

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF WEST VIRGINIA
CLARKSBURG DIVISION**

In re:	§	Case No. 17-00608-
	§	
PIN OAK PROPERTIES, LLC	§	
	§	
	§	
Debtor	§	

TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 11 of the United States Bankruptcy Code was filed on 06/07/2017. The case was converted to one under Chapter 7 on 08/15/2018. The undersigned trustee was appointed on 01/18/2018.
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. § 704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.
4. The trustee realized gross receipts of \$14,366,540.57

Funds were disbursed in the following amounts:

Payments made under an interim distribution	<u>\$0.00</u>
Administrative expenses	<u>\$1,594,229.05</u>
Bank service fees	<u>\$8,870.20</u>
Other Payments to creditors	<u>\$12,621,417.31</u>
Non-estate funds paid to 3 rd Parties	<u>\$0.00</u>
Exemptions paid to the debtor	<u>\$0.00</u>
Other payments to the debtor	<u>\$0.00</u>
Leaving a balance on hand of ¹	<u>\$142,024.01</u>

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

¹ The balance on funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursements 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.

6. The deadline for filing non-governmental claims in this case was 02/01/2019 and the deadline for filing government claims was 02/01/2019. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.
7. The Trustee's proposed distribution is attached as **Exhibit D**.
8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$454,237.22. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$0.00 as interim compensation and now requests the sum of \$14,408.67, for a total compensation of \$14,408.67². In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$0.00, and now requests reimbursement for expenses of \$2,238.76, for total expenses of \$2,238.76.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 09/09/2025

By: /s/ Robert L. Johns
Trustee

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.

² If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 1

Exhibit A

ERTIES, LLC

Trustee Name: Robert L. Johns
 Date Filed (f) or Converted (c): 08/15/2018 (c)
 §341(a) Meeting Date: 10/03/2018
 Claims Bar Date: 02/01/2019

	2	3	4	5	6
	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
ountain (u)	\$0.00	\$45,000.00		\$45,000.00	FA
(u)	\$0.00	\$50,000.00		\$75,000.00	FA
(u)	\$0.00	\$258,850.49		\$3,750.00	\$221,250.00
	\$1,000.00	\$1,000.00		\$0.00	FA
Chapter 7 on August 15, 2018					
inter as nd a copy	\$1,000.00	\$1,000.00		\$0.00	FA
Chapter 7 on August 15, 2018					
res of real hite Hall, irginia.	\$18,000,000.00	\$18,000,000.00		\$13,712,098.24	FA
Chapter 7 on August 15, 2018					
Chapter 11 (u)	\$75,000.00	\$75,000.00		\$455,642.33	FA
	\$0.00	\$0.00		\$0.00	FA
(u)	\$0.00	\$0.00		\$75,000.00	FA
(u)	\$0.00	\$50.00		\$50.00	FA
					Gross Value of Remaining Assets
<u>\$18,077,000.00</u>		<u>\$18,430,900.49</u>	<u>\$14,366,540.57</u>		<u>\$221,250.00</u>

ng:
 continues to receive periodic restitution payments
 monitor restitution payments.
 monitor restitution payments

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 2

Exhibit A

ERTIES, LLC

Trustee Name: Robert L. Johns
Date Filed (f) or Converted (c): 08/15/2018 (c)
§341(a) Meeting Date: 10/03/2018
Claims Bar Date: 02/01/2019

	2	3	4	5	6
	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

received from Fansler (\$300.00)
received from Fansler (\$400.00)
monitor restitution payments
Application for fees. Objection deadline 10/24/2022.
received from Fansler (\$300.00)
received from Fansler (\$300.00)
received from Fansler (\$150.00)
liability for Dietrich Fansler to pay judgment.
Proceeds (\$75,000.00) received from United Bank.
ing compromise entered by Court.
Compromise adversary proceeding submitted by parties.
held. Settlement for \$75,000.00.
by defendant, United Bank in support of answer for summary judgment.
led by Trustee to Motion for Summary Judgment.
Summary Judgment filed by defendant, United Bank
of Trustee taken by United Bank.
inued to 5/11/2021. Pre-trial conference 5/3/21; Discovery deadline 1/29/21; Motions by 3/15/21.
uled for 1/26/2021. Discovery in progress.
f Judgment filed against Dietrich Steven Fanster and Pine Oak LLC in the amount of \$225,000.
nference held on 10/28/2016. Deposition motions due 12/2/2016. Response 12/16/2019. Reply briefs by 12/23/2019.
ead guilty to bankruptcy crime with restitution of \$225,000.
mployed Anthony Majestro as Special Counsel in claim against United Bank.
ed adversary proceed against United Bank for its role in diverting funds to Pin Oak LLC, a non-debtor related entity. Summons served. Answer not due.
ed adversary proceeding against principal of debtor, Dietrich Steven Fansler for diversion of funds in the amount of \$258,850.49. Trustee previously made a
ered order granting compromise of claim against Dream Mountain Ranch.
ed Motion to Compromise Surcharge claim against Dream Mountain Ranch for the sum of \$45,000.

); 12/31/2023

Current Projected Date Of Final Report (TFR):

12/31/2024

/s/ ROBERT L. JOHNS

ROBERT L. JOHNS

FORM 2

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Exhibit B

CASH RECEIPTS AND DISBURSEMENTS RECORD

PROPERTIES, LLC

Trustee Name: Robert L. Johns
 Bank Name: Pinnacle Bank
 Checking Acct #: *****0207
 Account Title: Estate of Pin Oak Properties, LLC
 Blanket bond (per case limit): \$3,000,000.00
 Separate bond (if applicable):

3	4		5	6	7
Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
Human, Esquire	Net proceeds from sale of real and personal property during Chapter 11 case.	*	\$347,892.58		\$347,892.58
	Net proceeds from sale of real and personal property during Chapter 11 case. \$13,712,098.24	1110-000			\$347,892.58
	Pro-rated May rents - Chapter 11 case. \$(75,171.57)	6102-000			\$347,892.58
	Second lien on real estate \$(12,599,868.51)	4110-000			\$347,892.58
	2016 & 2017 real estate taxes \$(607,283.55)	2820-000			\$347,892.58
	Transfer taxes \$(60,333.23)	2820-000			\$347,892.58
	Pro-rated Adequate Protection secured lien \$(21,548.80)	4110-000			\$347,892.58
Trustee	Chapter 11 Trustee Compensation	6101-000		\$347,000.00	\$892.58
	Deposit in the wrong account	1110-000	\$35,000.00		\$35,892.58
	Charge Back fee	2600-000		\$15.00	\$35,877.58
: Charles A. Blair	Deposit in the wrong account	1110-000	(\$35,000.00)		\$877.58
	Charge Back Fee reversal	2600-000		(\$15.00)	\$892.58
ies, LLC	Funds from United Bank Account	1290-010	\$75,000.00		\$75,892.58
ers Agency, INC	Payment on Policy #8153750	2420-750		\$2,500.00	\$73,392.58
n Ranch, LLC	Settlement of Claim in Dream Mountain Ranch, LLC	1249-000	\$45,000.00		\$118,392.58
ers Agency, INC	Bond premium payment Policy #3792896, Invoice #710722	2300-000		\$82.94	\$118,309.64
ers	Bond Premium payment	2300-000		\$80.86	\$118,228.78
ers Agency, INC	Insurance refund	1229-000	\$50.00		\$118,278.78
	funds from United bank account	*	\$21,950.87		\$140,229.65
	Receipts from Chapter 11 \$455,642.33	1229-000			\$140,229.65
	Chapter 11 expenses - Operating expenses under Chapter 11 \$(344,548.51)	6102-000			\$140,229.65
	Bank Service fees \$(1,530.00)	2600-000			\$140,229.65
	Chapter 11 Trustee fees \$(87,612.95)	6101-000			\$140,229.65
	Service Charge	2600-000		\$2,454.01	\$137,775.64
	Service Charge	2600-000		(\$2,454.01)	\$140,229.65
SUBTOTALS			\$489,893.45	\$349,663.80	

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Exhibit B

CASH RECEIPTS AND DISBURSEMENTS RECORD

PROPERTIES, LLC

Trustee Name: Robert L. Johns
 Bank Name: Pinnacle Bank
 Checking Acct #: *****0207
 Account Title: Estate of Pin Oak Properties, LLC
 Blanket bond (per case limit): \$3,000,000.00
 Separate bond (if applicable):

3	4		5	6	7
Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
	Service Charge	2600-000		\$201.70	\$140,027.95
	Service Charge	2600-000		\$208.13	\$139,819.82
	Service Charge	2600-000		\$201.11	\$139,618.71
	Service Charge	2600-000		\$207.52	\$139,411.19
	Service Charge	2600-000		\$200.52	\$139,210.67
	Service Charge	2600-000		\$206.92	\$139,003.75
	Service Charge	2600-000		\$206.61	\$138,797.14
	Service Charge	2600-000		\$186.33	\$138,610.81
	Service Charge	2600-000		\$206.03	\$138,404.78
Insurance Partners	Bond payment	2300-000		\$49.77	\$138,355.01
	Service Charge	2600-000		\$199.03	\$138,155.98
	Service Charge	2600-000		\$205.35	\$137,950.63
	Settlement Agreement	1249-000	\$75,000.00		\$212,950.63
	Service Charge	2600-000		\$248.77	\$212,701.86
	Service Charge	2600-000		\$316.16	\$212,385.70
tro, PLLC	Special Counsel for Trustee Fees	3210-600		\$25,000.00	\$187,385.70
tro, PLLC	Special Counsel for Trustee Expenses	3220-610		\$1,731.78	\$185,653.92
	Service Charge	2600-000		\$315.69	\$185,338.23
	Service Charge	2600-000		\$270.28	\$185,067.95
	Service Charge	2600-000		\$275.99	\$184,791.96
	Service Charge	2600-000		\$265.80	\$184,526.16
	Service Charge	2600-000		\$274.27	\$184,251.89
	Service Charge	2600-000		\$273.87	\$183,978.02
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$150.00		\$184,128.02
	Service Charge	2600-000		\$247.13	\$183,880.89
Insurance Partners	Bond premium payment	2300-000		\$62.55	\$183,818.34

SUBTOTALS \$75,150.00 \$31,561.31

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Exhibit B

CASH RECEIPTS AND DISBURSEMENTS RECORD

PROPERTIES, LLC

Trustee Name: Robert L. Johns
 Bank Name: Pinnacle Bank
 Checking Acct #: *****0207
 Account Title: Estate of Pin Oak Properties, LLC
 Blanket bond (per case limit): \$3,000,000.00
 Separate bond (if applicable):

