



Cole Moscatel &lt;cole@tykomanagement.com&gt;

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**Palm Drive — Extension**

19 messages

**Cole Moscatel** <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 3:17 PM

To: robert@rtiproperties.com

Hi Robert,

As per our agreement memorialized in your recent text message wherein you have agreed to accept a wire of \$5,000 in exchange for postponing the auction date to this Friday (December 5), I have initiated a wire to you.

Please confirm receipt of the funds once received and when the postponement of the auction has occurred.

Thank you!

**Cole Moscatel**

CEO

O: (213) 999-5305

Assistant: (818) 661-9292

[cole@tykomanagement.com](mailto:cole@tykomanagement.com) | [www.tykomanagement.com](http://www.tykomanagement.com)**INVESTMENT & MANAGEMENT COMPANY**

23901 Calabasas Road

Suite 1068

Calabasas, CA 91302

(213) 999-5305

[www.tykomanagement.com](http://www.tykomanagement.com)

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**Robert Abbasi** <rob@rtiproperties.com>

Tue, Dec 2, 2025 at 3:29 PM

To: Cole Moscatel &lt;cole@tykomanagement.com&gt;

Cc: Diana Salazar &lt;diana@rtiproperties.com&gt;, Eliana Salvatierra &lt;eliana@rtiproperties.com&gt;

Cole it was supposed to be this morning but in any case nothing came in. We just checked

**Robert Abbasi****(310) 753-4966**

License: 01125534/02203527

On Dec 2, 2025, at 3:18 PM, Cole Moscatel <[cole@tykomanagement.com](mailto:cole@tykomanagement.com)> wrote:

You don't often get email from [cole@tykomanagement.com](mailto:cole@tykomanagement.com). [Learn why this is important](#)

[Quoted text hidden]

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**Cole Moscatel** <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 3:35 PM

To: Robert Abbasi &lt;rob@rtiproperties.com&gt;

Cc: Diana Salazar &lt;diana@rtiproperties.com&gt;, Eliana Salvatierra &lt;eliana@rtiproperties.com&gt;

My apologies. Calling the bank now for a status update.

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**Cole Moscatel** <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 5:20 PM

To: Robert Abbasi &lt;rob@rtiproperties.com&gt;

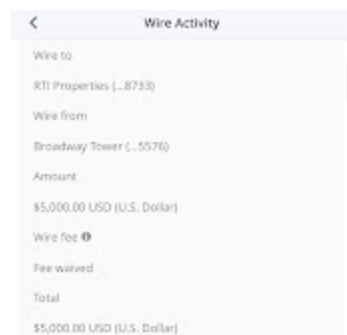
Cc: Diana Salazar &lt;diana@rtiproperties.com&gt;, Eliana Salvatierra &lt;eliana@rtiproperties.com&gt;

Hi Robert,

I was told that the \$5K wire is currently "pending/under review for fraud prevention" and should be released tomorrow morning. Attached are screenshots of the payment confirmation.

[Quoted text hidden]

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**2 attachments**

**IMG\_5493.jpg**  
87K



**IMG\_5492.jpg**  
70K

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**Robert Abbasi** <rob@rtiproperties.com>

Tue, Dec 2, 2025 at 5:22 PM

To: Cole Moscatel &lt;cole@tykomanagement.com&gt;

Cc: Diana Salazar &lt;diana@rtiproperties.com&gt;, Eliana Salvatierra &lt;eliana@rtiproperties.com&gt;

If that's the case, then it should be an early morning. The Auction's about 10 AM I think. You said in your text, you would be in initiating the wire in the morning today. Let's see if it comes in first thing.

**Robert Abbasi**

**(310) 753-4966**

License: 01125534/02203527

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[Quoted text hidden]

<IMG\_5493.jpg>

<IMG\_5492.jpg>

**Cole Moscatel** <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 5:26 PM

To: Robert Abbasi <rob@rtiproperties.com>

Cc: Diana Salazar <diana@rtiproperties.com>, Eliana Salvatierra <eliana@rtiproperties.com>

They did not specify a time. While it may be released before 10 am PST, I cannot guarantee that will occur.

