

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

)	
In re:)	Chapter 11
)	
J & M SALES INC., et al.,)	Case No. 18-11801 (LSS)
)	
Debtors.¹)	Jointly Administered
)	

**AMENDED² NOTICE OF AGENDA OF MATTERS SCHEDULED
FOR HEARING ON DECEMBER 18, 2018 AT 3:00 P.M. (EASTERN TIME)**

The hearing will be held at the United States Bankruptcy Court for the District of Delaware, 824 Market Street, 6th Floor, Courtroom No. 2, Wilmington, Delaware 19801.

Any party participating telephonically should make arrangements through CourtCall by telephone (866-582-6878) or facsimile (866-533-2946), no later than 12:00 p.m., one (1) business day before the hearing.

CONTINUED MATTERS

1. **Pegasus Notice (Mayaguez Mall)** – Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus Respecting Real Property Located at Space #9 of the Mayaguez Mall, Mayaguez, Puerto Rico [Filed: 11/9/18] (Docket No. 783).

Response Deadline: November 23, 2018 at 4:00 p.m. Eastern Time.

Responses Received:

- a) Objection of Empresas Puertorriqueñas de Desarrollo, Inc. to Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights [Filed: 11/16/18] (Docket No. 832).

¹ The Debtors in these Chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: J & M Sales Inc. (4697); National Stores, Inc. (4874); J&M Sales of Texas, LLC (5979); FP Stores, Inc. (6795); Southern Island Stores, LLC (8099); Southern Island Retail Stores LLC (4237); Caribbean Island Stores, LLC (9301); Pazzo FNB Corp. (9870); Fallas Stores Holdings, Inc. (6052); and Pazzo Management LLC (1924). Debtors’ mailing address is 15001 South Figueroa Street, Gardena, CA 90248.

² **Amended items appear in bold.**

Replies Filed:

- a) Reply of Pegasus Trucking, LLC, to “Objection of Empresas Puertorriqueñas de Desarrollo, Inc. to Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights” [Filed: 12/13/18] (Docket No. 985).

Related Documents:

- a) Notice of Hearing Regarding Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus Respecting Real Property Located at Space #9 of the Mayaguez Mall, Mayaguez, Puerto Rico [Filed: 12/5/18] (Docket No. 936).

Status: This matter is adjourned by agreement of the parties to December 20, 2018 at 2:00 p.m. Eastern Time.

MATTERS GOING FORWARD

2. **Pegasus Notice (DMBLF Brownsville)** – Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus of Assumption and Assignment to DMBLF Brownsville LLC [Filed: 11/30/18] (Docket No. 922).

Response Deadline: December 14, 2018 at 4:00 p.m. Eastern Time.

Responses Received:

- a) Informal comments from landlord.

Related Documents: None as of the date hereof.

Status: The parties are working to resolve the informal comments and anticipate filing an order under certification of counsel. This matter will go forward.

3. **Pegasus Notice (Rainbow Southeast Leasing)** – Second Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus of Assumption and Assignment to Rainbow Southeast Leasing, Inc. [Filed: 11/30/18] (Docket No. 923).

Response Deadline: December 14, 2018 at 4:00 p.m. Eastern Time.

Responses Received:

- a) Informal comments from landlord, DLC Management Regarding Store #586.

- b) **Limited Objection of WRI-AEW Lone Star Retail Portfolio, LLC to Second Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights and Proposed Assumption and Assignment of Lease to Rainbow Southeast Leasing, Inc. [Filed: 12/14/18] (Docket No. 994).**
- c) **Limited Objection of DLC Management Corp. to Second Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus of Assumption and Assignment to Rainbow Southeast Leasing, Inc. [Filed: 12/14/18] (Docket No. 995).**

Related Documents: None as of the date hereof.

Status: This matter will go forward.

- 4. **Pegasus Notice (Store #385)** – Notice by Pegasus Trucking, LLC of Exercise of Non-Residential Real Property Lease Designation Rights Granted Pursuant to Asset Purchase Agreement Between Chapter 11 Debtors and Pegasus Respecting Real Property Located at 115 S. Americas, El Paso, Texas (Store # 385) [Filed: 11/30/18] (Docket No. 924).

Response Deadline: December 14, 2018 at 4:00 p.m. Eastern Time.

Responses Received: None as of the date hereof.

Related Documents: None as of the date hereof.

Status: This matter will go forward.

- 5. **Pegasus COC (Master Lease Order/Stipulation)** – Certification of Counsel Regarding Stipulation Between (I) J&M Sales, Inc., FP Stores, Inc., J&M Sales of Texas, LLC, (II) Fallas Borrower I, LLC, Fallas Borrower II, LLC, Fallas Borrower III, LLC, Fallas Borrower IV, LLC; and (III) Pegasus Trucking, LLC Regarding Assumption and Assignment of Master Land and Building Lease Agreement [Filed: 12/12/18] (Docket No. 976).

Response Deadline: None.

Responses Received: None as of the date hereof.

Related Documents: None as of the date hereof.

Status: As requested by the Court, this matter will go forward.

Dated: December 17, 2018
Wilmington, Delaware

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