



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

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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 April 3, 2026

United States Bankruptcy Judge

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

In re:	§	Chapter 11
BUDDY MAC HOLDINGS, LLC, <i>et al.</i> ,	§	Case No. 25-34839-mvl11
Debtors. ¹	§	(Jointly Administered)

**ORDER (I) AUTHORIZING REJECTION OF CERTAIN UNEXPIRED LEASES OF
NON-RESIDENTIAL REAL PROPERTY AND EXECUTORY CONTRACTS AS OF
FEBRUARY 28, 2026 AND (II) GRANTING RELATED RELIEF**

Upon the motion [ECF #370] (the “**Motion**”)² of Buddy Mac Holdings, LLC and its debtor affiliates, as debtors and debtors-in-possession (collectively, the “**Debtors**”) in the above-referenced chapter 11 cases for entry of an order (this “**Order**”) (a) rejecting the unexpired leases of non-residential real property identified in **Exhibit 1** to this Order (each, a “**Lease**” and collectively, the “**Leases**”), (b) abandoning certain equipment, fixtures, furniture, or other personal property (the

¹ A complete list of the Debtors in these chapter 11 cases is available at <https://dm.epiq11.com/case/buddyshome/info>. The Debtors’ service address is 400 E. Centre Park Blvd., Suite 101, DeSoto, Texas 75115.

² All capitalized terms not defined herein shall have the meaning set forth in the Motion.

“**Personal Property**”) that may be located on or installed in the premises subject to the Leases (the “**Leased Premises**”), and (c) rejecting the executory contracts identified on **Exhibit 2** to this Order (each, a “**Contract**” and collectively, the “**Contracts**”), all as more fully set forth in the Motion; and upon the First Day Declarations; and this Court having jurisdiction 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 relief requested in the Motion is in the best interests of the Debtors’ estates, their creditors, and other parties in interest; 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 this Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of 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.
2. Each Lease identified on **Exhibit 1** to this Order is hereby rejected pursuant to section 365(a) of the Bankruptcy Code, effective as of the **February 28, 2026** (the “**Rejection Date**”).
3. Each Contract identified on **Exhibit 2** to this Order is hereby rejected pursuant to section 365(a) of the Bankruptcy Code, effective as of the Rejection Date (**February 28, 2026**).
4. The landlords under each Lease and the counterparties to each Contract rejected under this Order must file a proof of claim relating to the rejection of their Lease or Contract, if any, by the later of (a) April 13, 2026, or (b) 30 days after entry of this Order.

5. The Debtors are authorized, but not directed, to abandon all Personal Property, if any, remaining at the Leased Premises that the Debtors determine, in their sole discretion, to be of negligible value to the Debtors' estate and which is no longer needed for operating the Debtors' business. The Debtors shall make prompt arrangements to remove from the Leased Premises any Personal Property that is not abandoned.

6. The automatic stay is modified to the extent necessary to permit the landlords under each Lease to dispose of any Personal Property without further notice or liability to the Debtors or any third party claiming an interest in the Personal Property.

7. Notwithstanding the relief granted in this Order and any actions taken pursuant to such relief, nothing in this Order shall be deemed (a) an admission as to the validity of any claim against the Debtors; (b) a waiver of the Debtors' or any party in interest's rights to dispute the amount of, basis for, or validity of any claim or interest under applicable law or nonbankruptcy law; (c) a promise or requirement to pay any claim; (d) a waiver of the Debtors' or any other party in interest's rights under the Bankruptcy Code or any other applicable law; (e) a request for or granting of approval for assumption of any agreement, contract, program, policy, or lease under 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; or (g) other than as set forth in the Motion, in this Order, and in **Exhibit 1** or **Exhibit 2** here, a request or authorization to assume, adopt, or reject any agreement, contract, or lease under Bankruptcy Code section 365.

8. Notice of the Motion as provided therein shall be deemed good and sufficient notice of such Motion and the requirements of Bankruptcy Rule 6004(a) and the Local Bankruptcy Rules for the Northern District of Texas are satisfied by such notice.

9. Notwithstanding Bankruptcy Rule 6004(h), the terms and conditions of this Order are immediately effective and enforceable upon its entry.

10. Nothing contained herein shall prejudice the rights of the Debtors to seek authority to use, sell, or transfer of any asset under section 363 of the Bankruptcy Code.