Can you at least push the sale date 1 day in case this wire doesn't hit in the AM?

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[Quoted text hidden]

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**Cole Moscatel** <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 7:24 PM

To: Robert Abbasi <rob@rtiproperties.com>

Cc: Diana Salazar <diana@rtiproperties.com>, Eliana Salvatierra <eliana@rtiproperties.com>

Robert,

Attached you will find:

**1)** The court order which states the parties have settled the insurance matter. My Attorney, Paige Gold, will be sending you a signed letter first thing in the morning on letterhead stating the following:

I am the lawyer helping Cole Moscatel finalize his settlement of the *9000 Arlington Avenue v. Ultimate Floors and Remodel* matter, in which he is the plaintiff. I write concerning the settlement payment in this matter that Mr. Moscatel will use to pay off the funds he owes your company.

The parties executed a final settlement agreement two weeks ago, under the terms of which the Defendant's insurance company would pay Mr. Moscatel a six-figure settlement. Yesterday (Tuesday), opposing counsel informed me that the check had been mailed to his office last week. He expects to receive it no later than Friday of this week, most likely sooner, at which time Mr. Moscatel will pick it up from his office.

If you need any additional information, I can be reached at 213-507-6456 or [PGoldEsq@gmail.com](mailto:PGoldEsq@gmail.com).

**2)** I have attached correspondence related to the application we submitted to the City of Calabasas on November 24, 2024 for building permits. Additionally, I have attached an email received from the City of Calabasas showing the permits were recently changed to "*issued*" over a year after the application was submitted. During this time, we were in a complete holding pattern as it relates to completing the construction. This is the reason why there was a delay in listing the property for sale.

**3)** Proof of the \$5,000 wire submission which *was* in fact sent this morning, per our agreement.

Lastly, you asked me about an exit strategy or source of funds for payments going forward.... Here is 1 of the properties I own which is listed for sale: [TX Property](#). There is currently no loan on this property, so I would be receiving a large portion of the \$1,495,000 sales price. This would allow me to pay down the loan significantly.

**In view of the early auction time scheduled for tomorrow, can you please let me know this evening if you plan to proceed with the sale tomorrow?**

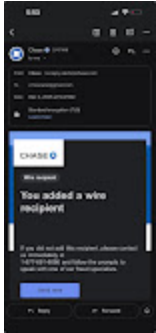
Thank you in advance,

[Quoted text hidden]

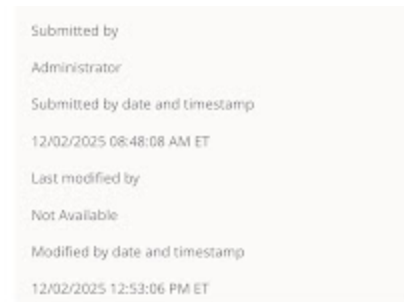
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**5 attachments**




**IMG\_5498.jpg**  
263K



**IMG\_5497 2.jpg**  
81K

 **9000 - Notice of Ruling PDF\_20251031\_JESSICA (1).pdf**  
467K

 **Tyko Management Mail - 23476 Palm Drive- Plans.pdf**  
502K

 **Gmail - CITY OF CALABASAS Permit [BS2401933] status has changed to [Issued].pdf**  
219K

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**Robert Abbasi** <rob@rtiproperties.com>

Tue, Dec 2, 2025 at 7:29 PM

To: Cole Moscatel <cole@tykomanagement.com>

Cc: Diana Salazar <diana@rtiproperties.com>, Eliana Salvatierra <eliana@rtiproperties.com>

Thanks Cole will review. As mentioned previously, we did not receive your \$5,000 today as you said you'd wire. We'll see if it comes in the morning. As we sit here, there are no promises, commitments, or guaranties of any extension of the currently scheduled trustee sale tomorrow morning. If the \$5,000 wire is in before the sale, we will extend till the sale a couple of days till this coming Friday even though it was supposed to be in this morning.

