, LLC and Hudson 1702, LLC (the "Debtors") filed *Debtors' Joinder to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds into Registry of Court and to Discharge Plaintiff from Interpleader Action* [Docket No. 16].

4. On January 8, 2026, Defendant Parkview Financial REIT, LP ("Parkview") filed *Parkview Financial Reit, LP's Reservation of Rights with Respect to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds Into Registry of Court and to Discharge Plaintiff from Interpleader Action* [D.I. 17].

5. On January 9, 2026, First American filed a reply [D.I. 18] (the "Reply") in opposition to the Objection and in further support of the Motion.

6. On January 13, 2026, the Court entered an order [D.I. 28] adjourning the hearing on the Motion to February 12, 2026 at 10:30 a.m.

7. First American and the Objecting Parties have entered into a stipulation (the "Stipulation") that, subject to approval of the Court, agrees on a briefing schedule on the Motion.

8. A copy of the Stipulation is attached as **Exhibit A** to the proposed order annexed hereto as **Exhibit 1** (the "Proposed Order").

WHEREFORE, First American and the Objecting Parties respectfully request that the Court enter the Proposed Order at its earliest convenience.

Dated: January 21, 2026

BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP

/s/ Jennifer R. Hoover

Jennifer R. Hoover (DE No. 5111)
Juan E. Martinez (DE No. 6863)
1313 North Market Street, Suite 1201
Wilmington, Delaware 19801
Telephone: (302) 442-7006
Email: jhoover@beneschlaw.com
jmartinez@beneschlaw.com

-and-

DENTONS US LLP

Lynn P. Harrison III, Esq. (admitted *pro hac vice*)
1221 Avenue of the Americas
New York, New York 10020
Telephone: (212) 768-6700
Facsimile: (212) 768-6800
Email: lynn.harrisoniii@dentons.com

Elizabeth T. Ferrick, Esq. (admitted *pro hac vice*)
101 South Hanley Road
Suite 600
St. Louis, Missouri 63105
Telephone: (314) 259-5910
Email: elizabeth.ferrick@dentons.com

Counsel to First American Title Insurance Company

Exhibit 1

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re: HUDSON 1701/1706, LLC, *et al.*,[1] Debtors.	Chapter 11 Case No. 25-11853 (KBO) (Jointly Administered)
FIRST AMERICAN TITLE INSURANCE COMPANY, solely as Escrow Agent and not in its individual capacity, Plaintiff, v. HUDSON 1701/1706, LLC, HUDSON 1702, LLC, ALBERTO SMEKE SABA, SALOMON SMEKE SABA, CSC HUDSON LLC, and PARKVIEW FINANCIAL REIT, LP, Defendants.	Adv. No. 25-52468 (KBO) **RE: Docket Nos. 12, 15, 16, 17, 20 &** ___

ORDER APPROVING STIPULATED SCHEDULING ORDER

Upon the Certification of Counsel filed by Plaintiff First American Title Insurance Company ("First American"), and the *Stipulation and Agreed Order for Briefing Schedule on Plaintiff's Motion to Authorize Deposit of Interpleader Funds and Reservation of Rights* attached hereto as **Exhibit A** (the "Stipulation");[2] and good and sufficient cause appearing therefore,

IT IS HEREBY ORDERED that:

1. The Stipulation is approved.

[1] Debtors in these Chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190).

[2] Capitalized terms used but not otherwise defined in this Order shall have the meaning ascribed to such terms in the Stipulation.

2. This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation of this Order and the Stipulation.

Exhibit A

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re: HUDSON 1701/1706, LLC, *et al.*,[1] Debtors.	Chapter 11 Case No. 25-11853 (KBO) (Jointly Administered)
FIRST AMERICAN TITLE INSURANCE COMPANY, solely as Escrow Agent and not in its individual capacity, Plaintiff, v. HUDSON 1701/1706, LLC, HUDSON 1702, LLC, ALBERTO SMEKE SABA, SALOMON SMEKE SABA, CSC HUDSON LLC, and PARKVIEW FINANCIAL REIT, LP, Defendants.	Adv. No. 25-52468 (KBO) **RE: Docket Nos. 12, 15, 16, 17, 20**

STIPULATION AND AGREED ORDER FOR BRIEFING SCHEDULE ON PLAINTIFF'S MOTION TO AUTHORIZE DEPOSIT OF INTERPLEADER FUNDS AND RESERVATION OF RIGHTS

WHEREAS, on December 30, 2025, Plaintiff First American Title Insurance Company ("First American") filed *Plaintiff's Motion to Authorize Deposit of Interpleader Funds into the Registry of the Court and to Discharge Plaintiff from the Interpleader Action* [Docket No. 12] (the "Motion"). A hearing on the Motion was originally noticed for January 13, 2026 at 1:00 p.m.;

[1] Debtors in these Chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190).

