



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed March 6, 2024

United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

	§	
In re:	§	Chapter 11
	§	
COTTONWOOD FINANCIAL LTD., <i>et al.</i> , ¹	§	Case No. 24-80035 (SWE)
	§	
Debtors.	§	(Jointly Administered)
	§	
	§	Re: Docket No. 11

ORDER (I) AUTHORIZING THE REJECTION OF CERTAIN LEASES, (II) AUTHORIZING THE ABANDONMENT OF CERTAIN PROPERTY, AND (III) GRANTING RELATED RELIEF

Upon the motion (the “Motion”),² of the above-captioned debtors and debtors in possession (the “Debtors”) for entry of an order (this “Order”), (a) authorizing the rejection of certain Leases set forth on **Exhibit 1** hereto, (b) authorizing the abandonment of any *de minimis* equipment, furniture, and other personal property, and (c) granting related relief, all as more fully set forth in the Motion; and upon the First Day Declaration; and this Court having jurisdiction

¹ The Debtors in these chapter 11 cases and the last four digits of each Debtors’ federal tax identification number are as follows: Cottonwood Financial Ltd. (1001); Cottonwood Financial Administrative Services, LLC (7228); Cottonwood Financial Texas, LLC (9059); Cottonwood Financial Idaho, LLC (5651); Cottonwood Financial Wisconsin, LLC (7075). The Debtors’ principal offices are located at 2100 W Walnut Hill Lane, Suite 300, Irving, TX 75038.

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

over this matter pursuant to 28 U.S.C. § 1334; and this Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and this Court having found that it may enter a final order consistent with Article III of the United States Constitution; and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that the Debtors' notice of the Motion and opportunity for a hearing on the Motion were appropriate under the circumstances and no other notice need be provided; and this Court having reviewed the Motion, and all objections, if any, to the Motion having been withdrawn, resolved, or overruled; and the Court having determined that the legal and factual bases set forth in the Motion and the record of the hearing on such motion establish just cause for the relief granted herein; and this Court having found that the relief requested in the Motion is in the best interests of the Debtors' estates, their creditors, and other parties in interest; and upon all of the proceedings had before this Court; and after due deliberation and sufficient cause appearing therefore, IT IS HEREBY ORDERED THAT:

1. The Motion is granted as set forth herein.
2. The Leases set forth on Exhibit 1 hereto are rejected effective as of the Petition Date.
3. The Debtors are authorized to abandon property, if any, that may be located at the premises and all such property is deemed abandoned effective as of the Petition Date. The applicable counterparty to each Lease may effectuate its rights and remedies with respect to such property. The automatic stay, to the extent applicable, is modified to allow for such utilization or disposition.
4. The DIP Lender and Prepetition Secured Lender (collectively, the "Lenders") consent to KRG Houston Sawyer Heights, LLC (the "Landlord"), in its sole discretion, disposing

any personal property remaining in Sawyer Heights Village premises upon and following the rejection of its lease, and that the Lenders waive any and all claims against the Landlord relating to such disposition.

5. Approval of this Order will not prevent the Debtors from seeking to assume or reject an executory contract or unexpired lease by separate motion or pursuant to a chapter 11 plan.

6. The Debtors are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Motion.

7. All rights and defenses of the Debtors are preserved, including all rights and defenses of the Debtors with respect to a claim for damages arising as a result of an executory contract or lease rejection, including any right to assert an offset, recoupment, counterclaim, or deduction. In addition, nothing in this Order or the Motion shall limit the Debtors' ability to subsequently assert that any particular executory contract or lease is terminated and is no longer an executory contract or unexpired lease, respectively.

8. Notwithstanding the relief granted in this Order pursuant to the Motion and any actions taken pursuant to such relief, nothing in this Order shall be deemed: (a) an admission as to the amount of, basis for, or validity of any claim against a Debtor entity under the Bankruptcy Code or other applicable nonbankruptcy law; (b) a waiver of the Debtors' or any other party in interest's right to dispute any claim on any grounds; (c) a promise or requirement to pay any claim; (d) an implication or admission that any particular claim is of a type specified or defined in this Order or the Motion or a finding that any particular claim is an administrative expense claim or other priority claim; (e) a request or authorization to assume, adopt, or reject any prepetition agreement, contract, or lease pursuant to section 365 of the Bankruptcy Code; (f) an

admission as to the validity, priority, enforceability, or perfection of any lien on, security interest in, or other encumbrance on property of the Debtors' estates; (g) a waiver or limitation of the Debtors' or any other party in interest's rights under the Bankruptcy Code or any other applicable law; or (h) a concession by the Debtors that any liens (contractual, common law, statutory, or otherwise) that may be satisfied pursuant to the Motion are valid, and the rights of all parties in interest are expressly reserved to contest the extent, validity, or perfection or seek avoidance of all such liens.

