

In re:

ASSIGNMENT FOR BENEFIT OF CREDITORS OF:

PROPER BSD, LLC, a Colorado limited liability company

IN THE CIRCUIT COURT OF THE ELEVENTH
JUDICIAL CIRCUIT IN AND FOR MIAMI-
DADE COUNTY, FLORIDA

Assignor,

To:

NIR GAVRA,

Assignee,

Case No. 2023-018976-CA-01

Division: CA44

OBJECTION TO CLAIMS OF BSD VIEWMAX, LLC CLAIMANTS

Through this Objection, the Assignee is objecting to the proofs of claim filed by the following claimants related to investments in BSD Viewmax, LLC (the “BSD Viewmax Claimants”):

- 1) Ruth Cohen
- 2) Yishachar Dror
- 3) Lilach& Shalom Ginzburg
- 4) Yossi Brill
- 5) Ron Alon
- 6) Avner & Irit Phillip
- 7) Aliza Sasson

NOTICE OF OPPORTUNITY TO OBJECT AND REQUEST A HEARING

TO CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that, pursuant to s. 727.113, Florida Statutes, Nir Gavra, Assignee for Proper BSD, LLC files this Objection to Claim of the above-listed BSD Viewmax, LLC on negative notice.

The Court may consider the Objection without further notice or hearing unless a party in interest files an objection within 21 days from the date this paper is served.

If you object to the relief requested in this paper, you must file your objection with the Clerk of the Court at 73 West Flagler Street, Miami, FL 33301 and serve a copy on the Assignee's attorney, Michael S. Hoffman, Esq., 909 North Miami Beach Boulevard, Suite 201, North Miami Beach, FL 33162 and mshoffman@hlalaw.com and any other appropriate person.

If you file and serve an objection within the time permitted, the objection shall be set for hearing. If you do not file an objection within the time permitted, the Assignee and the Court will presume that you do not oppose the granting of the relief requested in the paper and an order may be entered without a hearing.

Nir Gavra (the "Assignee"), as assignee for the benefit of creditors of Proper BSD, LLC (the "Assignor"), by and through undersigned counsel and pursuant to Section 727.113 objects to the Proof of Claim of the above listed BSD Viewmax Claimants and states:

Claimant	Amount Claimed	Basis for Objection	Proposed Allowed Claim
Ruth Cohen	\$19,000 plus additional rental income plus profit.	The Claimant does not identify how much in additional rental income or profit is being sought. The Claimant also does not identify the basis for collecting these amounts.	\$19,000
Yishachar Dror	\$25,000 plus \$8,000 interest	The Claimant does not identify the basis or calculation for collecting interest.	\$25,000
Lilach& Shalom	\$115,057 plus \$46,022.91 unpaid rent and \$8,054 sale profit	The Claimant does not identify the basis	\$115,057

Ginzburg		or calculations for collecting unpaid rent or profit.	
Yossi Brill	\$33,000 plus interest for 4 years	The Claimant does not identify the basis or calculation for collecting interest.	\$33,000
Ron Alon	\$25,614 plus \$7,513 rent	The Claimant does not identify the basis or calculations for collecting rent.	\$25,614
Avner & Irit Phillip	\$27,250 plus 8% interest	The Claimant does not identify the basis or calculation for collecting interest.	\$27,250
Aliza Sasson	\$52,406 plus \$19,133.35 unpaid rent/dividends plus 50% profit from the sale of the company	The Claimant does not identify how much profit is being sought. The Claimant also does not identify the basis for collecting unpaid rent or profit.	\$52,406

WHEREFORE, the Assignee respectfully requests that this Court enter an Order (i) sustaining this objection; (ii) allowing the claim of each BSD Viewmax Claimant in the amount set forth in the “Proposed Allowed Claim” Column above; and (iii) granting such other relief this Court deems just and proper.

Dated: January 22, 2025

Respectfully submitted,

/s/ Michael S. Hoffman
Michael S. Hoffman, Esq.
HOFFMAN, LARIN & AGNETTI, P.A.
Counsel for the Assignee
909 North Miami Beach Boulevard
Suite 201
North Miami Beach, FL 33162
T. 305.653.5555
E. mshoffman@hlalaw.com