3	4		5	6	7
Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
	Service Charge	2600-000		\$273.24	\$183,545.10
	Service Charge	2600-000		\$264.01	\$183,281.09
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$300.00		\$183,581.09
	Service Charge	2600-000		\$272.84	\$183,308.25
	Service Charge	2600-000		\$263.67	\$183,044.58
	Service Charge	2600-000		\$272.07	\$182,772.51
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$300.00		\$183,072.51
	Service Charge	2600-000		\$272.01	\$182,800.50
	Service Charge	2600-000		\$262.94	\$182,537.56
	Service Charge	2600-000		\$262.56	\$182,275.00
LLC	Special Counsel for Trustee Fees per order entered 10/25/2022	3210-600		\$40,000.00	\$142,275.00
LLC	Special Counsel for Trustee expenses per order entered 10/25/2022	3220-610		\$2,632.13	\$139,642.87
	Service Charge	2600-000		\$262.18	\$139,380.69
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$400.00		\$139,780.69
	Service Charge	2600-000		\$217.47	\$139,563.22
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$300.00		\$139,863.22
ers	Bond premium payment	2300-000		\$64.86	\$139,798.36
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$800.00		\$140,598.36
	Restitution payment from Dietrich Steve Fansler Adv. Proc. No. 18-ap-57	1249-000	\$300.00		\$140,898.36
ers Agency, INC	Bond Premium payment	2300-000		\$74.35	\$140,824.01
	Restitution payment from Dietrich S. Fansler	1249-000	\$300.00		\$141,124.01
SUBTOTALS			\$2,700.00	\$45,394.33	

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Exhibit B

CASH RECEIPTS AND DISBURSEMENTS RECORD

PROPERTIES, LLC

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Trustee Name: Robert L. Johns
 Bank Name: Pinnacle Bank
 Checking Acct #: *****0207
 Account Title: Estate of Pin Oak Properties, LLC
 Blanket bond (per case limit): \$3,000,000.00
 Separate bond (if applicable):

3	4		5	6	7
Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
	Restitution payment	1249-000	\$300.00		\$141,424.01
	Restitution payment	1249-000	\$300.00		\$141,724.01
	Restitution payment	1249-000	\$300.00		\$142,024.01

TOTALS:	\$568,643.45	\$426,619.44	\$142,024.01
Less: Bank transfers/CDs	\$0.00	\$0.00	
Subtotal	\$568,643.45	\$426,619.44	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$568,643.45	\$426,619.44	

017 to 9/9/2025

Receipts:	\$14,366,540.57
Receipts:	\$0.00
Receipts:	\$14,366,540.57
Receipts:	\$0.00

Disbursements:	\$14,224,516.56
Disbursements:	\$0.00
Disbursements:	\$14,224,516.56
Disbursements:	\$0.00

For the entire history of the account between 05/04/2018 to 9/9/2025

Total Compensable Receipts:	\$14,366,540.57
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$14,366,540.57
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$14,224,516.56
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$14,224,516.56
Total Internal/Transfer Disbursements:	\$0.00

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Exhibit B

CASH RECEIPTS AND DISBURSEMENTS RECORD

PROPERTIES, LLC

Trustee Name: Robert L. Johns
 Bank Name: Pinnacle Bank
 Checking Acct #: *****0207
 Account Title: Estate of Pin Oak Properties, LLC
 Blanket bond (per case limit): \$3,000,000.00
 Separate bond (if applicable):

Expense Log (Appendix)					
3	4		5	6	7
Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS

NET DEPOSITS

NET
DISBURSE

ACCOUNT
BALANCES

\$568,643.45

\$426,619.44

\$142,024.01

17 to 9/9/2025

Receipts: \$14,366,540.57
 Receipts: \$0.00
 Receipts: \$14,366,540.57
 Receipts: \$0.00

Disbursements: \$14,224,516.56
 Disbursements: \$0.00
 Disbursements: \$14,224,516.56
 Disbursements: \$0.00

For the entire history of the case between 08/15/2018 to 9/9/2025

Total Compensable Receipts: \$14,366,540.57
 Total Non-Compensable Receipts: \$0.00
 Total Comp/Non Comp Receipts: \$14,366,540.57
 Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$14,224,516.56
 Total Non-Compensable Disbursements: \$0.00
 Total Comp/Non Comp Disbursements: \$14,224,516.56
 Total Internal/Transfer Disbursements: \$0.00

/s/ ROBERT L. JOHNS

ROBERT L. JOHNS

CLAIM ANALYSIS REPORT

Page No: 1

Exhibit C

PROPERTIES, LLC

Trustee Name:

Robert L. Johns

Date:

9/9/2025

Claim Date	Claim Class	Claim Status	Uniform Tran Code	Scheduled Amount	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
02/29/2024	Trustee Compensation (CH7)	Allowed	2100-000	\$0.00	\$454,237.22	\$14,408.67	\$0.00	\$0.00	\$0.00	\$14,408.67
07/07/2024	Exp. Trustee (CH7)	Allowed	2200-000	\$0.00	\$2,238.76	\$2,238.76	\$0.00	\$0.00	\$0.00	\$2,238.76
04/04/2024	United States Bankruptcy Court	Allowed	2700-000	\$0.00	\$365.00	\$365.00	\$0.00	\$0.00	\$0.00	\$365.00
05/05/2024	Exp. Trustee's Atty (CH7)	Allowed	3120-000	\$0.00	\$580.42	\$580.42	\$0.00	\$0.00	\$0.00	\$580.42
08/08/2024	Fees-Trustee's Atty (CH7)	Allowed	3110-000	\$0.00	\$31,305.00	\$31,305.00	\$0.00	\$0.00	\$0.00	\$31,305.00
15/15/2024	Fees-Trustee's Atty (CH7)	Allowed	3110-000	\$0.00	\$18,902.50	\$18,902.50	\$0.00	\$0.00	\$0.00	\$18,902.50
15/15/2024	All Other Expenses (CH11)	Allowed	6950-000	\$0.00	\$41,284.64	\$41,284.64	\$0.00	\$0.00	\$0.00	\$41,284.64
08/08/2019	All Other Expenses (CH7)	Allowed	2950-000	\$0.00	\$4,225.00	\$4,225.00	\$0.00	\$0.00	\$0.00	\$4,225.00
5										
01/01/2019	Fees-Outside Attorney (CH11)	Allowed	6210-160	\$0.00	\$7,979.10	\$7,979.10	\$0.00	\$0.00	\$0.00	\$7,979.10
er on Attorney Fees and Expenses.										
07/07/2024	Trustee Fee (Chapter 11)	Allowed	6101-000	\$0.00	\$447,551.01	\$447,551.01	\$434,612.95	\$0.00	\$0.00	\$12,938.06

CLAIM ANALYSIS REPORT

Page No: 2

Exhibit C

PROPERTIES, LLC

Trustee Name:

Robert L. Johns

Date:

9/9/2025

Claim Date	Claim Class	Claim Status	Uniform Tran Code	Scheduled Amount	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
12/22/2017	Other Priority	Allowed	5800-000	\$0.00	\$18,334.37	\$18,334.37	\$0.00	\$0.00	\$0.00	\$18,334.37
12/27/2017	Other Priority	Allowed	5800-000	\$0.00	\$28,394.01	\$28,394.01	\$0.00	\$0.00	\$0.00	\$28,394.01
12/29/2017	Other Priority	Allowed	5800-000	\$0.00	\$738.62	\$738.62	\$0.00	\$0.00	\$0.00	\$738.62
2015 and 1st, 2nd, 3rd, and 4th quarters of 2016										
12/03/2017	Other Priority	Allowed	5800-000	\$0.00	\$3,803.05	\$3,803.05	\$0.00	\$0.00	\$0.00	\$3,803.05
12/26/2017	Other Priority	Allowed	5800-000	\$0.00	\$5,169.60	\$5,169.60	\$0.00	\$0.00	\$0.00	\$5,169.60
Non-Compliance of WV Code 23										
12/19/2018	Other Priority	Allowed	5800-000	\$0.00	\$39,541.49	\$39,541.49	\$0.00	\$0.00	\$0.00	\$39,541.49
12/12/2019	Other Priority	Allowed	5800-000	\$0.00	\$844.08	\$844.08	\$0.00	\$0.00	\$0.00	\$844.08

4th qtr of 2018

Exhibit C

Trustee Name: Robert L. Johns
Date: 9/9/2025

Claim Date	Claim Class	Claim Status	Uniform Tran Code	Scheduled Amount	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
2/22/2017	Secured Claims	Allowed	4110-000	\$0.00	\$36,595.12	\$36,595.12	\$0.00	\$0.00	\$0.00	\$36,595.12
LJ										
2/27/2017	Secured Claims	Allowed	4110-000	\$0.00	\$153,806.49	\$153,806.49	\$0.00	\$0.00	\$0.00	\$153,806.49
RLJ										
2/29/2017	Secured Claims	Allowed	4110-000	\$0.00	\$7,447.03	\$7,447.03	\$0.00	\$0.00	\$0.00	\$7,447.03
015 and 1st, 2nd, 3rd, and 4th quarters of 2016 - secured claim - do not pay - RLJ										
3/05/2017	Secured Claims	Allowed	4110-000	\$0.00	\$83,620.00	\$83,620.00	\$0.00	\$0.00	\$0.00	\$83,620.00
RLJ										
3/11/2017	Secured Claims	Allowed	4110-000	\$0.00	\$12,197,571.61	\$12,197,571.61	\$0.00	\$0.00	\$0.00	\$12,197,571.61
RLJ										
3/24/2017	Secured Claims	Allowed	4110-000	\$0.00	\$571,316.00	\$571,316.00	\$0.00	\$0.00	\$0.00	\$571,316.00
RLJ										
3/26/2018	Secured Claims	Allowed	4110-000	\$0.00	\$176,545.40	\$176,545.40	\$0.00	\$0.00	\$0.00	\$176,545.40

CLAIM ANALYSIS REPORT

Page No: 4

Exhibit C

PROPERTIES, LLC

Trustee Name:

Robert L. Johns

Date:

9/9/2025

Claim Date	Claim Class	Claim Status	Uniform Tran Code	Scheduled Amount	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
2/22/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$3,825.33	\$3,825.33	\$0.00	\$0.00	\$0.00	\$3,825.33
2/27/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$1,677.25	\$1,677.25	\$0.00	\$0.00	\$0.00	\$1,677.25
3/03/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$6,058.07	\$6,058.07	\$0.00	\$0.00	\$0.00	\$6,058.07
2/28/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$22,694.84	\$22,694.84	\$0.00	\$0.00	\$0.00	\$22,694.84
1/10/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$180,061.81	\$180,061.81	\$0.00	\$0.00	\$0.00	\$180,061.81
1/16/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$17,705.22	\$17,705.22	\$0.00	\$0.00	\$0.00	\$17,705.22
1/14/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00
Materials										
2/27/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CLAIM ANALYSIS REPORT

Page No: 5

Exhibit C

PROPERTIES, LLC

Trustee Name:

Robert L. Johns

Date:

9/9/2025

Claim Date	Claim Class	Claim Status	Uniform Tran Code	Scheduled Amount	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
12/24/2017	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$194,361.00	\$194,361.00	\$0.00	\$0.00	\$0.00	\$194,361.00
Contract for electrical services										
02/27/2018	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$865,405.52	\$865,405.52	\$0.00	\$0.00	\$0.00	\$865,405.52
03/13/2018	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$60,000.00
07/17/2018	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$1,860.45	\$1,860.45	\$0.00	\$0.00	\$0.00	\$1,860.45
01/01/2019	Unsecured Timely Filed	Allowed	7100-000	\$0.00	\$85,121.50	\$85,121.50	\$0.00	\$0.00	\$0.00	\$85,121.50
07/07/2024	Administrative Post Petition Expenses	Allowed	6990-000	\$0.00	\$344,548.51	\$344,548.51	\$344,548.51	\$0.00	\$0.00	\$0.00
Chapter 11										
02/27/2017	Unsecured Penalties/Fines	Allowed	7300-000	\$0.00	\$5,965.91	\$5,965.91	\$0.00	\$0.00	\$0.00	\$5,965.91
					\$16,321,680.93	\$15,881,852.38	\$779,161.46	\$0.00	\$0.00	15,102,690.92

PROPERTIES, LLC

Trustee Name:

Robert L. Johns

Date:

9/9/2025

LS

Claim Class	Claim Amount	Amount Allowed	Amount Paid	Interest	Tax	Net Remaining Balance
enses	\$344,548.51	\$344,548.51	\$344,548.51	\$0.00	\$0.00	\$0.00
	\$41,284.64	\$41,284.64	\$0.00	\$0.00	\$0.00	\$41,284.64
	\$4,225.00	\$4,225.00	\$0.00	\$0.00	\$0.00	\$4,225.00
	\$2,238.76	\$2,238.76	\$0.00	\$0.00	\$0.00	\$2,238.76
	\$580.42	\$580.42	\$0.00	\$0.00	\$0.00	\$580.42
	\$7,979.10	\$7,979.10	\$0.00	\$0.00	\$0.00	\$7,979.10
	\$50,207.50	\$50,207.50	\$0.00	\$0.00	\$0.00	\$50,207.50
	\$96,825.22	\$96,825.22	\$0.00	\$0.00	\$0.00	\$96,825.22
	\$13,226,901.65	\$13,226,901.65	\$0.00	\$0.00	\$0.00	\$13,226,901.65
	\$454,237.22	\$14,408.67	\$0.00	\$0.00	\$0.00	\$14,408.67
	\$447,551.01	\$447,551.01	\$434,612.95	\$0.00	\$0.00	\$12,938.06
	\$365.00	\$365.00	\$0.00	\$0.00	\$0.00	\$365.00
	\$5,965.91	\$5,965.91	\$0.00	\$0.00	\$0.00	\$5,965.91
	\$1,638,770.99	\$1,638,770.99	\$0.00	\$0.00	\$0.00	\$1,638,770.99

TRUSTEE'S PROPOSED DISTRIBUTION

Case No.: 17-00608-
Case Name: PIN OAK PROPERTIES, LLC
Trustee Name: Robert L. Johns

Balance on hand: \$142,024.01

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Amount
1	WV Dept of Tax & Revenue	\$36,595.12	\$36,595.12	\$0.00	\$0.00
3	Department of the Treasury	\$153,806.49	\$153,806.49	\$0.00	\$0.00
4	WorkForce WV Legal Section	\$7,447.03	\$7,447.03	\$0.00	\$0.00
10	City Neon, Inc. Michael L. Solomon	\$83,620.00	\$83,620.00	\$0.00	\$0.00
14	General Acquisitions, LLC	\$12,197,571.61	\$12,197,571.61	\$0.00	\$0.00
15	Clear Mountain Bank	\$571,316.00	\$571,316.00	\$0.00	\$0.00
19	Advance Refrigeration, Inc.	\$176,545.40	\$176,545.40	\$0.00	\$0.00

Total to be paid to secured creditors: \$0.00
Remaining balance: \$142,024.01

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

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Robert L. Johns, Trustee Fees	\$14,408.67	\$0.00	\$14,408.67
Robert L. Johns, Trustee Expenses	\$2,238.76	\$0.00	\$2,238.76
Johns & Associates, PLLC, Attorney for Trustee Fees	\$18,902.50	\$0.00	\$18,902.50
Turner & Johns PLLC, Attorney for Trustee Expenses	\$580.42	\$0.00	\$580.42
Northern District Bankruptcy Clerk, Clerk of the	\$365.00	\$0.00	\$365.00

Court Costs			
U.S. Trustee, U.S. Trustee Quarterly Fees	\$4,225.00	\$0.00	\$4,225.00
Other: Turner & Johns, PLLC, Attorney for Trustee Fees	\$31,305.00	\$0.00	\$31,305.00
Other: Jackson Kelly PLLC, Special Counsel for Trustee Fees	\$40,000.00	\$40,000.00	\$0.00
Other: Powell & Majestro, PLLC, Special Counsel for Trustee Fees	\$25,000.00	\$25,000.00	\$0.00
Other: Jackson Kelly PLLC, Special Counsel for Trustee Expenses	\$2,632.13	\$2,632.13	\$0.00
Other: Powell & Majestro, PLLC, Special Counsel for Trustee Expenses	\$1,731.78	\$1,731.78	\$0.00

Total to be paid for chapter 7 administrative expenses: \$72,025.35
Remaining balance: \$69,998.66

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

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Gianola, Barnum, Bechtel & Jecklin, LC, Attorney for D-I-P Fees	\$7,979.10	\$0.00	\$7,979.10
Other: Robert Johns, Trustee Fees	\$447,551.01	\$434,612.95	\$12,938.06
Other: Internal Revenue Service, Other Operating Expenses	\$41,284.64	\$0.00	\$41,284.64
Other: Chapter 11 Administrative expenses, Other Prior Chapter Administrative Expenses	\$344,548.51	\$344,548.51	\$0.00

Total to be paid to prior chapter administrative expenses: \$62,201.80
Remaining balance: \$7,796.86

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$96,825.22 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amt. of Claim	Interim Payments to Date	Proposed Payment
1a	WV Dept of Tax & Revenue	\$18,334.37	\$0.00	\$1,476.38
3a	Department of the Treasury	\$28,394.01	\$0.00	\$2,286.43

4a	WorkForce WV Legal Section	\$738.62	\$0.00	\$59.48
5	Sheriff of Marion County	\$3,803.05	\$0.00	\$306.24
12	WV Offices of the Insurance Commissioner	\$5,169.60	\$0.00	\$416.28
17	WV Dept of Tax & Revenue	\$39,541.49	\$0.00	\$3,184.08
25	WorkForce WV Legal Section	\$844.08	\$0.00	\$67.97

Total to be paid to priority claims: \$7,796.86

Remaining balance: \$0.00

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 \$1,638,770.99 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 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amt. of Claim	Interim Payments to Date	Proposed Amount
1b	WV Dept of Tax & Revenue	\$3,825.33	\$0.00	\$0.00
2	Southern Air	\$1,677.25	\$0.00	\$0.00
6	City of Fairmont	\$6,058.07	\$0.00	\$0.00
7	Capital One Bank (USA), N.A.	\$22,694.84	\$0.00	\$0.00
8	FK Everest, Inc	\$180,061.81	\$0.00	\$0.00
9	Peoples Gas WV, LLC	\$17,705.22	\$0.00	\$0.00
11	Lee's Drywall	\$200,000.00	\$0.00	\$0.00
13	Jackson Kelly, PLLC	\$0.00	\$0.00	\$0.00
16	Charlie Trompak	\$194,361.00	\$0.00	\$0.00
18	WV DHHR	\$865,405.52	\$0.00	\$0.00
20	City Neon, Inc. Michael L. Solomon	\$60,000.00	\$0.00	\$0.00
21	Morgantown Security & Fire	\$1,860.45	\$0.00	\$0.00
22	Town of White Hall, West Virginia	\$85,121.50	\$0.00	\$0.00

Total to be paid to timely general unsecured claims: \$0.00

Remaining balance: \$0.00

Tardily filed claims of general (unsecured) creditors totaling \$0.00 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 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows: NONE

Total to be paid to tardily filed general unsecured claims: \$0.00
Remaining balance: \$0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$5,965.91 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 Amt. of Claim	Interim Payments to Date	Proposed Amount
3b	Department of the Treasury	\$5,965.91	\$0.00	\$0.00

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

**UNITED STATES BANKRUPTCY COURT FOR THE
NORTHERN DISTRICT OF WEST VIRGINIA
CLARKSBURG DIVISION**

IN RE:
PIN OAK PROPERTIES, LLC

Debtor.

CHAPTER 7

CASE NO. 17-00608-

HONORABLE John Preston Bailey

**TRUSTEE'S APPLICATION FOR COMPENSATION
AND REIMBURSEMENT OF EXPENSES**

Pursuant to 11 U.S.C. Section 330, the undersigned Trustee hereby requests compensation in the amount of \$14,408.67 and reimbursement of expenses in the amount of \$2,238.76 for this case. The Trustee has, by prior authorization, received no such compensation and no such reimbursement of expenses.

COMPUTATION OF COMPENSATION AND EXPENSES

Total disbursements to other than debtor will be \$223,173.45

Pursuant to 11 U.S.C. Section 326, compensation to the trustee is computed as follows:

(For cases filed on or after October 23, 1994)

Receipts	<u>\$223,173.45</u>	25% of first 5,000	<u>\$1,250.00</u>
Less	<u>-5,000.00</u>	(\$1250.00 Max)	
Balance	<u>\$218,173.45</u>	10% of next 45,000	<u>\$4,500.00</u>
Less	<u>-45,000.00</u>	(\$4500.00 Max)	
Balance	<u>\$173,173.45</u>	5% of next 950,000	<u>\$8,658.67</u>
Less	<u>-950,000.00</u>	(\$47,500.00 Max)	
Balance	<u>\$0.00</u>	3% of balance	<u>\$0.00</u>

TOTAL COMPENSATION REQUESTED \$14,408.67

TRUSTEE EXPENSES (ITEMIZED):

TOTAL EXPENSES CLAIMED	<u>\$2,238.76</u>
TOTAL REQUESTED FEES AND EXPENSES	<u>\$16,647.43</u>

WHEREFORE, the Trustee request this application be approved by the Court and that the Trustee be awarded \$14,408.67 as compensation and \$2,238.76 for reimbursement of expenses. The Trustee certifies that no payments have been made or promised to him/her for services rendered in any capacity in this case. No agreement or understanding exists between the Trustee and any other person or entity, other than his/her law firm, for sharing compensation or to be received.