9. The contents of the Motion satisfy the requirements of Bankruptcy Rule 6003(b).

10. Notice of the Motion as provided therein shall be deemed good and sufficient notice of such Motion and the requirements of Bankruptcy Rules 6006(c) and 6007(a), and the Local Rules are satisfied by such notice.

11. The requirements of Bankruptcy Rule 6006(f) have been satisfied.

12. The terms and conditions of this Order are immediately effective and enforceable upon its entry.

13. The Debtors are authorized to take all reasonable actions necessary to effectuate the relief granted in this Order in accordance with the Motion.

14. This Court retains jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

END OF ORDER

Agreed as to Form by:

/s/ Lydia R. Webb

Jason S. Brookner (TX Bar No. 24033684)
Aaron M. Kaufman (TX Bar No. 24060067)
Lydia R. Webb (TX Bar No. 24083758)

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/s/ Jason M. Rudd (with permission)

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catherine.curtis@wickphillips.com

Counsel to Nehimba Holdings, LLC

Exhibit 1

Rejected Leases

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
AGP Assets Inc c/o SVN/DFW Summit 3000 Race St, Ste 100 FT Worth TX 76111 (v) (817) 288-5525 (e) jeff.watson@svn.com	Cottonwood Financial Texas LLC	C/S#0765 3050 W Camp Wisdom Rd, Ste 200 Grand Prairie TX 75052	Safe; Filing cabinet(s)	February 25, 2024
Baco Investments Inc 1225 Port Houston St Houston TX 77029 (v) (832) 874-5577 (e) bacoinvestments@actionragsusa.com	Cottonwood Financial Texas LLC	C/S#0789 11400 Gulf Fwy, Ste A Houston TX 77034	Safe; Filing cabinet(s)	February 25, 2024
Bellaire Bissonnet Ltd PO Box 56783 Houston TX 77256-6783 (v) (713) 621-3079 (e) jay@jaykaplaninc.com	Cottonwood Financial Texas LLC	C/S#7106 5212 Bellaire Blvd Bellaire TX 77401	Safe; Filing cabinet(s)	February 25, 2024
BJJ Properties LLC PO Box 684 Liberty Lake WA 99019 (v) (509) 998-1773 (e) bjl4321@aol.com	Cottonwood Financial Idaho LLC	C/S#0803X 675 Kootenai Cut Off Rd, Ste D Ponderay ID 83852	Safe; Filing cabinet(s)	February 25, 2024
Bookweg Real Estate Holdings LLC c/o Reid Peevey Commercial Real Estate 2420 Wycon Drive, Suite 301 Waco TX 76712 (v) (254) 709-0456 (e) randy@reidpeevey.com	Cottonwood Financial Texas LLC	C/S#7229 231 Enterprise Blvd, Ste 1 Hewitt TX 76643	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
Buckner Jubilee Investments Group LLC c/o The Weitzman Group 3102 Maple Ave, Ste 500 Dallas TX 75201 (v) (214) 720-3634 (e) cbrown@weitzmangroup.com	Cottonwood Financial Texas LLC	C/S#0723 9208 E R L Thornton Fwy, Ste 207B Dallas TX 75228	Safe; Filing cabinet(s)	February 25, 2024
CA New Plan Fixed Rate Partnership LP c/o Brixmor Property Group Attn: General Counsel 450 Lexington Ave, FL 13 New York NY 10017 w/COPY TO: CA New Plan Fixed Rate Partnership LP c/o Brixmor Property Group Attn: VP of Legal Svcs 1525 Faraday Ave, Ste 350 Carlsbad CA 92008 (v) (713) 660-4352 (e) angela.hernandez@brixmor.com	Cottonwood Financial Texas LLC	C/S#7140R 12520 Westheimer Rd, Ste E Houston TX 77077	Safe; Filing cabinet(s)	February 25, 2024
Carney Texarkana LP c/o Carney Mgt Co Inc 4500 Bowling Blvd, Ste 250 Louisville KY 40207 (v) (502) 893-3366 (e) mcarney@carneymanagement.com	Cottonwood Financial Texas LLC	C/S#7194 410 Walton Drive Texarkana TX 75501	Safe; Filing cabinet(s)	February 25, 2024
Chanthol S Baer 2105 W Gay Ave Gladewater TX 75647 (v) (903) 452-1091 (e) chantholsam@yahoo.com	Cottonwood Financial Texas LLC	C/S#7509 101 E Upshur Ave Gladewater TX 75647	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