11. The Debtors are not required to comply with any termination procedures set forth in the Leases or Contracts, or any documents related thereto, and are relieved of any and all payments or performance obligations due under the Leases and Contracts incurred after the Rejection Date.

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

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

END OF ORDER

Exhibit 1
Rejected Leases

Store#	Debtor/Tenant	Premises Address	Counterparty
488	Buddy Mac One, LLC	1404 W. Gentry Pkwy Tyler, TX 75702	Gary Lee Whitaker (Estate of Jimmy William Whitaker) 5751 Impala South Athens, Texas 75752
489	Buddy Mac Two, LLC	2725 Sherwood Way, Ste 500 San Angelo, TX 76901	69th Street Development c/o Alliance Realty Services 6306 Iola Ave., Suite 200 Lubbock, TX 79424
496	Buddy Mac Six, LLC	1100 N. HWY 491 Gallup, NM 87301	Macdonald Capital Corporation
601	Buddy Mac Eleven, LLC	2330 E. Main St. Farmington, NM 87401	Winven Reality Attn: Robrt Busby 10 Rye Ridge Plaza, Suite 200 Rye Brook, New York 10573
497	Buddy Mac Twelve, LLC	1727 Texoma Parkway Sherman, TX 75090	Eisenhower Texoma, Ltd PO Box 357 Denison, TX 75021
430	Buddy Mac Eighteen, LLC	1008 North St. Nacogdoches, TX 75961	Momentum USA Re Ventures Three, LLC Attn: Shrinivas Konda 10950 S Pipeline Rd Bldg 1 Euless, TX 76040
435	Buddy Mac Twenty-Four, LLC	218 N. Main St. Seminole, OK 74868	MacDonald Capital Corp
376	BMH-TNM 30, LLC	2261 Linda Ave Odessa, TX 79763	Epic Sky Properties LLC c/o Alliance Realty Services 6306 Lola Ave Lubbock, TX 79424
378	BMH-TNM 32, LLC	414 N. Columbia St. Plainview, TX 79073	SAM Plainview, LLC
592	BMH-TNM 33, LLC	501 W. Main St. Brownfield, TX 79316	SAM Brownfield LLC
309	BMH-RCL 40, LLC	2524 N. Broadway Pittsburg, KS 66762	Quest Trust Company 17171 Park Row, Suite 100 Houston, TX 77084
605	BMH-FAN 46, LLC	500 HWY 463 N. Trumann, AR 72472	Everhart Vail Properties LLC Attn: Jeff Everhart P.O. Box 10919 Fayetteville, AR 72703

Store#	Debtor/Tenant	Premises Address	Counterparty
606	BMH-FAN 48, LLC	1600 N. Falls Blvd. Wynne, AR 72396	Industrial Destination, LLC 2516 Commerce Dr Jonesboro, AR 72401
608	BMH-FAN 50, LLC	610 N. HWY 67B N Walnut Ridge, AR 72476	Everhart Vail Properties LLC Attn: Jeff Everhart P.O. Box 10919 Fayetteville, AR 72703
620	BMH-NEW 58, LLC	1001 NW Sheridan Road Lawton, OK 73505	Powers Families Properties P.O. Box 7590 Lawton, Oklahoma 73506
641	BMH-NEW 62, LLC	4301 SW 45th Ave., Ste 400 Amarillo, TX 79109	Opportunity Sky Capital c/o Alliance Realty Services 6306 Iola Ave., Suite 200 Lubbock, Texas 79424
644	BMH Prime 96, LLC	103 N Carbon Marion, IL 62959	BMH 96 RE Marion, LLC
645	BMH Prime 97, LLC	1710 West 7th St Joplin, MO 64801	Clear Link Telephone Attn: Leasing 3000 Altamesa Blvd., Suite 300 Fort Worth, TX 76133

Exhibit 2
Rejected Contracts

Debtor	Counterparty	Description of Contract
Buddy Mac Holdings, LLC	TPX Communications Plaza 7000 North Mopac Expressway Austin, TX 78731	Master Service Agreements (IT/Network)
Buddy Mac Holdings, LLC	8 x 8, Inc. 3800 Towson Ave Fort Smith, AR 72901	Phone Systems