Dated: May 8, 2025

/s/ Robert L. Johns
Robert L. Johns, Trustee
Chapter 7 Trustee
808 Greenbrier St.
Charleston, WV 25311
Telephone: (304) 720-2300

Trustee Expenses

PIN OAK PROPERTIES, LLC 17-00608

Estimated Photocopies: \$ 322.24

Estimated Postage: \$ 87.60

Estimated Envelopes: \$ 10.80

Travel: **\$1,818.12**

Total: **\$2,238.76**

**UNITED STATES BANKRUPTCY COURT FOR THE
NORTHERN DISTRICT OF WEST VIRGINIA
CLARKSBURG DIVISION**

IN RE: PIN OAK PROPERTIES, LLC Debtor.	CHAPTER 11 CASE NO. 17-00608- HONORABLE John Preston Bailey
--	---

**TRUSTEE'S APPLICATION FOR COMPENSATION
AND REIMBURSEMENT OF EXPENSES**

Pursuant to 11 U.S.C. Section 330, the undersigned Trustee hereby requests compensation in the amount of \$12,938.06 for this case. The Trustee has, by prior authorization, received no such compensation and no such reimbursement of expenses.

COMPUTATION OF COMPENSATION AND EXPENSES

Total disbursements to other than debtor will be \$14,143,367.12

Pursuant to 11 U.S.C. Section 326, compensation to the trustee is computed as follows:

(For cases filed on or after October 23, 1994)

Receipts	<u>\$14,143,367.12</u>	25% of first 5,000	<u>\$1,250.00</u>
Less	<u>-5,000.00</u>	(\$1250.00 Max)	
Balance	<u>\$14,138,367.12</u>	10% of next 45,000	<u>\$4,500.00</u>
Less	<u>-45,000.00</u>	(\$4500.00 Max)	
Balance	<u>\$14,093,367.12</u>	5% of next 950,000	<u>\$47,500.00</u>
Less	<u>-950,000.00</u>	(\$47,500.00 Max)	
Balance	<u>\$13,143,367.12</u>	3% of balance	<u>\$394,301.01</u>
TOTAL COMPENSATION REQUESTED			<u>\$447,551.01</u>
PREVIOUSLY PAID			(\$434,612.95)

TOTAL REQUESTED FEES

\$12,938.06

WHEREFORE, the Trustee request this application be approved by the Court and that the Trustee be awarded \$12,938.06 as compensation . The Trustee certifies that no payments have been made or promised to him/her for services rendered in any capacity in this case. No agreement or understanding exists between the Trustee and any other person or entity, other than his/her law firm, for sharing compensation or to be received.

Dated: April 28, 2025

/s/ Robert L. Johns

Robert L. Johns, Trustee

Chapter 7 Trustee

808 Greenbrier St.

Charleston, WV 25311

Telephone: (304) 720-2300

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF WEST VIRGINIA**

**IN RE:
PIN OAK PROPERTIES, LLC,**

**Bankruptcy Case No. 17-00608
Chapter 7 Liquidation**

Debtor(s).

**APPLICATION FOR ALLOWANCE AND PAYMENT OF FEES
AND REIMBURSEMENT OF COSTS OF ATTORNEYS FOR TRUSTEE**

TO THE HONORABLE John Preston Bailey, JUDGE OF THE UNITED STATES DISTRICT COURT:

JOHNS & ASSOCIATES, PLLC (“J&A”) hereby respectfully submits its APPLICATION FOR ALLOWANCE AND PAYMENT OF FEES AND REIMBURSEMENT OF COSTS OF ATTORNEYS FOR TRUSTEE. In support of its application, J&A represents:

1. **Trustee.** The Debtor, PIN OAK PROPERTIES, LLC (the “Debtor”) filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code, 11 U.S.C. §§ 701 et seq., on the date of June 7, 2017, in the United States Bankruptcy Court for the NORTHERN DISTRICT OF WEST VIRGINIA. On January 18, 2018, Robert L. Johns was appointed as the Chapter 11 trustee. On August 15, 2018, the bankruptcy case was converted to a Chapter 7 case, which resulted in the appointment of Robert L. Johns by the Court as the Chapter 7 trustee of the Debtor’s bankruptcy estate (the “Trustee”).

2. **Employment.** The Court has approved the Trustee’s application for the employment of Turner & Johns, PLLC, for the purpose of providing legal counsel to the Trustee and the Debtor’s bankruptcy estate. No objections were interposed to the

Trustee's application. Subsequently, the Trustee filed a Notice of Substitution of counsel which substituted J&A for Turner & Johns, PLLC, effective January 4, 2023.

3. **Case Status.** The Trustee is currently holding One Hundred Forty-Two Thousand Twenty-Four and 01/100 Dollars (\$142,024.01) on deposit in the Bankruptcy Estate, of which the Debtor is entitled to an exemption of \$0.00 and the balance of said funds is unencumbered. There are no unpaid administrative expenses other than the statutory fee of the Trustee, his counsel fees and miscellaneous expenses incurred in the administration of the estate. This application is being submitted contemporaneous with the Trustee's final report.

4. **Previous Fee Applications.** This is the first and shall be the final application for allowance of fees and reimbursement of costs submitted by J&A.

5. **Amount of Application.** J&A applies to the Court for an allowance of fees for, and the reimbursement of the costs arising from, legal services provided to the Trustee and the Debtor's bankruptcy estate from the date of January 4, 2023 to November 20, 2024. The amount of the requested allowance of fees is Eighteen Thousand Nine Hundred Two and 50/100 Dollars (\$18,902.50). At this time, J&A anticipates this application to be its only application in this bankruptcy case for allowance of fees and reimbursement of costs.

6. **Detailed Statement of Services Rendered and Costs Incurred.** The general services for which the fees are requested to be allowed are set forth in the detailed statement which is attached to, and incorporated in, this application as Exhibit "A." The individuals affiliated with J&A who actually performed the services to the Trustee are referenced in the Exhibit "A" by their initials and last names. For the Court's convenience,

the referenced individuals, the nature of the individuals' respective affiliation with J&A, and the hourly rate for each individual's services are set forth with specificity in the Exhibit "B" which is attached to, and incorporated in, this application. Finally, the costs incurred by J&A in its rendering of services to the Trustee are specifically identified in the attached and incorporated Exhibit "B."

7. **Factual Background to Application.** The Debtor is a company who sought the protection of this court by filing for bankruptcy on June 7, 2017, under Chapter 11 of the Code. On August 15, 2018, the case was converted to a Chapter 7. A trustee was appointed to the bankruptcy estate and the Trustee determined that outside counsel was required to adequately assert the rights of the estate. Consequentially, Turner & Johns, PLLC as hired by the Trustee and the Trustee subsequently requested an order authorizing the Trustee to retain and employee counsel which was granted by the Court. Notice of substitute of counsel was filed effective as of January 4, 2023 substituting J&A as attorney for Trustee. J&A now moves to recover reasonable fees in connection with the services provided to the Trustee.

8. **Nature of TJ's Services.** Accordingly, the Trustee requested J&A's advice on legal issues regarding exemptions and funds due the estate.

9. **The Necessity of, and the Benefit Anticipated from, the Rendered Services.** The Trustee deemed it necessary to retain outside counsel to: (a) Prepare Notice of Substitution of attorney for Trustee; (b) Research Monongalia County records regarding lien by US Government against Mr. Fansler; (c) Research Monongalia County records regarding real estate owned by Mr. Fansler; (d) Research Marion County records regarding real estate owned by Mr. Fansler; (e) Correspondence with Court and United

States Trustee's office regarding restitution payments and closing of case; (f) Research Monongalia County records regarding liens against Mr. Fansler; and (g) File Abstract of Judgment against Mr. Fansler. J&A's services were necessary to expeditiously and accurately ascertain legal solutions to the issues presented. Essentially, J&A's services were needed when rendered and were deemed to be beneficial to the Trustee in his administration of the estate when requested.

10. Work Commensurate with the Required Services. J&A submits that the work was performed by persons whose billing rates made the performance of the work most economical. For ministerial tasks, as an example, a para-professional was used. J&A further submits that the amount of the time reflected on its statement of services represented the amount of time made necessary by the nature of the task being performed. Essentially, the fees for which allowance is requested, and the costs incurred in rendering these services, are entirely commensurate with the services that were requested by, and needed by, the Trustee.

11. Charges Commensurate with Comparable Practitioners. The hourly rates set forth in the exhibits are the same rates charged by J&A for legal representation in other bankruptcy matters and non-bankruptcy matters. The hourly rates are reasonable and are commensurate with other practitioners of similar experience and expertise in other areas of the law.

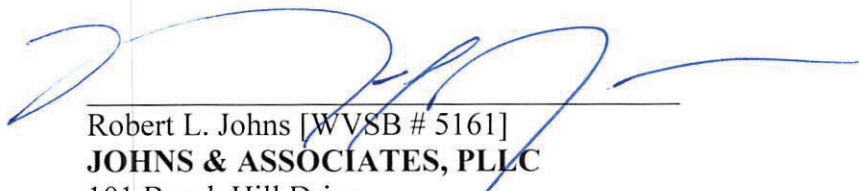
12. Duplication of Services. J&A has reviewed its statement and does not believe that any of the services set forth in the statement represent the duplication of services. J&A has not agreed to share compensation with any other person. J&A has not entered into any agreement, express or implied with any other party, including the Debtor,

any creditors, Trustee, or any of their representatives, for the purpose of fixing fees in this matter.

13. **Review of the Application**. The Trustee has received and reviewed this application.

14. **Conclusion**. J&A respectfully requests that the Court allow the payment of fees in the requested amount of Eighteen Thousand Nine Hundred Two and 50/100 Dollars (\$18,902.50).

RESPECTFULLY SUBMITTED,

A handwritten signature in blue ink, appearing to read 'R. Johns', is written over a horizontal line.