<p>Cypress Shopping Center LLC c/o Spigel Properties Inc 70 NE Loop 410, Ste 185 San Antonio TX 78216 (v) (210) 801-8514 (e) tori@spigelproperties.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7211 12220 Jones Rd, Ste E Houston TX 77070</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>Danny Foix 2620 Southwest Pkwy Wichita Falls TX 76308 (v) (940) 733-7177 (e) dfgasman@nts-online.net</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0718 3900 Sheppard Access Rd Wichita Falls TX 76306</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>DCTN3 Texas Portfolio No. 1 LLC c/o N3 Real Estate 1240 N Kimball Ave Southlake TX 76092 (v) (817) 552-6795 (e) crodriguez@n3realestate.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0740 2025 S Dumas Ave, Ste 300A Dumas TX 79029</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>Deer Park Station LP c/o The Weitzman Group 1800 Bering Dr, Ste 550 Houston TX 77057 (v) (713) 781-7111 (e) creed@weitzmangroup.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7204 9001 Spencer Highway, Ste C La Porte TX 77571</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>EG Hulen/Oakmont LLC c/o Cassco Mgt Co LLC 4200 S Hulen St, Ste 614 FT Worth TX 76109 (v) (817) 731-7396 (e) sheryl@casscoland.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0751 6270 Oakmont Blvd FT Worth TX 76132</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
<p>Eldridge Crossing Ltd c/o Property Commerce Mgt Co 8811 Gaylord Dr, Ste 200 Houston TX 77024 (v) (832) 804-8508 (e) mroberts@propertycommerce.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7132 12621 FM 1960 Rd W Houston TX 77065</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>EQYInvest Owner I Ltd LLP c/o Global Realty & Mgt TX Inc 15866 Champion Forest Dr Spring TX 77379 (v) (281) 840-5363 (e) eglackman@gfinvestments.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7197 1456 Fry Rd Houston TX 77084</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>Estes Center LLC Attn: Mark Nelon 6257 Glennox Lane Dallas TX 75214 (v) (214) 871-9746 (e) hcigeneral@sbcglobal.net</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0755 710 Estes Dr, Ste 104 Longview TX 75602</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>Frankford Crossing Shopping Center Dallas TX LP c/o Glazer Properties 270 Commerce Dr Rochester NY 14623-3506 (v) (585) 359-3000 (e) gburnham@glazer.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0791 4701 Frankford Rd, Ste 213 Dallas TX 75287</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
GMA IDAHO LLC c/o Thornton Oliver Keller Commercial RE 250 S 5th ST, 2nd Floor Boise ID 83702 (v) (208) 947-0809 (e) debbie@tokcommercial.com	Cottonwood Financial Idaho LLC	C/S#0808 7476 W State St Boise ID 83703	Safe; Filing cabinet(s)	February 25, 2024
Hal R. Dixon Trust c/o Black Realty Management Inc 801 W Riverside Avenue, Suite 510 Spokane WA 99201 (v) (509)-622-3519 (e) jlarsen@blackrealtymgt.com	Cottonwood Financial Idaho LLC	C/S#0811X 3134 E Mullan Ave, Ste D Post Falls ID 83854	Safe; Filing cabinet(s)	February 25, 2024
Harrison Brothers Properties c/o KM Realty Management LLC 5555 San Felipe St, Ste 510 Houston TX 77056 (v) (713) 275-2614 (e) amada@kmrealty.net	Cottonwood Financial Texas LLC	C/S#7201 16702 Stuebner Airline Rd, Ste C Spring TX 77379	Safe; Filing cabinet(s)	February 25, 2024
I Southwest REC Ltd Attn: Mark Cohen 5330 Alpha Rd, Ste 200 Dallas TX 75240 (v) (972) 991-9590 (e) mark@centerpointcp.com	Cottonwood Financial Texas LLC	C/S#0714R 1707 S Valley Mills Drive Waco TX 76711	Safe; Filing cabinet(s)	February 25, 2024