**Robert Abbasi****President**

21515 Hawthorne Blvd., Suite 580, Torrance, CA 90503

310.753-4966 • F 310.532.9174

License 01125534/00793526

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**From:** Cole Moscatel <cole@tykomanagement.com>  
**Sent:** Tuesday, December 2, 2025 7:24 PM  
**To:** Robert Abbasi <rob@rtiproperties.com>  
**Cc:** Diana Salazar <diana@rtiproperties.com>; Eliana Salvatierra <eliana@rtiproperties.com>  
**Subject:** Re: Palm Drive — Extension

Robert,

Attached you will find:

**1)** The court order which states the parties have settled the insurance matter. My Attorney, Paige Gold, will be sending you a signed letter first thing in the morning on letterhead stating the following:

I am the lawyer helping Cole Moscatel finalize his settlement of the *9000 Arlington Avenue v. Ultimate Floors and Remodel* matter, in which he is the plaintiff. I write concerning the settlement payment in this matter that Mr. Moscatel will use to pay off the funds he owes your company.

The parties executed a final settlement agreement two weeks ago, under the terms of which the Defendant's insurance company would pay Mr. Moscatel a six-figure settlement. Yesterday (Tuesday), opposing counsel informed me that the check had been mailed to his office last week. He expects to receive it no later than Friday of this week, most likely sooner, at which time Mr. Moscatel will pick it up from his office.

If you need any additional information, I can be reached at 213-507-6456 or [PGoldEsq@gmail.com](mailto:PGoldEsq@gmail.com).

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

**Cole Moscatel** <cole@tykomanagement.com>

To: Robert Abbasi <rob@rtiproperties.com>

Cc: Diana Salazar <diana@rtiproperties.com>, Eliana Salvatierra <eliana@rtiproperties.com>

Tue, Dec 2, 2025 at 7:33 PM

I realize this is an odd request, but do you accept any other payment methods besides wires? I'm deathly afraid the wire will not be received by 10 a.m. tomorrow. It likely will, but it is out of my control and Chase did not specify an exact time.

Please let me know. I can even meet someone in person, if that is preferable.

Thanks,

[Quoted text hidden]

[Quoted text hidden]

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**Robert Abbasi** <rob@rtiproperties.com>

To: Cole Moscatel <cole@tykomanagement.com>

Tue, Dec 2, 2025 at 7:34 PM

What type of payment methods are you thinking?

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**Cole Moscatel** <cole@tykomanagement.com>

To: Robert Abbasi <rob@rtiproperties.com>

Tue, Dec 2, 2025 at 7:39 PM

I can try Zelle, Paypal, provide cash, cashier check, etc. The only problem is that I am not sure if I can cancel the wire at this juncture - but I can definitely try.

I'm not trying to be pushy, I just want to make sure I do whatever I can to have this sale cancelled. I know I am not going to sleep all night otherwise.

[Quoted text hidden]

[Quoted text hidden]

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**Robert Abbasi** <rob@rtiproperties.com>

To: Cole Moscatel <cole@tykomanagement.com>

Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Tue, Dec 2, 2025 at 7:42 PM

Okay, on your word, I'll go ahead and email the trustee to extend till Friday. I hope that wire comes in. If not, we can figure out one of the below ideas tomorrow. Thanks.

[Quoted text hidden]

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**Cole Moscatel** <cole@tykomanagement.com>

To: Robert Abbasi <rob@rtiproperties.com>

Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Tue, Dec 2, 2025 at 7:46 PM

Thank you so much, Robert! Yes, you have my word. I will personally drive and deliver certified funds tomorrow if it is not received.

Thanks again and have a great night.