Robert L. Johns [WVSB # 5161]
JOHNS & ASSOCIATES, PLLC
101 Brook Hill Drive
Charleston, WV 25311
(304) 720-2300

Johns & Associates, PLLC
101 Brook Hill Drive
Charleston, WV 25311

Invoice

Date	Invoice #
8/15/2024	145

Bill To

Pin Oak Properties, LLC 2
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Attorney	Service Date	Description	Project	Hours	Amount
ROBERT L. J...	1/9/2023	Revise correspondence to Mr. Kinder, Assistant UST regarding Fansler plea agreement and possibility of reserving restitution debt; Review file regarding same; Researching reserving debt in closed bankruptcy case.		2.6	1,300.00
ROBERT L. J...	1/11/2023	Review file regarding additional equipment claims against Debtor; Review rent rolls regarding collection status.		1.6	800.00
ROBERT L. J...	2/1/2023	Review Fansler plea agreement and sentencing order regarding restitution payments.		0.5	250.00
ROBERT L. J...	2/6/2023	Review 2004 examination transcripts of Mr. Fansler regarding claims against Fansler family members; Review Monongalia County records regarding real estate owned by family members.		1.8	900.00
JOSEPH T. JO...	3/3/2023	Research Monongalia County records regarding lien claim against Mr. Fansler (restitution judgment).		1	275.00
ROBERT L. J...	6/23/2023	Research Monongalia County records regarding ownership of real estate by Mr. Fansler.		5	2,500.00
ROBERT L. J...	7/21/2023	Review Monongalia County records regarding ownership of real estate by Mr. Fansler.		4.2	2,205.00
ROBERT L. J...	1/25/2024	Review status of restitution payments; Research issues regarding reserving restitution payments.		1.7	892.50
ROBERT L. J...	1/26/2024	Conference with Mr. Kinder, Assistant UST regarding restitution payments by Mr. Fansler and status of closing case.		0.3	157.50
ROBERT L. J...	4/28/2024	Review status of restitution payments and update on status of case; Review file regarding same.		0.5	262.50

Total

Johns & Associates, PLLC
101 Brook Hill Drive
Charleston, WV 25311

Invoice

Date	Invoice #
8/15/2024	145

Bill To

Pin Oak Properties, LLC 2
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Attorney	Service Date	Description	Project	Hours	Amount
ROBERT L. J...	5/21/2024	Correspondence to Ms. Caldwell, UST regarding status of case and restitution payments; Review file regarding same.		0.5	275.00
ROBERT L. J...	6/27/2024	Correspondence to Ms. McNeal regarding status of case and restitution payments; Review file regarding same.		0.5	275.00
ROBERT L. J...	6/28/2024	Correspondence to Ms. Caldwell, UST regarding status of case.		0.4	220.00
ROBERT L. J...	7/25/2024	Correspondence to Ms. McNeal regarding closing of case and status of restitution payments; Review file regarding same.		0.6	330.00
ROBERT L. J...	8/3/2024	Preparing application for counsel fees for Turner & Johns, PLLC and Johns & Associates, PLLC.		2.1	1,155.00
ROBERT L. J...	8/4/2024	Review Monongalia County records regarding status of liens and ownership of real estate by Mr. Fansler and related entities.		1.4	770.00
BRIAN R. BLI...	8/12/2024	Correspondence to Bankruptcy Clerk regarding abstract of judgment to be recorded in Monongalia County; Review file regarding same.		1	450.00
ROBERT L. J...	8/13/2024	Revise applications for counsel fees; Review file regarding same.		1.1	605.00
ROBERT L. J...	8/30/2024	Prepare Motion to Distribute funds and escrow future payments; Review plea agreement regarding same; Review administrative claims regarding same.		2.3	1,265.00
ROBERT L. J...	9/2/2024	Revise Motion to Distribute funds and escrow future payments.		0.8	440.00

Total

Johns & Associates, PLLC
101 Brook Hill Drive
Charleston, WV 25311

Invoice

Date	Invoice #
8/15/2024	145

Bill To

Pin Oak Properties, LLC 2
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Attorney	Service Date	Description	Project	Hours	Amount
ROBERT L. J...	9/6/2024	Telephone conference with Mr. Kinder, UST regarding filing of Motion to distribute funds and Notice provisions; Conference regarding same.		1	550.00
ROBERT L. J...	9/6/2024	Prepare application for compensation of attorney for Trustee fees and expenses; Review file regarding same.		0.5	275.00
ROBERT L. J...	11/13/2024	Telephone conference with Mr. Kinder, U.S.T., regarding request for changes to Motion to Distribute; Review file regarding same.		0.2	110.00
ROBERT L. J...	11/15/2024	Revise Motion to Distribute regarding request for changes by United States Trustee; Research restitution payments to Clerk of Court.		1	550.00
ROBERT L. J...	11/19/2024	Final revisions to Motion to Distribute.		0.3	165.00
ROBERT L. J...	11/20/2024	Revise application for compensation of attorney for Trustee fees and expenses.		0.4	220.00
ROBERT L. J...	4/28/2025	Revise Motion to Distribute Funds; Review file regarding same.		2.1	1,155.00
ROBERT L. J...	4/29/2025	Finalize Motion to Distribute Funds		1	550.00
Total Fees					18,902.50

Total

\$18,902.50

EXHIBIT B

<u>Individual</u>	<u>Hourly Rate</u>
Ann L. Marshall, Legal Assistant	\$100.00
Joseph Johns, Attorney	\$250.00
Brian R. Blickenstaff, Attorney	\$325.00*
Robert L. Johns, Attorney	\$360.00*
*Hourly rate changes for Wendel B. Turner, Robert L. Johns, Brian Blickenstaff and Joseph Johns were incorporated on dates as follow:	
January, 2004 through December, 2006 Wendel Turner & Robert Johns	\$250.00
January, 2007 through August, 2007 Wendel Turner & Robert Johns	\$275.00
September, 2007 through December, 2007 Wendel Turner & Robert Johns	\$290.00
January, 2008 through December 2008 Wendel Turner & Robert Johns	\$325.00
January, 2009 through December, 2009 Wendel Turner & Robert Johns	\$340.00
January, 2010 through December, 2010 Wendel Turner & Robert Johns	\$360.00
January 2011 through December, 2014 Wendel Turner & Robert Johns	\$370.00
January, 2015 through December, 2017 Wendel Turner & Robert Johns	\$400.00
January 2018 through December, 2019 Wendel Turner & Robert Johns	\$450.00
January, 2020 through present Wendel Turner & Robert Johns	\$500.00
January, 2020 through July 1, 2022 Brian Blickenstaff	\$350.00
January, 2020 through July 1, 2022 Joseph Johns	\$275.00
July 1, 2022 through April 30, 2024 Brian Blickenstaff	\$400.00
July 1, 2022 through April 30, 2024 Joseph Johns	\$300.00
July 1, 2023 through April 30, 2024 Robert L. Johns	\$525.00
May 1, 2024 through present Robert L. Johns	\$550.00
Brian Blickenstaff	\$450.00
Joseph Johns	\$350.00

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF WEST VIRGINIA**

**IN RE:
PIN OAK PROPERTIES, LLC**

**Bankruptcy Case No. 17-00608-
Chapter 7 Liquidation**

Debtor(s).

**APPLICATION FOR ALLOWANCE AND PAYMENT OF FEES
AND REIMBURSEMENT OF COSTS OF ATTORNEYS FOR TRUSTEE**

TO THE HONORABLE John Preston Bailey, JUDGE OF THE UNITED STATES DISTRICT COURT:

TURNER AND JOHNS PLLC (“TJ”) hereby respectfully submits its APPLICATION FOR ALLOWANCE AND PAYMENT OF FEES AND REIMBURSEMENT OF COSTS OF ATTORNEYS FOR TRUSTEE. In support of its application, TJ represents:

1. **Trustee.** The Debtor, PIN OAK PROPERTIES, LLC (the “Debtor”) filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code, 11 U.S.C. §§ 701 et seq., on the date of June 7, 2017, in the United States Bankruptcy Court for the NORTHERN DISTRICT OF WEST VIRGINIA. On January 18, 2018, Robert L. Johns was appointed as the Chapter 11 trustee. On August 15, 2018, the bankruptcy case was converted to a Chapter 7 case, which resulted in the appointment of Robert L. Johns by the Court as the Chapter 7 trustee of the Debtor’s bankruptcy estate (the “Trustee”).

2. **Employment.** The Court has approved the Trustee’s application for the employment of TJ, for the purpose of providing legal counsel to the Trustee and the Debtor’s bankruptcy estate. No objections were interposed to the Trustee’s application.

3. **Case Status.** The Trustee is currently holding One Hundred Forty-Two Thousand Twenty-Four and 01/100 Dollars (\$142,024.01) on deposit in the Bankruptcy

Estate, of which the Debtor is entitled to an exemption of \$0.00 and the balance of said funds is unencumbered. There are no unpaid administrative expenses other than the statutory fee of the Trustee, his counsel fees and miscellaneous expenses incurred in the administration of the estate. This application is being submitted contemporaneous with the Trustee's final report.

4. **Previous Fee Applications.** This is the first and shall be the final application for allowance of fees and reimbursement of costs submitted by TJ.

5. **Amount of Application.** TJ applies to the Court for an allowance of fees for, and the reimbursement of the costs arising from, legal services provided to the Trustee and the Debtor's bankruptcy estate from the date of January 18, 2018 to December 31, 2022. The amount of the requested allowance of fees is Thirty-One Thousand Three Hundred Five and 00/100 Dollars (\$31,305.00) and expenses in the amount of Five Hundred Eighty and 42/100 Dollars (\$580.42). At this time, TJ anticipates this application to be its only application in this bankruptcy case for allowance of fees and reimbursement of costs.

6. **Detailed Statement of Services Rendered and Costs Incurred.** The general services for which the fees are requested to be allowed are set forth in the detailed statement which is attached to, and incorporated in, this application as Exhibit "A." The individuals affiliated with TJ who actually performed the services to the Trustee are referenced in the Exhibit "A" by their initials and last names. For the Court's convenience, the referenced individuals, the nature of the individuals' respective affiliation with TJ, and the hourly rate for each individual's services are set forth with specificity in the Exhibit "B" which is attached to, and incorporated in, this application. Finally, the costs incurred by TJ in its rendering of services to the Trustee are specifically identified in the attached and incorporated Exhibit "B."

7. **Factual Background to Application.** The Debtor is a company who sought the protection of this court by filing for bankruptcy on June 7, 2017, under Chapter 11 of the Code. On August 15, 2018, the bankruptcy case was converted to a Chapter 7 case. A Trustee was appointed to the bankruptcy estate and the Trustee determined that outside counsel was required to adequately assert the rights of the estate. Consequentially, TJ was hired by the Trustee and the Trustee subsequently requested an order authorizing the Trustee to retain and employee counsel which was granted by the Court; TJ now moves to recover reasonable fees in the connection with the services provided to the trustee.

8. **Nature of TJ's Services.** Accordingly, the Trustee requested TJ's advice on legal issues regarding sale of business and funds due the estate.

9. **The Necessity of, and the Benefit Anticipated from, the Rendered Services.** The Trustee deemed it necessary to retain outside counsel to:

GENERAL & UNION BANK LITIGATION

(a) Prepare application, affidavit and proposed Order to employ Turner & Johns PLLC as counsel for Trustee; (b) Review and revise Motion to extend exclusivity period for filing Chapter 11 Plan and Disclosure Statement; (c) Review IRS's Claim for administrative expenses; (d) Review and revise Motion to Convert to Chapter 7 case; (e) Prepare application and affidavit to employ Powell & Magestro as special counsel for Trustee; (f) Review and revise complaint against United Bank regarding fraudulent transfers and aiding and abetting embezzlement and post-petition transfers; (g) review Mr. Fansler's plea against and issues regarding United Bank; (h) Review correspondence from counsel for United Bank regarding adversary claims; (i) Review and prepare discovery responses to United Bank's request for discovery; (j) Review and revise planning report and Rule 26(a)(1)

disclosures in United Bank litigation; (k) Review and revise responses by Trustee to United Bank's motion for Summary Judgment; (l) Review documents presented to Mediator for Court approved Mediation; (m) Prepare for Court's approved mediation; and (n) Represent Trustee at Court ordered mediation.

