Claim #28 Date Filed: 3/15/2023

Fill in this information to	identify the case:	Date Stamped Copy Returned No self addressed stamped envelope
Debtor 1 CBC RESTAUR	RANT CORP.	☐ No copy to return
Debtor 2 (Spouse,_if filing)		
United States Bankruptcy	Court for the: District of DE	
Case number 23-10245 - 0	Chapter 11	
Official Form 410 Proof of Clair	m	04/22
Read the instructions before	filling out this form. This form is for making a claim for payment in administrative expense. Make such a request according to 11 U.S.C	n a bankruptcy case. Do not use this form to make
Filers must leave out or redathat support the claim such as	ct information that is entitled to privacy on this form or on any attached promissory notes, purchase orders, invoices, itemized statements of rusend original documents; they may be destroyed after scanning.	documents. Attach redacted copies of any documents nning accounts, contracts, judgments, mortgages and
A person who files a fraudulent	claim could be fined up to \$500,000, imprisoned for up to 5 years, or bo	oth 18 U. S. C §§ 152, 157 and 3571.
Fill in all the information abou	ut the claim as of the date the case was filed. That date is on the no	otice of bankruptcy (Form 309) that you received.
Part 1: Identify the 0	Claim	
1. Who is the current creditor?	Hidalgo County Name of the current creditor (the person or entity to be paid for	r this claim)
	Other names the creditor used with the debtor	
Has this claim been acquired from someone else?	☑ No □ Yes From whom?	
3. Where should notices and payments to the creditor be sent?		should payments to the creditor be sent? ent)
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	PO BOX 17428 C/O DIA AUSTIN, TX 78760-7428 LINEBA (512) 447-6675 P.O. BO	GO COUNTY ANE W. SANDERS ARGER GOGGAN BLAIR & SAMPSON, LLP
	austin.bankruptcy@lgbs.com Uniform claim identifier for electronic payments in chapter 13 (if you u	N, TX 78760 se one):
4. Does this claim amend one already filed?	 ✓ No ✓ Yes Claim number on court claims registry (if known) 	Filed On:
5. Do you know if anyone else has filed a proof of claim for this claim?	No □ Yes Who made the earlier filing? □	
Part 2: Give Informatio	n About the Claim as of the Date the Case Was Filed	MAR 1 5 2023
6. Do you have any number you use to	□ No ·	KURTZIMAN CARSON CONSULTANTS

idomtifu the debter?	
identify the debtor?	🛛 Yes Last 4 digits of the debtor's account or any number you use to identify the debtor:
	SEE ATTACHED EXHIBITS
7. How much is the claim?	\$\$21,460.82 Does this amount include interest or other charges?
Ciaiiir	□ No
	Yes Attach statement itemizing interest, fees, expenses or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.
	Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).
	Limit disclosing information that is entitled to privacy, such as health care information.
	AD VALOREM TAXES
9. Is all or part of the claim secured?	□ No
'	Yes The claim is secured by a lien on property.
	Nature of property:
	 ☐ Real·Estate. If claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim
	☐ Motor Verlide ☐ Other. Describe: SEE ATTACHED EXHIBITS
	Basis for perfection: Secured by Tax Lien §§ 32.01 and 32.05 of the Texas Property Tax Code. Secured claim to extent of collateral value. Unsecured Priority claim [11 U.S.C. 507 (a)(8)] to extent of any shortfall in collateral value and for personal liability. Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
	Value of property: \$ SEE ATTACHED EXHIBITS
•	Amount of the claim that is secured: \$\\$21,460.82
REGENED	Amount of the claim that is unsecured: \$ (The sum of the secured and unsecured amounts should match the amount in line 7.)
	Amount necessary to cure any default as of the date of the petition: \$\$21,460.82
MAR 1 5 2023	Annual Interest Rate (when case was filed) <u>12%</u> ☑ Fixed
KURTZMAN CARSON CONSULTAN	S Uriable
10. Is this claim based	⊠ No
on a lease?	☐ Yes Amount necessary to cure any default as of the date of the petition. \$
11. Is this claim subject	⊠ No
to a right of setoff?	☐ Yes Identify the property:
12. Is all or part of the	⊠ No
claim entitled to priority under 11 U.S.C. 507(a)?	☐ Yes Check all that apply: Amount entitled to priority
A claim may be partly priority and partly nonpriority. For	☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). \$
example, in some categories, the law limits	☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).
the amount entitled to	☐ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before
priority.	the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. \$11 U.S.C § 507(a)(4).

	☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	\$			
	☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	\$			
·	☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.	\$			
	• Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of a	djustment.			
Part 3: Sign Below	. ,				
The person completing this proof of claim must	Check the appropriate box				
sign and date it.	☐ I am the creditor.				
FRBP 9011(b).	☑ I am the creditor's attorney or authorized agent.				
If you file this claim	☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.				
electronically, FRBP 5005(a)(2) authorizes	☐ I am a guarantor, surety, endorser, or other co-debtor. Bankruptcy Rule 3005.				
courts to establish local rules specifying what a signature is.	I understand that an authorized signature on this <i>Proof of Claim</i> serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.				
A person who files a fraudulent claim could be fined up to \$500,000,	I have examined the information in this <i>Proof of Claim</i> and have a reasonable belief that the information is true and correct.				
imprisoned for up to 5 years, or both. 18	I declare under penalty of perjury that the foregoing is true and correct.				
U.S.C. §§ 152, 157, and Executed on date February 27, 2023					
	Diacre Sander				
ı	Print the name of the person who is completing and signing this claim:				
	Name : Diane W. Sanders				
	Title: Attorney TXBN 16415500				
	Company: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP Identify the corporate servicer as the company if the authorized agent is a servicer.				
	Address: PO BOX 17428				

austin.bankruptcy@lgbs.com

KURTZINAH CARSON CONSINTANTS

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW P.O. BOX 17428 AUSTIN, TEXAS 78760

> 512/447-6675 FAX 512/443-5114

Diane W. Sanders

March 2, 2023

TO BANKRUPTCY CLAIMS AGENT.

Dear Sir or Madam:

Attached please find the original and one copy of documents for this case. Please file stamp these documents and return the copy in the enclosed self addressed stamped envelope.

Sincerely,

Francisco Maldonado

Legal Assistant

IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE

× ·	8	
IN RE:	§	CASE NO. 23-10245
CBC RESTAURANT CORP.	· §	
CBC RESTAURANT CORP.	. §	
ревлор	§	CHAPTER 11
DEBTOR	§	CHAITER II

HIDALGO COUNTY PROOF OF CLAIM SUMMARY OF EXHIBITS

Exhibit No.	Account No.	Tax Years included in Claim	Amount Due
1	M207599000001A03	2022-2023 EST	\$14,435.71
2	N7200990000001C3	2022-2023 EST	\$7,025.11
		TOTAL:	\$21,460.82



PABLO (PAUL) VILLARREAL JR., PCC HIDALGO COUNTY TAX ASSESSOR - COLLECTOR **PO BOX 178 EDINBURG, TEXAS 78540** (956) 318-2157

Certified Owner:

CORNER BAKERY CAFE #1609 CB CAFES MCALLEN I LLC 4021 N 10TH ST STE G4 MCALLEN, TX 78504-3002

Account No: M2075-99-000-001A-03

HIDALGO COUNTY 2

Legal Description:

INVENTORY SUPPLIES FURNITURE FIXTURES & EOUIPMENT AT 3400 W EXPWY 83 STE 780 /

NEW ACCT 2016

2022 Value: \$348,689

Appr. Dist. No.: 1017646

Legal Acres: .0000

Parcel Address: 3400 W INTERSTATE HWY 2 STE

As of I	Date: 02/22/2023				Print	Date: 02/24/2023	Printed By: Lo	GBSFRANCIS
	. ,		IF PAID I February 28,		' IF PAID I March 31, 2	7	IF PAID May 1, 20	
Year	Tax Units	Remaining Levy	Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2022	1 2 47 54 55	\$6,973.77	\$488.17	\$7,461.94	\$627.64	\$7,601.41	\$1,834.48	\$8,808.25

\$7,461.94

MCALLEN ISD 54

TOTAL AMOUNT DUE: Tax Unit Codes:

\$6,973.77

\$488.17

DRAIN DIST #1 47

SOUTH TEXAS ISD 55

\$7,601.41

\$627.64

SOUTH TEXAS COLLEGE

\$8,808.25

\$1,834.48

VISIT OUR WEBSITE TO PAY ONLINE OR INQUIRE ON YOUR PROPERTY AT WWW.HIDALGOCOUNTYTAX.ORG IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

Print Date: 02/24/2023

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC

M2075-99-000-001A-03

HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

PO BOX 178

EDINBURG, TEXAS 78540

ESTIMATE D 2 0 2 3 TAXES. \$ 6, 973.77

ACCOUNT TOTAL:

If Paid By Amount Due February 28, 2023 \$7,461.94 March 31, 2023 \$7,601.41 May 1, 2023 \$8,808.25 Amount Paid:

CORNER BAKERY CAFE #1609 CB CAFES MCALLEN I LLC 4021 N 10TH ST STE G4 MCALLEN, TX 78504-3002

EXHIBIT

00010176460000746194



PABLO (PAUL) VILLARREAL JR., PCC HIDALGO COUNTY TAX ASSESSOR - COLLECTOR **PO BOX 178 EDINBURG, TEXAS 78540** (956) 318-2157

Certified Owner:

CORNER BAKERY CB CAFES MCALLEN I LLC 4021 N 10TH ST STE C4 MCALLEN, TX 78504-3002

Account No: N7200-99-000-0001-C3

HIDALGO COUNTY 2

Legal Description:

INVENTORY SUPPLIES FURNITURE FIXTURES EQUIPMENT & VEHICLES AT 4021 N 10TH STE

C4/ NEW ACCT 2013

2022 Value: \$169,689

Appr. Dist. No.: 843915

Legal Acres: .0000

Parcel Address: 4021 N 10TH ST STE-C4

As of]	Date: 02/24/2023				Print	Date: 02/24/2023	Printed By: L	GBSFRANCIS
			IF PAID BY February 28, 2023		IF PAID BY March 31, 2023		IF PAID BY May 1, 2023	
Year	Tax Units	Remaining Levy	Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2022	1 2 47 54 55	\$3,393.78	\$237.55	\$3,631.33	\$305.43	\$3,699.21	\$892.76	\$4,286.54
TO	TAL AMOUNT DUE:	\$3,393.78	\$237.55	\$3,631.33	\$305.43	\$3,699.21	\$892.76	\$4,286.54

Tax Unit Codes:

DRAIN DIST #1 47

MCALLEN ISD 54

SOUTH TEXAS ISD 55

SOUTH TEXAS COLLEGE

31.1.50

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PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

Print Date: 02/24/2023

Appr. Dist. No.: 843915

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

PO BOX 178

EDINBURG, TEXAS 78540

N7200-99-000-0001-C3

CORNER BAKERY CB CAFES MCALLEN I LLC 4021 N 10TH ST STE C4 MCALLEN, TX 78504-3002

ESTIMATE D 2 0 2 3 TAXES: \$ 3,343.78 ACCOUNT TOTAL: \$7,025.11

00008439150000363133

If Paid By	Amount Due
February 28, 2023	\$3,631.33
March 31, 2023	\$3,699.21
May 1, 2023	\$4,286.54
Amount Paid: \$	