[Quoted text hidden]  
[Quoted text hidden]

**Robert Abbasi** <rob@rtiproperties.com>  
To: Cole Moscatel <cole@tykomanagement.com>  
Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Tue, Dec 2, 2025 at 7:49 PM

Okay already extended till Friday (email to Trustee sent). Thanks.

[Quoted text hidden]

**Cole Moscatel** <cole@tykomanagement.com>  
To: Robert Abbasi <rob@rtiproperties.com>  
Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Tue, Dec 2, 2025 at 7:50 PM

Great, thanks so much!

[Quoted text hidden]  
[Quoted text hidden]

**Cole Moscatel** <cole@tykomanagement.com>  
To: Robert Abbasi <rob@rtiproperties.com>  
Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Wed, Dec 3, 2025 at 5:35 PM

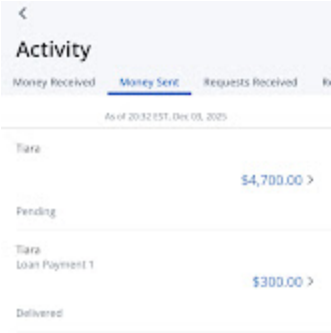
Hi Robert,

Here are the screenshots of both payments issued today per our agreement.

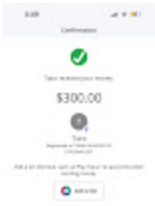
Have a great night.

Thanks!  
[Quoted text hidden]  
[Quoted text hidden]

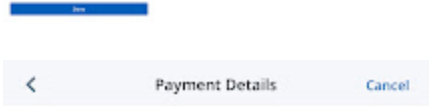
3 attachments



IMG\_5519.jpeg  
95K



IMG\_5516.png  
162K



Sent to Tiara  
(310) 844-5207  
\$4,700.00

IMG\_5518.jpeg  
84K

Transaction number	27195725453
Pay from	SAPPHIRE CHECKING (...9602)

Robert Abbasi <rob@rtiproperties.com>  
To: Cole Moscatel <cole@tykomanagement.com>  
Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Wed, Dec 3, 2025 at 5:37 PM

Will review

[Quoted text hidden]

Cole Moscatel <cole@tykomanagement.com>  
To: Robert Abbasi <rob@rtiproperties.com>  
Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Fri, Dec 5, 2025 at 8:53 AM

Hello,

As per my text to Robert, I am being advised to file an emergency bankruptcy petition within the next hour to invoke the automatic stay and prevent the foreclosure sale from occurring. As you are aware, this will put a hold on everything for a minimum of 90 days.

This is not what I want to do, but will have no other choice if I cannot get a short term extension. Please let me know ASAP.

My Attorney is in the process of preparing the petition to file in the next hour — please advise.

Thanks,  
Cole



<IMG\_5493.jpg>

<IMG\_5492.jpg>

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**Robert Abbasi** <rob@rtiproperties.com>

Fri, Dec 5, 2025 at 8:57 AM

To: Cole Moscatel <cole@tykomanagement.com>

Cc: Eliana Salvatierra <eliana@rtiproperties.com>, Diana Salazar <diana@rtiproperties.com>

Call me



**Robert Abbasi**

**President**

21515 Hawthorne Blvd., Suite 580, Torrance, CA 90503

310.753-4966 • F 310.532.9174

License 01125534/00793526

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**From:** Cole Moscatel <[cole@tykomanagement.com](mailto:cole@tykomanagement.com)>  
**Sent:** Friday, December 5, 2025 8:53 AM  
**To:** Robert Abbasi <[rob@rtiproperties.com](mailto:rob@rtiproperties.com)>  
**Cc:** Eliana Salvatierra <[eliana@rtiproperties.com](mailto:eliana@rtiproperties.com)>; Diana Salazar <[diana@rtiproperties.com](mailto:diana@rtiproperties.com)>  
**Subject:** Re: Palm Drive — Extension

Hello,

[Quoted text hidden]