Jack Brown Family III LP PO Box 28159 Austin TX 78755 (v) (512) 413-9060 (e) paulbjbc@aol.com	Cottonwood Financial Texas LLC	C/S#7206 9139 Grissom Road San Antonio TX 78251	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
James A Kissler LLC c/o Colliers International 755 W Front Street, Suite 300 Boise ID 83702 (v) (208) 345-6321 (e) lisa.weise@colliers.com	Cottonwood Financial Idaho LLC	C/S#0818 3780 W State St Boise ID 83703	Safe; Filing cabinet(s)	February 25, 2024
JANPAC LLC 16800 W Cleveland Ave New Berlin WI 53151 (v) (262) 923-7300 (e) amancuso@wisconsinvision.com	Cottonwood Financial Wisconsin LLC	C/S#0238 1256 N Port Washington Rd Grafton WI 53024	Safe; Filing cabinet(s)	February 25, 2024
JBL Clear Lake LLC (et al) c/o JBL Asset Mgt LLC 2028 Harrison St, Ste 202 Hollywood FL 33020 (v) (954) 323-8757 (e) george@jblimgmt.com Parent Co: Highland Shopping Center LLC LL (et al): JBL Clear Lake LLC (64.9%) and JBL Clear Lake Harvest LLC (35.1%)	Cottonwood Financial Texas LLC	C/S#7139 1006 Bay Area Blvd Houston TX 77058	Safe; Filing cabinet(s)	February 25, 2024
KRG Houston Sawyer Heights LLC c/o Kite Realty Group LP Attn: Legal Dept 30 S Meridian St, Ste 1100 Indianapolis IN 46204 (v) (713) 496-3877 (e) estensgaard@kiterealty.com	Cottonwood Financial Texas LLC	C/S#7124 1901 Taylor St, Ste A Houston TX 77007	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
LBIF Holdings LLC c/o CSM Groups 10190 Katy Freeway, Suite 350 Houston TX 77043 (v) (713) 266-8799 (e) f.yousuf@esmgroup.org	Cottonwood Financial Texas LLC	C/S#7111R2 9375 W FM 1097, Ste 300 Willis TX 77318	Safe; Filing cabinet(s)	February 25, 2024
Lee Cowan 22334 Briarcliff Drive Spicewood TX 78669 W/COPY TO: Lee Cowan 304 Errol Drive Spicewood TX 78669 (v) (512) 636-3872 (e) lscowan44@gmail.com	Cottonwood Financial Texas LLC	C/S#7514 100 E Marshall Ave Longview TX 75601	Safe; Filing cabinet(s)	February 25, 2024
LeRoy Investments LLC c/o LTR Investments LLC 6415 County Road C Sun Prairie WI 53590 (v) (680) 393-4468 (e) support@ltrinvest.com	Cottonwood Financial Wisconsin LLC	C/S#0229 1515 Madison Ave Fort Atkinson WI 53538	Safe; Filing cabinet(s)	February 25, 2024
LTD West Belt Group Ltd c/o Bluebonnet Properties 1001 S Dairy Ashford Rd, Ste 175 Houston TX 77077 (v) (713) 924-8499 (e) support@bbpmc.com	Cottonwood Financial Texas LLC	C/S#0769 9404 W Sam Houston Pkwy S, Ste D Houston TX 77099	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
MaxCap Investment Group LLC c/o Escom Properties Inc 3700 74th Ave N Brooklyn Park MN 55443 (v) (763) 424-0153 (e) blandry@escomproperties.com	Cottonwood Financial Wisconsin LLC	C/S#0228 146 Crossroads Dr Plover WI 54467	Safe; Filing cabinet(s)	February 25, 2024
North Shopping Center LLC c/o Republic Central Realty Inc 400 N Sam Houston Pkwy E, Ste 105 Houston TX 77060-3531 (v) (713) 410-7771 (e) ignacio@rcrcorp.com	Cottonwood Financial Texas LLC	C/S#7217 5675 Treaschwig Road Spring TX 77373	Safe; Filing cabinet(s)	February 25, 2024
PFNE Ltd c/o Sabre Realty Mgt Inc 16475 Dallas Pkwy, Ste 800 Addison TX 75001 (v) (972) 931-7400 (e) carla@sabrerealty.com	Cottonwood Financial Texas LLC	C/S#0782 3797 Forest Ln, Ste 105A Dallas TX 75244	Safe; Filing cabinet(s)	February 25, 2024
Pleasant Holdings LLC c/o Genesis Investment Properties 2439 Kuser Road Hamilton NJ 08650 (v) 609-571-6352 (e) ceicholtz@genesis-ip.com	Cottonwood Financial Wisconsin LLC	C/S#0231 7115 Durand Ave, Ste D2 Sturtevant WI 53177	Safe; Filing cabinet(s)	February 25, 2024
Pocatello F & G LP c/o Frazee Enterprises 2907 Shelter Island Dr, Ste 105 #276 San Diego CA 92106 (v) (619) 225-1740 (e) tmartin@frazeeproperties.com	Cottonwood Financial Idaho LLC	C/S#0813 705 Yellowstone Ave, Ste B Pocatello ID 83201	Safe; Filing cabinet(s)	February 25, 2024