FANSLER AND DREAM MOUNTAIN LITIGATION

(a) Review documents regarding Dream Mountain; (b) Review transfers to related parties by Mr. Fansler; (c) Revise adversary complaint against Mr. Fansler regarding fraudulent transfers; (d) Review litigation strategy and discovery issues in adversary proceeding; (e) Review discovery documents regarding 2004 examination; (f) Research issues regarding surcharge on sale of Dream Mountain properties; (g) Negotiations with counsel for Dream Mountain regarding settlement of surcharge issues; (h) Review and revise motion and order compromising Dream Mountain surcharge issues; and (i) Review and revise Motion for Summary Judgment in adversary proceeding against Mr. Fansler.

SALE OF ASSETS

(a) Review Motion by General Acquisitions to terminate stay; (b) Prepare for hearing on Motion for General Acquisitions to terminate stay; (c) Review Mall documents regarding conference with developer and General Acquisitions counsel; (d) Conference with General Acquisitions representative and developer; (e) Conference with counsel for General Acquisitions regarding sale of Mall; (f) Review and revise Purchase Agreement, Notion, Motion and proposed Order regarding sale of assets of Debtor; (g) Telephone conference with Ms. Tight, Assistant UST regarding objection to sale of Debtor's Mall assets; (h) Represent Trustee at hearing on sale of Mall assets; and (i) Review and revise deed regarding sale of Mall assets. TJ's services were necessary to expeditiously and accurately

ascertain legal solutions to the issues presented. Essentially, TJ's services were needed when rendered and were deemed to be beneficial to the Trustee in his administration of the estate when requested.

10. **Work Commensurate with the Required Services.** TJ submits that the work was performed by persons whose billing rates made the performance of the work most economical. For ministerial tasks, as an example, a para-professional was used. TJ further submits that the amount of the time reflected on its statement of services represented the amount of time made necessary by the nature of the task being performed. Essentially, the fees for which allowance is requested, and the costs incurred in rendering these services, are entirely commensurate with the services that were requested by, and needed by, the Trustee.

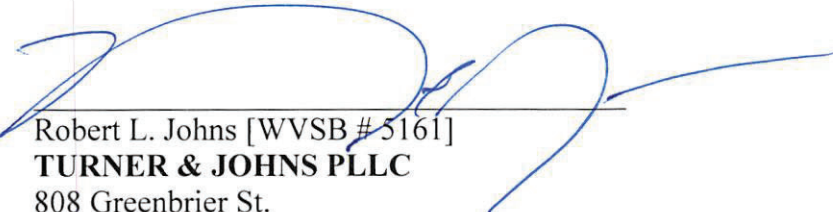
11. **Charges Commensurate with Comparable Practitioners.** The hourly rates set forth in the exhibits are the same rates charged by TJ for legal representation in other bankruptcy matters and non-bankruptcy matters. The hourly rates are reasonable and are commensurate with other practitioners of similar expenses and expertise in other areas of the law.

12. **Duplication of Services.** TJ has reviewed its statement and does not believe that any of the services set forth in the statement represent the duplication of services. TJ has not agreed to share compensation with any other person. TJ has not entered into any agreement, express or implied with any other party, including the Debtors, any creditors, Trustee, or any of their representatives, for the purpose of fixing fees in this matter.

13. **Review of the Application.** The Trustee has received and reviewed this application.

14. **Conclusion.** TJ respectfully requests that the Court allow the payment of fees in the requested amount of Thirty-One Thousand Three Hundred Five and 00/100 Dollars (\$31,305.00) and expenses in the amount of Five Hundred Eighty and 42/100 Dollars (\$580.42).

RESPECTFULLY SUBMITTED,



Robert L. Johns [WVSB # 5161]

TURNER & JOHNS PLLC

808 Greenbrier St.
Charleston, WV 25311
(304) 720-2300

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:

General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	1/18/2018	Prepare application, affidavit and proposed order to employ Turner 7 Johns, PLLC as counsel for Trustee; Review file regarding same.	0.5	225.00
ROBERT L. JOH...	2/23/2018	review and revise Motion to Extend Exclusivity Period for filing Chapter 11 Plan and Disclosure Statement.	0.3	135.00
ROBERT L. JOH...	3/28/2018	Review order granting Trustee's Motion to Extend Exclusivity Period.	0.1	45.00
ROBERT L. JOH...	4/30/2018	Review application for Administrative Expenses filed by Internal Revenue Service.	0.2	90.00
ROBERT L. JOH...	6/5/2018	Review application, affidavit and proposed order to employ Jackson & Kelly as special counsel for Trustee.	0.2	90.00
ROBERT L. JOH...	7/16/2018	Review and revise Motion to Convert Chapter 11 case to a Chapter 7 case; Telephone conference with UST regarding same.	0.4	180.00
ROBERT L. JOH...	7/29/2018	Prepare application, affidavit, and proposed order to employ Powell & Majestro as special counsel for Trustee; Correspondence to Mr. Majestro regarding same.	0.5	225.00
ROBERT L. JOH...	8/15/2018	review order converting case to Chapter 7 case.	0.1	45.00
ROBERT L. JOH...	8/1/2019	Finalize and file application, affidavit and proposed order to employ Powell & Majestro as special counsel for Trustee.	0.2	90.00
Joseph Johns	8/5/2019	Review file and analyze client communication in preparation to draft Trustee's complaint against United Bank, Inc. in order to recover money/property under 548	1.5	375.00
Joseph Johns	8/6/2019	Prepare and revise filing of adversary complaint for Trustee against United Bank, Inc. to recover money/property.	2.3	575.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:
General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	8/6/2019	Review and revise draft of compliant to be filed against United Bank regarding Recover Fraudulent Transfers, Aiding and Abetting Embezzlement, Aiding and Abetting Embezzlement, Aiding and Abetting Fraudulent Transfers, Aiding and Abetting Post-Petition Transfers.	1.2	540.00
ROBERT L. JOH...	8/12/2019	Correspondence to Mr. Majestro regarding information to act as special counsel to Trustee; Review file regarding same.	0.3	135.00
ROBERT L. JOH...	8/22/2019	Telephone conference with Ms. Chincheck, counsel for United Bank regarding cause of action against United Bank.	0.4	180.00
ROBERT L. JOH...	9/25/2019	Correspondence to Ms. Chincheck, United Bank's counsel regarding Fansler's guilty plea.	0.1	45.00
ROBERT L. JOH...	10/2/2019	Review Plea Agreement by Mr. Fansler and Recommendations by United States Magistrate Judge	0.2	90.00
Joseph Johns	10/15/2019	Prepare and revise Trustee's Motion to Reissue Summons against United Bank, Inc.	0.3	75.00
ROBERT L. JOH...	10/28/2019	Review order entered by District Court adopting United States Magistrate Judge's Recommendations.	0.1	45.00
ROBERT L. JOH...	11/7/2019	Review correspondence from Mr. Rosencrance, counsel for United Bank regarding criminal claim for embezzlement; Review file regarding same.	0.2	90.00
Joseph Johns	11/14/2019	Receive and review United Bank's answer to Complaint; Correspondence with Trustee regarding United Bank's answer to Complaint.	1	250.00
Joseph Johns	1/15/2020	conference with Trustee regarding United Bank's First Set of Interrogatories and Request for Production of Documents.	1.2	330.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:

General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	1/17/2020	Review correspondence from Mr. Rosencrance, counsel for United Bank regarding Dismissal of Adversary Proceeding and Request for Attorney fees; Telephone conference with Mr. Majestro, special counsel regarding same.	0.4	200.00
ROBERT L. JOH...	1/21/2020	Correspondence to Mr. Rosencrance, Bank's counsel regarding Stipulation stating that complaints for civil liability not criminal.	1	500.00
ROBERT L. JOH...	1/22/2020	Review correspondence and Stipulation regarding criminal embezzlement; Review file regarding same.	0.3	150.00
ROBERT L. JOH...	1/29/2020	Review response by United Bank regarding Stipulation regarding criminal embezzlement; Review file regarding same.	0.5	250.00
ROBERT L. JOH...	2/4/2020	Review discovery requests to United Bank regarding pending adversary proceeding; Revise same.	0.4	200.00
ROBERT L. JOH...	2/12/2020	Correspondence to Mr. Majestro, special counsel regarding additional discovery requests.	0.2	100.00
Joseph Johns	2/13/2020	Review and revise Plaintiff's First Set of interrogatories.	2.4	660.00
Joseph Johns	2/14/2020	Review and revise Plaintiff's Motion to Amend Complaint and proposed Amended Complaint; Prepare and revise proposed Order Granting Plaintiff's Motion to Amend.	2.3	632.50
Joseph Johns	2/25/2020	Review and revise Plaintiff's combined Answers and Responses to United Bank's First Set of Interrogatories and Request for Production of Documents.	2.6	715.00
ROBERT L. JOH...	2/25/2020	Review Trustee's responses to United Bank's discovery requests; Review file regarding same.	0.5	250.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:

General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
Joseph Johns	2/26/2020	Conference with Trustee regarding combined Answers and Responses to United Bank's First Set of Interrogatories and Requests for Production of Documents.	0.5	137.50
Joseph Johns	2/27/2020	Review and revise Trustee's combined Answers and Responses to United Bank's First Set of Interrogatories and Requests for Production of Documents.	1.3	357.50
ROBERT L. JOH...	3/16/2020	Review correspondence from Ms. Neil, Judge's Court Clerk regarding conflict and assignment to another Judge.	0.1	50.00
ROBERT L. JOH...	3/30/2020	Review United Bank's responses to discovery requests and request for protective order.	0.5	250.00
Joseph Johns	3/31/2020	Conference with Trustee regarding United Bank's combined responses to Interrogatories and Request for Production of Documents.	0.4	110.00
Joseph Johns	4/2/2020	Conference with Trustee regarding United Bank's answer to Amended Complaint.	0.6	165.00
Joseph Johns	4/3/2020	Conference(s) with Trustee regarding United Bank's combined Responses to Interrogatories and Request for Production of Documents.	0.5	137.50
ROBERT L. JOH...	5/12/2020	Telephone conference with Mr. Majestro, special counsel regarding Discovery disputes with United Bank; Review correspondence with United Bank; Review correspondence from Mr. Adkins, counsel for Bank regarding same.	0.4	200.00
ROBERT L. JOH...	6/1/2020	Review Planning Report to be filed in adversary proceeding; Correspondence to Mr. Majestro regarding same.	0.3	150.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:

General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
Joseph Johns	6/19/2020	Review and revise for filing Plaintiff's Rule 26(a)(1) Disclosures.	0.3	82.50
ROBERT L. JOH...	6/19/2020	Review and revise proposed 26(a)(1) disclosures and potential trial dates.	0.2	100.00
ROBERT L. JOH...	9/9/2020	Review correspondence from Mr. Nelson, special counsel regarding discovery responses and deposition dates.	0.2	100.00
Joseph Johns	9/28/2020	Conference with Trustee regarding Answers and Responses to United Bank's Second Set of Interrogatories.	0.8	220.00
ROBERT L. JOH...	9/28/2020	Review and revise Trustee's discovery responses; Revise same.	1	500.00
Joseph Johns	9/29/2020	Review and revise Plaintiff's Answers and Response to Defendant's Second Set of Discovery.	1.3	357.50
ROBERT L. JOH...	11/17/2020	Review correspondence regarding potential deposition dates.	0.1	50.00
ROBERT L. JOH...	12/8/2020	Review correspondence regarding potential deposition dates.	0.1	50.00
ROBERT L. JOH...	1/9/2021	Review correspondence regarding potential deposition dates.	0.1	50.00
ROBERT L. JOH...	1/13/2021	Review correspondence regarding potential deposition dates.	0.2	100.00
ROBERT L. JOH...	1/14/2021	Review correspondence regarding potential deposition dates.	0.1	50.00
ROBERT L. JOH...	1/15/2021	Review correspondence regarding potential deposition dates.	0.1	50.00
ROBERT L. JOH...	1/19/2021	Review correspondence regarding potential deposition dates.	0.1	50.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:

General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
Joseph Johns	2/2/2021	Conference with Trustee regarding preparation for Rule 30(b)(6).	2.5	687.50
Joseph Johns	2/3/2021	Represent Trustee at Rule 30(b)(6) deposition.	2.4	660.00
Joseph Johns	2/12/2021	Review United Bank's Motion for Summary judgment.	0.7	192.50
Joseph Johns	2/17/2021	Conference with Trustee regarding United Bank's Motion for Summary Judgment.	0.5	137.50
ROBERT L. JOH...	2/22/2021	Review Motion for Summary Judgment filed by United Bank; Telephone conference with special counsel regarding same.	0.4	200.00
ROBERT L. JOH...	3/2/2021	Review and revise response by Trustee to Motion for Summary Judgment.	0.3	150.00
Joseph Johns	3/5/2021	Review and revise Trustee's response to United Bank's Motion for Summary Judgment.	1.7	467.50
ROBERT L. JOH...	3/5/2021	Review correspondence from Mr. Rosencrance regarding mediation issues.	0.1	50.00
ROBERT L. JOH...	3/8/2021	Review correspondence from Mr. Rosencrance regarding mediation issues.	0.2	100.00
ROBERT L. JOH...	3/9/2021	Correspondence by and between Mediator and Counsel regarding conflict issues.	0.2	100.00
ROBERT L. JOH...	3/11/2021	Correspondence by and between Mediator and Counsel regarding conflict issues.	0.2	100.00
Joseph Johns	3/15/2021	Review United Bank's Reply in Support of it's Motion for Summary Judgment; Conference with Trustee regarding same.	0.7	192.50
ROBERT L. JOH...	3/15/2021	Correspondence by and between counsel regarding Court ordered mediation dates.	0.1	50.00
ROBERT L. JOH...	3/18/2021	Review procedures for Court mediation.	0.1	50.00
ROBERT L. JOH...	3/26/2021	Review documents provided to Mr. Booker, mediator regarding prepare for court ordered mediation.	1.5	750.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
9/27/2022	4322

Bill To

Pin Oak Properties, LLC

Client Matter Name:
General & United Bk Litigation

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	3/30/2021	Review and revise Rule 26(a)(3) disclosures; Correspondence to special counsel regarding unauthorized transfer spreadsheets.	0.2	100.00
ROBERT L. JOH...	3/31/2021	Review file regarding prepare for Court ordered mediation; Telephone conference with special counsel regarding same.	1.5	750.00
ROBERT L. JOH...	4/1/2021	Represent Trustee at Court ordered mediation.	2.5	1,250.00
ROBERT L. JOH...	4/28/2021	Review proposed Motion to Approve Settlement; Revise same.	0.3	150.00
Joseph Johns	4/29/2021	Correspondence with special counsel regarding forms and approval by Court of settlement motion; Review and revise First Motion to Approve Settlement with Notice and proposed order.	1.4	385.00
Joseph Johns	4/10/2021	Review and revise proposed settlement agreement.	0.2	55.00
Joseph Johns	6/10/2021	Revise final Settlement Agreement.	0.1	27.50
ROBERT L. JOH...	9/27/2021	Review application by Jackson Kelly PLLC for compensation as special counsel for Trustee; Review docket and file same; Telephone conference with Ms. Cappellanti, special counsel regarding same.	1.3	650.00
Total Fees				18,085.00
Voluntary Reduction				-10,000.00
Total Fees				8,085.00
PHOTOCOPY				436.80
POSTAGE				143.62
Total Expenses				580.42

Total

\$8,665.42

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
12/23/2019	4324

Bill To

Pin Oak Properties, LLC
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	1/23/2018	Telephone conference with Ms. Chincheck, counsel for United Bank regarding United Bank issues; Review file regarding same.	0.3	135.00
ROBERT L. JOH...	2/9/2018	Review United Bank Service Agreement; Correspondence to Ms. MacDonald, United Bank regarding limitations on access to Bank accounts.	0.3	135.00
ROBERT L. JOH...	2/14/2018	Telephone conference with Mr. Amore, counsel for Dream Mountain regarding sale of assets and purchase of Dream Mountain by Fansler.	0.3	135.00
ROBERT L. JOH...	5/4/2018	Telephone conference with Ms. Wertman, Assistant UST regarding equipment purchased by Dream Mountain and source of funds regarding same; Review correspondence from Ms. Wertman to Mr. Amore regarding same.	0.5	225.00
ROBERT L. JOH...	5/8/2018	Review documents provided by Mr. Shuman, counsel for Dream Mountain regarding response to subpoena.	0.4	180.00
ROBERT L. JOH...	5/10/2018	Review correspondence from Mr. Jecklin, Debtor's counsel regarding order approving fees; Review same.	0.5	225.00
ROBERT L. JOH...	5/15/2018	Review spreadsheet of transfers made by Mr. Fansler to related parties provided by UST Office; Correspondence to Mr. Dobbs regarding same.	1	450.00
ROBERT L. JOH...	5/16/2018	Telephone conference with Mr. Dobbs, special counsel regarding diversion and theft of estate funds; Review spreadsheet and other documents regarding same.	0.5	225.00
ROBERT L. JOH...	5/18/2018	Telephone conference with Mr. Dobbs, special counsel regarding claim against Mr. Fansler and Pin Oak Properties, LLC regarding diversion and theft of funds.	0.3	135.00
ROBERT L. JOH...	6/11/2018	Correspondence to Mr. Dobbs regarding Operating Reports and deposits by Debtor regarding transfer claims.	0.3	135.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
12/23/2019	4324

Bill To

Pin Oak Properties, LLC
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	6/14/2018	Telephone conference with Mr. Dobbs, special counsel regarding claim against Mr. Fansler and Pin Oak Properties, LLC	0.5	225.00
ROBERT L. JOH...	6/21/2018	Telephone conference with Mr. Dobbs, special counsel regarding transfers by Mr. Fansler to other entity accounts; Review list of transfers regarding same.	0.4	180.00
ROBERT L. JOH...	6/22/2018	Telephone conference with Mr. Dobbs, special counsel regarding deposits diverted by Mr. Fansler; Review file regarding same.	0.5	225.00
ROBERT L. JOH...	6/28/2018	Telephone conference with Mr. Dobbs, special counsel regarding review and revise Motion for 2004 examination.	0.2	90.00
ROBERT L. JOH...	7/5/2018	Telephone conference with Mr. Dobbs, special counsel regarding 2004 examination issues.	0.3	135.00
ROBERT L. JOH...	7/10/2018	Conference with Mr. Dobbs, special counsel regarding order to conduct 2004 examination.	0.1	45.00
ROBERT L. JOH...	7/11/2018	Review Agreed Order regarding 2004 examination.	0.2	90.00
ROBERT L. JOH...	7/27/2018	Telephone conference with Mr. Dobbs, special counsel regarding show cause issues.	0.2	90.00
ROBERT L. JOH...	8/10/2018	Conference with Mr. Dobbs, special counsel regarding show cause issues.	0.3	135.00
ROBERT L. JOH...	8/13/2018	Conference with Mr. Dobbs, special counsel regarding order to show cause; Review draft of Complaint to be filed against Dietrich S. Fansler, Pin Oak Properties, LLC, Andrew F. Osler and Owen D. Fansler.	0.8	360.00
ROBERT L. JOH...	8/14/2018	Conference with Mr. Dobbs, special counsel regarding show cause.	0.3	135.00
ROBERT L. JOH...	8/16/2018	Telephone conference with Mr. Dobbs, special counsel regarding hearing strategy and results of hearing.	0.6	270.00

Total

TURNER & JOHNS, PLLC
808 Greenbrier Street
Charleston, WV 25311

Invoice

Date	Invoice #
12/23/2019	4324

Bill To

Pin Oak Properties, LLC
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	8/17/2018	Review correspondence from Mr. Dobbs, special counsel regarding results of telephonic hearing on show cause.	0.2	90.00
ROBERT L. JOH...	8/20/2018	Conference with Mr. Dobbs, special counsel regarding issues relating to Fansler's prior bankruptcy.	0.2	90.00
ROBERT L. JOH...	8/22/2018	Conference with Mr. Dobbs, regarding review of exhibits for 2004 examination; Review e-mails regarding same and preparation for 2004 examination.	1.5	675.00
ROBERT L. JOH...	8/27/2018	Conference with Mr. Dobbs, special counsel regarding results of Fansler 2004 examination.	1	450.00
ROBERT L. JOH...	9/10/2018	Review file regarding sale of Dream Mountain Ranch and surcharge by estate against Dream Mountain assets for funds transferred to by Debtor to Dream Mountain.	1.6	720.00
ROBERT L. JOH...	9/12/2018	Telephone conference with Ms. Johns, special counsel regarding claim by Trustee for surcharge of Dream Mountain assets; Review file regarding same.	1	450.00
ROBERT L. JOH...	9/17/2018	Review deposition transcript of Mr. Fansler regarding 2004 examination.	1	450.00
ROBERT L. JOH...	10/4/2018	Review and revise Motion to surcharge Dream Mountain Ranch Inc's assets.	0.4	180.00
ROBERT L. JOH...	10/17/2018	Review e-mails from special counsel regarding surcharge negotiations; Telephone conference with special counsel regarding same; Correspondence to Mr. Amore regarding escrow of sale funds from Dream Mountain sale; Review responses by Mr. Amore regarding same.	1.2	540.00

