Order Filed on August 13, 2026
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
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In re: CHASSEUR REALTY INVESTORS-JACKSON LLC, Debtor.	Chapter 11 Case No. 26-17694-JNP **Hearing date: _____, 2026**

INTERIM ORDER GRANTING THE DEBTOR'S MOTION FOR USE OF CASH COLLATERAL AND SETTING FINAL HEARING

The relief set forth on the following pages, numbered two (2) through six (6) is hereby **ORDERED.**

DATED: August 13, 2026

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

This matter is before the Court on the motion (the "Motion")[1] of Debtor Chasseur Realty Investors-Jackson LLC (the "Debtor"), for authority to use cash collateral on an interim basis pursuant to Bankruptcy Rule 4001(b) and 11 U.S.C. § 363(c)(2)(B) and to set a final hearing; and good and sufficient notice of the hearing on the Motion having been provided, as evidenced by the Affidavit of Service filed with the Court; and the Court having considered the Motion; and good cause appearing therefore,

IT IS HEREBY FOUND:

A. **Notice and Hearing**. Notice of the Motion has been served in accordance with Federal Rule of Bankruptcy Procedure 4001(b) and D.N.J. LBR 9013-2, which notice is appropriate in the particular circumstances and is sufficient for all purposes under the Bankruptcy Code and the applicable Bankruptcy Rules in respect to the relief requested.

B. **Chapter 11 Filed**. Debtor filed its voluntary petition under Chapter 11 of the Bankruptcy Code on July 2, 2026 (the "Petition Date") and is presently operating as a Debtor in Possession in accordance with sections 1107 and 1108 of title 11 of the United States Code, 11 U.S.C. §§ 101 et seq. (the "Bankruptcy Code").

C. **Prepetition Debt**. The Lenders have asserted, as of the Petition Date, valid and subsisting liens and security interests in all of the assets of the Debtor. Any and all rights of the Debtor, any Creditors' Committee that may be appointed, any successor in interest to the Debtor, and any party in interest to contest the scope, validity and or perfection of the Lenders' purported

[1] Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Motion.

liens and security interests as well as the application of any payment made by the Debtor to the Lenders pursuant to this Interim Order are hereby preserved.

D. **Prepetition Collateral**. The Lenders assert that they had properly perfected liens on their collateral at the commencement of the case, including the Debtor's inventory, equipment, accounts and other collateral, which is or may result in "cash collateral."

E. **Cash Collateral**. "Cash Collateral" as defined by section 363(a) of the Bankruptcy Code includes post-petition proceeds, products, offspring, rents, or profits of property subject to a security interest as provided in section 552(b) of the Bankruptcy Code and as the term "proceeds" is described in UCC Section 9-306.

F. **Necessity and Best Interest**. The Debtor does not have sufficient unencumbered cash or other assets with which to continue to operate its Business in Chapter 11. The Debtor requires immediate authority to use Cash Collateral as defined herein in order to continue its business operations without interruption toward the objective of formulating an effective plan of reorganization. Debtor's use of Cash Collateral to the extent and on the terms and conditions set forth herein is necessary to avoid immediate and irreparable harm to the estate pending a final hearing. The amount of Cash Collateral authorized to be used pending a final hearing or entry of a final order is not to exceed the amounts reflected in the Debtor's Budget, annexed hereto as Exhibits "A" (the "Budget") for the time period from the Petition Date through the date of a further hearing scheduled herein, with a ten percent (10%) variance allowed to the Debtor over and above such budgeted amounts.

G. **Purposes**. The Debtor is authorized to use the Cash Collateral to meet its ordinary cash needs (and for such other purposes as may be approved in writing by the Lenders) for the payment of the Debtor's actual expenses necessary to (a) maintain and repair the Property so that current tenants of the Property continue to lease the Property and pay rent; and (b) maintain and improve the Property to attract new tenants to enter leases and provide new rental income to the estate.

Now therefore, it is **ORDERED** as follows:

Use of Cash Collateral. Debtor is authorized, on an interim basis, to use Cash Collateral pursuant to the Budget for the month of August 2026, with expenditures for August 2026 not exceeding $25,000, (the "Interim Period"), for the operation of the Debtor's Business. Cash Collateral may not be used for any payment to an affiliate or insider of the Debtor. Lenders and Debtor may modify on mutual consent the agreed-upon budget figure herein without further Court Order.

Adequate Protection. As adequate protection for use of the Lenders' Cash Collateral from the Petition Date forward, the Lenders, who reserve all rights on all issues, are GRANTED:

(i) **Replacement Liens**. Replacement perfected security interests under section 361(2) of the Bankruptcy Code to the extent the Cash Collateral of the Lenders is used by the Debtor, to the extent of, and with the same priority in the Debtor's post-petition collateral, and proceeds thereof, that the Lenders held in the Debtor's pre-petition collateral.

(ii) **Statutory Rights Under Section 507(b)**. To the extent the adequate protection provided for hereby proves insufficient to protect the Lenders' interests in and to the Cash Collateral, the Lenders shall have a super-priority administrative expense claim, pursuant to section 507(b) of the Bankruptcy Code, senior to any and all claims against the Debtor under section 507(a) of the Bankruptcy Code, whether in this proceeding or in any superseding proceeding, excluding U.S. Trustee fees.

(iii) **Deemed Perfected**. The replacement liens and security interests granted to the Lenders herein are automatically deemed perfected upon entry of this Interim Order without the necessity of the Lenders taking possession, filing financing statements, mortgages or other documents, but solely to the extent of the Lenders' prepetition liens and security interests.

(iv) **Reporting/Lender's Rights of Inspection and Audit**. During the Interim Period, the Debtor shall provide Lenders with comparable analysis of "actual" vs. "budgeted" cash flows (the "Reports"). Such Reports shall be provided on a cash basis, and shall have attached print-out of bank account statements for said period.

(v) **Interlocutory Order and No Modification of the Lender's Adequate Protection**. This is an interlocutory order. Nothing contained herein shall be deemed or construed to (a) limit the Lenders to the relief granted herein; (b) bar the Lenders and or the Debtor from seeking other and further relief (including without limitation relief from the terms of this Order) for cause shown on appropriate notice to the Lenders, the Debtor and other parties-in-interest entitled to notice of same;

or (c) require the Lenders to make any further loans or advances to the Debtor. The Interim Order may be modified for cause shown by the Debtor, the Lenders or any other party-in-interest on due notice.

(vi) **Further Hearing**. Any creditor or other interested party having any objection to the Debtor's request for further interim use of the Cash Collateral and relief, shall file with the Clerk of this Court and serve upon counsel for the Debtor and the Lenders on or before **_8/21___, 2026**, a written objection and shall appear to advocate said objection at a Hearing to be held on 8/25/____**, 2026 at 11:00 a.m**. in the United States Bankruptcy Court, U.S. Post Office and Courthouse, 401 Market Street, Camden, NJ 08101. In the event no objections are filed and advocated at such hearing, then the Court may enter an Order authorizing further interim use of cash collateral or a final order without further notice or hearing in accordance with Bankruptcy Rule 4001(d)(3).

(vii) **Notice of Order**. Debtor shall serve a copy of this Interim Order, and supporting papers if not previously served, by first class mail upon (1) the United States Trustee, (2) the Lenders or their counsel (3) the members of the Creditors Committee and its counsel, or if no committee has been appointed, the 20 largest unsecured creditors, if any, and any other parties requesting notice. Debtor shall immediately file with the Clerk a Certificate of Service of said mailing.