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
<p>QEH Houston 290 LLC c/o Wulfe Mgt Svcs Inc 1800 Post Oak Blvd, 6 BLVD PL, Ste 400 Houston TX 77056 (v) (713) 621-2229 (e) asims@wulfe.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7108 7844 W Tidwell Rd, Ste 100 Houston TX 77040</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>Red River Pizza Properties LP PO Box 353 Tioga TX 76271 (v) (940) 437-5590 (e) garriottre@gmail.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0735 960 N Beach St FT Worth TX 76111</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>RH Three LP c/o Gregory Commercial Inc PO Box 7084 Dallas TX 75209 (v) (214) 369-1960 (e) susan.gregcom@gmail.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#0731 13249 Montfort Dr Dallas TX 75240</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>San Angelo WM LLC c/o Venture Commercial Management LLC 8235 Douglas Avenue, Suite 720 Dallas TX 75225 (v) (214) 378-1212 (e) mwright@venturedfv.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7224 5150 Southland Blvd, Ste A San Angelo TX 76904</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>SBV - Fox River LLC 100 N Pond Drive, Suite F Walled Lake MI 48390 (v) 414-390-1403 (e) alee@midamericagrp.com</p>	<p>Cottonwood Financial Wisconsin LLC</p>	<p>C/S#0252 1180 W Sunset Dr Ste 100 Waukesha WI 53189</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>

Counterparty	Debtor Counterparty	Description of Lease	Abandoned Personal Property	Rejection Date
<p>Spring Family Plaza LLC 1004 Kirby Drive Houston TX 77019 (v) (713) 807-7339 (e) springfamilyplaza@gmail.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7145 9466 Hammerly Blvd, Ste A Houston TX 77080</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>TCB-Bear Creek LLC c/o Newport Capital Partners Holding LLC 353 N Clark St, Ste 3625 Chicago IL 60654 (v) (312) 724-7035 (e) alan@newportcapitalptrs.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7207 4927 Highway 6 Houston TX 77084</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>The Oaks of Rockport Venture Ltd 800 Wilcrest Dr, Ste 245 Houston TX 77042 (v) (832) 444-6777 (e) louis@src-properties.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7133 2345 Highway 35 N Rockport TX 78382</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>
<p>TxProp 1 LLC 5196 Hwy 276 W, Ste B LB 96 Royse City TX 75189 (v) (214) 240-9041 (e) lcrosby@safaridallas.com</p>	<p>Cottonwood Financial Texas LLC</p>	<p>C/S#7528 305-A South Greer Blvd Pittsburg TX 75686</p>	<p>Safe; Filing cabinet(s)</p>	<p>February 25, 2024</p>