WHEREAS, on January 6, 2026, Defendants CSC Hudson LLC, Alberto Smeke Saba, and Salomon Smeke Saba (the "Objecting Parties") filed *Objection of Alberto Smeke Saba, Salomon Smeke Saba and CSC Hudson LLC to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds into Registry of Court and to Discharge Plaintiff from Interpleader Action* [Docket No. 15] (the "Objection");

WHEREAS, on January 7, 2026, Defendants Hudson 1701/1706, LLC and Hudson 1702, LLC (the "Debtors") filed *Debtors' Joinder to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds into Registry of Court and to Discharge Plaintiff from Interpleader Action* [Docket No. 16];

WHEREAS, on January 8, 2026, Defendant Parkview Financial REIT, LP ("Parkview") filed *Parkview Financial Reit, LP's Reservation of Rights with Respect to Plaintiff First American Title Insurance Company's Motion to Authorize Deposit of Interpleader Funds Into Registry of Court and to Discharge Plaintiff from Interpleader Action* [D.I. 17];

WHEREAS, on January 9, 2026, First American filed a reply [D.I. 18] (the "Reply") in opposition to the Objection and in further support of the Motion;

WHEREAS, on January 13, 2026, the Court entered an order [D.I. 28] adjourning the hearing on the Motion to February 12, 2026 at 10:30 a.m.; and

WHEREAS, subsequent to the January 13 hearing, First American and the Objecting Parties wish to agree on a briefing schedule on the Motion.

IT IS THEREFORE HEREBY STIPULATED AND AGREED BY BETWEEN FIRST AMERICAN AND THE OBJECTING PARTIES, THROUGH THEIR UNDERSIGNED COUNSEL, AS FOLLOWS:

- Objecting Parties deadline to respond to the Motion will be on or before February 2, 2026 at 4:00 p.m. (ET); and

- First American's reply deadline will be on or before February 9, 2026 at 4:00 p.m. (ET).

Dated: January 21, 2026

BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP

/s/ Jennifer R. Hoover
Jennifer R. Hoover (DE No. 5111)
Juan E. Martinez (DE No. 6863)
1313 North Market Street, Suite 1201
Wilmington, Delaware 19801
Telephone: (302) 442-7006
Email: jhoover@beneschlaw.com
jmartinez@beneschlaw.com

-and-

DENTONS US LLP

Lynn P. Harrison III, Esq. (admitted *pro hac vice*)
1221 Avenue of the Americas
New York, New York 10020
Telephone: (212) 768-6700
Facsimile: (212) 768-6800
Email: lynn.harrisoniii@dentons.com

Elizabeth T. Ferrick, Esq. (admitted *pro hac vice*)
101 South Hanley Road
Suite 600
St. Louis, Missouri 63105
Telephone: (314) 259-5910
Email: elizabeth.ferrick@dentons.com

Counsel to First American Title Insurance Company

Dated: January 21, 2026

WOMBLE BOND DICKINSON (US) LLP

/s/ Matthew P. Ward
Matthew P. Ward (DE No. 4471)
1313 North Market Street, Suite 1200
Wilmington, Delaware 19801
Telephone: (302) 252-4320

Facsimile: (302) 252-4330
Email: matthew.ward@wbd-us.com

-and-

VEDDER PRICE P.C.
Michael L. Schein, Esq.
Robert Salame, Esq.
1633 Broadway, 31st Floor
New York, New York 10019
Telephone: (212) 407-7700
Facsimile: (212) 407-7799
Email: mschein@vedderprice.com
rsalame@vedderprice.com

Counsel to Alberto Smeke Saba, Salomon Smeke Saba and CSC Hudson LLC

CERTIFICATE OF SERVICE

I, Jennifer R. Hoover, Esq., hereby certify that the foregoing was filed and served on January 21, 2026 via CM/ECF on all parties registered to receive notice in this case

/s/ Jennifer R. Hoover
Jennifer R. Hoover (DE No. 5111)