

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

LUGANO DIAMONDS & JEWELRY INC., *et al.*,¹

Debtors.

Chapter 11

Case No. 25-12055 (BLS)

(Jointly Administered)

Re: D.I. 369

**ORDER GRANTING BULLEY & ANDREWS, LLC’S
MOTION FOR AN ORDER LIFTING THE AUTOMATIC STAY,
TO EXTENT APPLICABLE, TO ENFORCE MECHANICS LIENS**

Upon consideration of *Bulley & Andrews, LLC’s Motion for an Order Lifting the Automatic Stay, to the Extent Applicable, to Enforce Mechanics Liens* (the “Motion”²) filed by Bulley in the Chapter 11 Cases; and this Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. § 1334; and consideration of the Motion and the requested relief being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper in this district pursuant to 28 U.S.C. §§ 1408–09; and due and proper notice of the Motion having been served; and it appearing that no other or further notice need be provided; and this Court having reviewed the Motion and determined that the legal and factual bases set forth therein establish just cause for the relief granted herein; and upon all the proceedings had before this Court and after due deliberation and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is granted as set forth herein.

¹ Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s U.S. federal tax identification number, to the extent applicable, are as follows: Lugano Diamonds & Jewelry Inc. (6784), Lugano Holding, Inc. (9690), Lugano Buyer, Inc. (4565), K.L.D. Jewelry, LLC (0319), and Lugano Prive, LLC (4308). The notice address for the Debtors is 620 Newport Center Dr., Ste 100, Newport Beach, California 92660.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Motion.

2. Pursuant to section 362(d)(1) and (2) of the Bankruptcy Code, to the extent the automatic stay is applicable, the automatic stay is modified for cause solely to the extent necessary to allow Bulley, and the Necessary Parties, to pursue the Mechanics Lien Action against the Landlord and the Property.

3. Except as expressly provided herein, the automatic stay shall remain in full force and effect, and Bulley and the Necessary Parties shall not prosecute the Mechanics Lien Action against the Debtors absent further order of this Court.

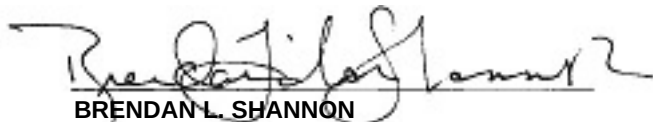
4. The Debtors shall not be required to appear in the Mechanics Lien Action during the pendency of these chapter 11 cases, and the Debtors shall not be required to incur any costs in connection with the Mechanics Lien Action, except for de minimis costs to the extent necessary, including, but not limited to, the transfer of documents only the Debtors have access to and other related, unavoidable, and minimal forms of participation, if any. Bulley agrees to cooperate with the Debtors to reduce such costs or burdens on the Debtors estates associated with the Mechanics Lien Action, if any.

5. The fourteen-day stay under Bankruptcy Rule 4001(a)(4) is waived. This Order shall be immediately effective upon entry.

6. The parties are authorized to take all actions necessary to effectuate the relief granted in this Order.

7. The Court shall retain jurisdiction to interpret, implement, and enforce the provisions of this Order.

Dated: February 24th, 2026
Wilmington, Delaware


BRENDAN L. SHANNON
UNITED STATES BANKRUPTCY JUDGE