

IN THE UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW MEXICO

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U.S. BANKRUPTCY COURT  
ALBUQUERQUE, N.M.

IN RE: §  
§  
FURR'S SUPERMARKETS, INC., §  
a Delaware Corporation, §  
§  
Debtor. §

Case No. 11-01-10779-SA

**CHARLENE GREEN'S OBJECTION TO DEBTOR'S  
NOTICE OF PROPOSED CURE AMOUNTS**

TO THE HONORABLE JAMES S. STARZINSKY, UNITED STATES BANKRUPTCY  
JUDGE:

*Charlene Green* ("*Green*"), a Lessor, Creditor and Party-in-Interest in the above Chapter 11 case, files its *Objection to Debtor's Notice of Proposed Cure Amounts (the "Objection")*, and in support thereof, would respectfully show the Court as follows:

**I. Factual & Procedural Background**

1. *Green* is the Lessor under an unexpired ground lease for non-residential real property (the "*Lease*") for Furr's Store No. 948G, located at 1900 N. Date, Truth or Consequences, New Mexico.
2. On Monday, August 6, *Green* received the *Notice of Proposed Cure Amounts, Objection Deadline and Final Hearing* (the "*Notice*") from the Debtor.
3. The Debtor has proposed to assume and assign the *Lease* to S.C. Erica, Inc. ("*Erica*").
4. The Debtor proposes to pay the following amounts as the "cure amounts" to *Green* for its *Lease* sought to be assigned -

670

Store No.	Prepetition Rent (prorated)	CAM	Property Taxes (2000)	Total
948G	\$664.00	N/A	N/A	\$664.00

## II. Relief Requested

5. *Green* submits the proposed "cure amounts" are incorrect. The following additional amounts are necessary to cure the existing prepetition defaults and expenses incurred during or as a direct result of the Chapter 11 proceeding. Under §365(b)(1)(B) and the provisions of the applicable *Lease*, the Debtor must pay the reasonable attorneys fees and expenses which have been incurred by *Green*, and may continue to be incurred by *Green* in this proceeding. See *In re Shangri-La, Incorporated*, 167 F. 3d 843 (4<sup>th</sup> Cir. 1999); *In re Hillsborough Holdings Corporation*, 126 B.R. 895, 898 (Bankr. M.D. Fla. 1991); *In re Bullock*, 17 B.R. 438, 439 (9<sup>th</sup> Cir. BAP 1982) (lessor's attorneys fees are part of pecuniary loss that must be cured when underlying lease provides for recovery of attorneys fees).
  
6. As of August 8, 2001, the amount of \$2,385.50 in attorneys fees, and \$214.45<sup>1</sup> in expenses have been incurred by *Green* in this bankruptcy case. *Green* submits that the attorneys fees and expenses were reasonable and necessary for this type of proceeding. *Green* is further entitled to reimbursement of all attorneys fees to be incurred in the future in connection with the *Lease* through closing on the assignment to *Supermarket Properties*

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<sup>1</sup> This number is not the total expenses incurred. Because of the short objection window, not all expenses have been inputted. *Green* will provide a total figure as well as supporting evidence at trial on this matter.

or any other third-party purchaser.

WHEREFORE, PREMISES CONSIDERED, *Green Shopping Center* respectfully prays that the Court enter an order determining the correct cure amount for assignment of the *Green Lease*, plus all attorneys fees, costs, and expenses incurred subsequent to August 10, 2001.

Respectfully submitted,

**KRAFSUR GORDON MOTT P.C.**

Attorneys for *Charlene Green*

P.O. Box 1322

El Paso, Texas 79947-1322

(915) 545-1133

(915) 545-4433 (fax)

By: \_\_\_\_\_

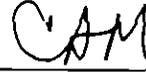


CARLOS A. MIRANDA

Texas State Bar No. 14199582

**CERTIFICATE OF SERVICE**

This is to certify that on the 10<sup>th</sup> day of August, 2001, a true and correct copy of the foregoing *Objection* was mailed via regular U.S. Mail and facsimile, to the parties listed below.



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CARLOS A. MIRANDA

**United States Trustee:**

Office of the U.S. Trustee  
P.O. Box 608  
Albuquerque, NM 87103

**Debtor:**

Robert H. Jacobvitz, Esq.  
David Thuma, Esq.  
Jacobitz, Thuma & Walker, P.C.  
500 Marquette NW, Ste. 650  
Albuquerque, NM 87102

Richard Levin, Esq.  
Stephen J. Lubben  
Skadden, Arps, Slate, Meagher & Flom, LLP  
300 S. Grand Ave., Ste. 3400  
Los Angeles, CA 90071-3144