

UNITED STATES DISTRICT COURT FOR THE DISTRICT OF COLUMBIA

**Naheed Ghassemi Revocable Trust v. 8th St. Venture Holdings, LLC,
et al.**

Ghassemi Revocable Trust · No. 1:25-cv-01979 (CJN) · Decided January 21, 2026

SUMMARY

The United States District Court for the District of Columbia dismissed the Naheed Ghassemi Revocable Trust’s appeal from a Bankruptcy Court summary judgment order concerning lien priority on real property. The court held that the Trust filed its notice of appeal outside Federal Rule of Bankruptcy Procedure 8002’s 14-day jurisdictional deadline and found no applicable extension. The court granted Y&R 2022, LLC’s motion to dismiss for lack of jurisdiction.

CASE DETAILS

COURT	United States District Court for the District of Columbia
WRITING FOR THE COURT	Carl J. Nichols
JURISDICTION	United States District Court for the District of Columbia
DECIDED	January 21, 2026
DOCKET	1:25-cv-01979 (CJN)
DISPOSITION	dismissed
PROCEDURAL POSTURE	Appellee Y&R 2022, LLC moved to dismiss the Trust's appeal from a final judgment of the U.S. Bankruptcy Court for lack of jurisdiction because the notice of appeal was untimely.
STANDARD OF REVIEW	The District Court applied the jurisdictional requirements governing bankruptcy appeals and strictly construed Federal Rule of Bankruptcy Procedure 8002.
PRECEDENTIAL VALUE	published
PARTIES	Naheed Ghassemi Revocable Trust v. 8th St. Venture Holdings, LLC, Y&R 2022, LLC, et al.

TOPICS

appellate jurisdiction

appellate procedure

bankruptcy

summary judgment

real estate

PRACTICE AREAS

QUESTIONS PRESENTED

1. Whether the District Court had jurisdiction over the Trust's appeal when the notice of appeal was filed twenty-five days after entry of the Bankruptcy Court's final judgment.
2. Whether the appeal was premature because the Bankruptcy Court had determined lien priority but had not determined the amount to be awarded or whether funds remained for distribution.

HOLDINGS

1. A notice of appeal from a Bankruptcy Court judgment must be filed within fourteen days under Federal Rule of Bankruptcy Procedure 8002(a)(1), and the deadline is jurisdictional. Because the Trust filed twenty-five days after judgment and obtained no extension under Rule 8002(d), the District Court lacked jurisdiction.
2. The appeal was not premature because the Bankruptcy Court expressly entered final judgment in favor of Y&R and conclusively determined that Y&R held the first-priority lien on the disputed real property.

KEY QUOTATIONS

“Final judgment is entered in favor of Y&R on its Motion for Summary Judgment.” (2)

“a first in priority lien against the real property” (2)

FACTUAL BACKGROUND

The underlying adversary proceeding concerned the priority of liens on real property at 1111 8th Street N.E., Washington, D.C. The Bankruptcy Court determined that the Trust's deed of trust had been validly subordinated to Y&R's deed of trust and entered final judgment for Y&R. The Trust filed its notice of appeal twenty-five days after judgment, conceding that it missed Rule 8002's fourteen-day deadline.

PROCEDURAL HISTORY

The Bankruptcy Court granted summary judgment for Y&R on May 29, 2025, determining that the Trust's deed of trust had been validly subordinated to Y&R's deed of trust and entering final judgment in Y&R's favor. The Trust filed its notice of appeal on June 23, 2025, twenty-five days after judgment. The District Court granted Y&R's motion to dismiss and dismissed the appeal for lack of jurisdiction.

DISPOSITION

dismissed

CASES CITED

- Riley v. Capitol Park II Condo. Ass’n, Inc., No. 18-cv-0605, 2019 WL 1432596 (D.D.C. Mar. 29, 2019)
- In re Riley, 2019 WL 1432596, at *5 (D.D.C. Mar. 29, 2019)

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