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Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	10/18/2018	Telephone conference with Mr. Dobbs, special counsel regarding surcharge negotiations and strategy to obtain same; Review e-mails among counsel regarding same; Telephone conference with Mr. Amore, trustee regarding same.; Review correspondence from Mr. Lample, counsel for purchaser of Dream Mountain.	0.9	405.00
ROBERT L. JOH...	10/19/2018	Review file regarding settlement conference with Dream Mountain Trustee and his counsel regarding surcharge claim; Telephone conference with Mr. Dobbs and Ms. Johns, special counsel regarding same; Telephone conference with Mr. Dobbs regarding settlement negotiations.	1	450.00
ROBERT L. JOH...	10/23/2018	Conference regarding settlement of surcharge claim against Dream Mountain and Motion to compromise same Review Agreed Order on auction of ranch.	0.5	225.00
ROBERT L. JOH...	10/24/2018	Review and revise Motion to Compromise and proposed order; Telephone conference with Mr. Dobbs, special counsel regarding same.	0.5	225.00
ROBERT L. JOH...	10/26/2018	Review final draft of Agreed Order on auction of ranch.	0.2	90.00
ROBERT L. JOH...	10/31/2018	Review subpoena to be served on United Bank regarding Bank documents supporting transfers made by Debtor to Fansler group and Pin Oak Properties, LLC; Telephone conference with Mr. Dobbs, special counsel regarding same.	1	450.00
ROBERT L. JOH...	11/2/2018	Review Motion to Compromise and authorize Trustee's surcharge of Dream Mountain assets; Provide revisions regarding Dame.	0.3	135.00
ROBERT L. JOH...	11/9/2018	Review correspondence from Mr. Amore regarding date of sale of Dream Mountain Ranch and dismissal of case.	0.1	45.00

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Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	11/13/2018	Conference with Mr. Dobbs, special counsel regarding documents to be requested from United Bank regarding pin Oak Properties, LLC and Fansler group transfers.	0.5	225.00
ROBERT L. JOH...	12/3/2018	Review correspondence with Mr. Amore regarding surcharge order issues; Telephone conference with Mr. Dobbs, special counsel regarding same.	0.2	90.00
ROBERT L. JOH...	12/4/2018	Conference with Mr. Dobbs, special counsel regarding documents provided from Mr. Fansler; Review correspondence between counsel regarding errant order entered by Bankruptcy Court.	0.4	180.00
ROBERT L. JOH...	12/7/2018	Review spreadsheet prepared by special counsel regarding transfers to Pin Oak Properties, LLC; Conference with Mr. Dobbs, special counsel regarding same; Review correspondence from special counsel regarding transfers by Debtor to related parties.	1	450.00
ROBERT L. JOH...	12/11/2018	Conference with Mr. Dobbs, special counsel regarding litigation strategy for claim against Fansler and Pin Oak Properties, LLC.	0.8	360.00
ROBERT L. JOH...	12/17/2018	Conference with Mr. Dobbs, special counsel regarding information requested from United Bank; Review Authorization to Release Documents; Review Motion of Withdrawal of Trustee's Motion to Show Cause.	0.3	135.00
ROBERT L. JOH...	12/31/2018	Correspondence with special counsel regarding filing of Complaint against Mr. Fansler and Pin Oak Properties, LLC.	0.2	90.00
ROBERT L. JOH...	1/23/2019	Review response by United Bank to subpoena for documents; Review documents produced regarding same.	0.6	270.00

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Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	1/24/2019	Review answer to complaint filed by Mr. Fansler; Telephone conference with Mr. Dobbs, special counsel regarding same.	0.2	90.00
ROBERT L. JOH...	4/8/2019	Legal research regarding 5th Amendment right to revoke by Debtor.	2.1	945.00
ROBERT L. JOH...	4/9/2019	Review correspondence from Ms. Amandus, special counsel regarding status of adversary proceeding and potential mediation.	0.2	90.00
ROBERT L. JOH...	7/23/2019	Review update by special counsel regarding civil action against Fansler.	0.2	90.00
ROBERT L. JOH...	8/1/2019	Review documents produced by United Bank regarding accounts held by Pin Oak Properties, LLC, Pin Oak LLC and Dietrich S. Fansler.	0.4	180.00
ROBERT L. JOH...	9/3/2019	Review correspondence from special counsel regarding charges by information against Mr. Fansler.	0.2	90.00
ROBERT L. JOH...	9/4/2019	Review information filed by U. S. Attorney regarding plea by Mr. Fansler regarding guilty plea to Fraudulent concealment of Bankruptcy Estate Assets and willful failure to pay over tax.	0.2	90.00
ROBERT L. JOH...	9/5/2019	Review and revise Motion and proposed order to stay adversary proceeding.	0.3	135.00
ROBERT L. JOH...	9/12/2019	Review Defendants' responses to Motion to Stay Adversary Proceeding; Telephone conference with special counsel regarding same.	0.3	135.00
ROBERT L. JOH...	9/13/2019	Correspondence with Ms. Johns, special counsel regarding Court's stay of adversary proceeding.	0.2	90.00
ROBERT L. JOH...	11/27/2019	Review Motion for Summary Judgment against Mr. Fansler and Pin Oak LLC	0.3	135.00

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Client Matter Name:

Fansler Lit & Dream Mt.

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	12/3/2019	Review correspondence from Mr. Yackel, counsel for Mr. Fansler regarding offset to judgment for funds recovered by estate of Dream Mountain and United Bank; Telephone conference with special counsel regarding same.	0.4	180.00
ROBERT L. JOH...	12/11/2019	Review correspondence from Ms. Adkins, special counsel regarding offer issues.	0.2	90.00
ROBERT L. JOH...	12/23/2019	Review order entered by Bankruptcy Court in Fansler adversary proceeding regarding scheduling deadline.	0.1	45.00
Total Fees				13,815.00

Total

\$13,815.00

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Bill To

Pin Oak Properties, LLC
Bankruptcy Case No. 17-00608
Exhibit "A"

Client Matter Name:

Sale of Assets

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	1/22/2018	Review correspondence from Mr. Proctor, counsel for General Acquisitions Motion to terminate stay/set aside cash collateral order; Review correspondence from Ms. McNeil, judge's Law Clerk regarding continuance of hearing.	0.2	90.00
ROBERT L. JOH...	2/5/2018	Prepare for hearing on Motion to set aside cash collateral order and modify stay by General Acquisitions, LLC; Review file regarding same; Telephone conference with Mr. Jecklin, counsel for Debtor regarding same.	2	900.00
ROBERT L. JOH...	3/5/2018	Review Mall Plan documents and file regarding preparing for meeting with General Acquisitions, LLC and Mr. Luedtke, developer; Review and revise Purchase Agreement and Sale Motion documents.	2.2	990.00
ROBERT L. JOH...	3/6/2018	Conference with Mr. Biafora, General Acquisitions, LLC, Mr. Fansler and Mr. Luedtke regarding redevelopment of Mall property and position of secured creditor.	6	2,700.00
ROBERT L. JOH...	3/7/2018	Review leasing agreements supplied by Mr. Luedtke regarding Mall development; Review revisions by Mr. Shuman, counsel for General Acquisitions, LLC.	1.6	720.00
ROBERT L. JOH...	3/8/2018	Telephone conference with Mr. Shuman, counsel for General Acquisitions, LLC regarding Motion, Notice and proposed order to sell mall property changes.	0.4	180.00
ROBERT L. JOH...	3/26/2018	Review and revise Purchase Agreement, Motion, Notice and proposed order regarding sale of Mall property; Review list of tenants to be provided notice; Conference regarding security deposit issues.	1	450.00
ROBERT L. JOH...	3/28/2018	Review purchase Agreement for execution by Trustee	0.3	135.00

Total

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5/11/2018	4323

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Pin Oak Properties, LLC
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Exhibit "A"

Client Matter Name:

Sale of Assets

Attorney	Service Date	Description	Hours	Amount
ROBERT L. JOH...	4/25/2018	Telephone conference with Ms. Tight, Assistant US Attorney regarding objection filed by General Acquisition to sale motion; Review suggested language to be included in sale order to resolve objection.	0.4	180.00
ROBERT L. JOH...	4/27/2018	Represent Trustee at hearing on Motion to sell mall real estate to General Acquisitions, LLC; Conference with counsel for purchaser regarding same.	5.5	2,475.00
ROBERT L. JOH...	4/28/2018	Review and revise deed regarding sale of mall real estate.	0.2	90.00
ROBERT L. JOH...	4/30/2018	Review proposed changes by Mr. Shuman, counsel for purchaser, General Acquisitions, LLC; Review proposed Assignment of leases and Bill of Sale regarding same; Review proposed settlement statement regarding same.	0.6	270.00
ROBERT L. JOH...	5/8/2018	Review fully executed settlement agreement regarding purchase of mall real estate by General Acquisitions, LLC.	0.2	90.00
ROBERT L. JOH...	5/11/2018	Telephone conference with Mr. Sorrells, counsel for Mercantile Realty regarding status lien on mall property and sale of same.	0.3	135.00
Total Fees				9,405.00

Total

\$9,405.00

EXHIBIT B

<u>Individual</u>	<u>Hourly Rate</u>
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Ann L. Marshall, Legal Assistant	\$100.00
Joseph Johns, Attorney	\$250.00
Brian R. Blickenstaff, Attorney	\$325.00*
Robert L. Johns, Attorney	\$360.00*

*Hourly rate changes for Wendel B. Turner, Robert L. Johns, Brian Blickenstaff and Joseph Johns were incorporated on dates as follow:

January, 2004 through December, 2006 Wendel Turner & Robert Johns	\$250.00
January, 2007 through August, 2007 Wendel Turner & Robert Johns	\$275.00
September, 2007 through December, 2007 Wendel Turner & Robert Johns	\$290.00
January, 2008 through December 2008 Wendel Turner & Robert Johns	\$325.00
January, 2009 through December, 2009 Wendel Turner & Robert Johns	\$340.00
January, 2010 through December, 2010 Wendel Turner & Robert Johns	\$360.00
January 2011 through December, 2014 Wendel Turner & Robert Johns	\$370.00
January, 2015 through December, 2017 Wendel Turner & Robert Johns	\$400.00
January 2018 through December, 2019 Wendel Turner & Robert Johns	\$450.00
January, 2020 through present Wendel Turner & Robert Johns	\$500.00
January, 2020 through July 1, 2022 Brian Blickenstaff	\$350.00
January, 2020 through July 1, 2022 Joseph Johns	\$275.00
July 1, 2022 through April 30, 2024 Brian Blickenstaff	\$400.00
July 1, 2022 through April 30, 2024 Joseph Johns	\$300.00
July 1, 2023 through April 30, 2024 Robert L. Johns	\$525.00
May 1, 2024 through present Robert L. Johns	\$550.00
Brian Blickenstaff	\$450.00
Joseph Johns	\$350.00