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B1 (Official Form 1) (1/08)

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION Vol					luntary Petition			
Name of Debtor (if individual, enter Last, First, Middle): Seguin Hotel Corporation				Name	of Joint Debtor (S _l	oouse) (Last, Fi	rst, Middle):	
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): dba Quality Inn; dba Holiday Inn				All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):				
Last four digits of Soc. Sec. or Individual-Taxpa than one, state all): 75-2219685	ayer I.D. (ITIN) No./C	Complete EIN (if	more		our digits of Soc. Sone, state all):	ec. or Individual-	Taxpayer I.D. (ITIN) No./Complete EIN (if more
Street Address of Debtor (No. and Street, City, 216 Hwy. 1417 South Sherman, TX	and State):			Street	Address of Joint D	ebtor (No. and S	Street, City, and Sta	ate):
Onoman, 12		ZIP CODE 75092						ZIP CODE
County of Residence or of the Principal Place of Grayson	of Business:			County	y of Residence or o	of the Principal P	Place of Business:	•
Mailing Address of Debtor (if different from stre	et address):			Mailing	Address of Joint	Debtor (if differe	nt from street addre	ess):
		ZIP CODE						ZIP CODE
Location of Principal Assets of Business Debto	r (if different from st	reet address ab	ove):					L
2950 N. 123 Bypass Seguin, TX								ZIP CODE 78155
Full Filing Fee attached. Filing Fee to be paid in installments (appl signed application for the court's conside unable to pay fee except in installments.	(Che	Real Estate as 6 § 101(51B) Broker k Kempt Entity ox, if applicable ax-exempt organ of the United Sernal Revenue only). Must attathe debtor is Official Form 3.6	defined .) ization States Code).	Check Check	the Po Chapter 7 Chapter 9 Chapter 11 Chapter 12 Chapter 13 Debts are primarily lebts, defined in 11 (and 101 (b) as "incurre dividual primarily bersonal, family, or hold purpose." Ck one box: Debtor is a small but be better is not a small but better	Natur (Chec consumer I U.S.C. ed by an or a house- Chapte usiness debtor a: all business debtor a: all business debtor a: all and a consumer lice of a reless than \$20.	of a Fore Chapter of a Fore Te of Debts Isk one box.) Debts are business The 11 Debtors Is defined by 11 U.S or as defined in 11 Indidated debts (excupations)	pox.) 15 Petition for Recognition ign Main Proceeding 15 Petition for Recognition ign Nonmain Proceeding e primarily debts.
Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.				Check all applicable boxes: A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).				
Statistical/Administrative Information Debtor estimates that funds will be availa Debtor estimates that, after any exempt purchase will be no funds available for distributions.	ble for distribution to property is excluded	and administrat			-		- (/	THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors 1-49 50-99 100-199 200-999	1,000- 5,000	5,001- 10,000	10,001- 25,000		25,001- 50,000	50,001- 100,000	Over 100,000	
Estimated Assets \$\text{\begin{array}{ c c c c c c c c c c c c c c c c c c c		\$10,000,001 to \$50 million	\$50,000 to \$100		\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion	
Estimated Liabilities		\$10,000,001	\$50,000 to \$100		\$100,000,001	\$500,000,001	More than	

09-53355-lmc Doc#1 Filed 08/31/09 Entered 08/31/09 15:45:50 Main Document Pg 2 of 11

B1 (Official Form 1) (1/08) Name of Debtor(s): Seguin Hotel Corporation **Voluntary Petition** (This page must be completed and filed in every case.) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.) Location Where Filed: Case Number: Date Filed: Location Where Filed: Case Number: Date Filed: Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet.) Name of Debtor: Case Number: Date Filed: District: Relationship: Judae: **Exhibit B Exhibit A** (To be completed if debtor is an individual (To be completed if debtor is required to file periodic reports (e.g., forms 10K and whose debts are primarily consumer debts.) 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) I, the attorney for the petitioner named in the foregoing petition, declare that I have of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice Exhibit A is attached and made a part of this petition. required by 11 U.S.C. § 342(b). **Exhibit C** Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? Yes, and Exhibit C is attached and made a part of this petition. $\overline{\mathbf{A}}$ No. Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. Information Regarding the Debtor - Venue (Check any applicable box.) Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Name of landlord that obtained judgment) (Address of landlord) Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(I)).

31 (Official Form 1) (1/08)	Page 3		
Voluntary Petition	Name of Debtor(s): Seguin Hotel Corporation		
(This page must be completed and filed in every case)			
Sigr	natures		
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.		
Telephone Number (If not represented by attorney)	(Signature of Foreign Representative) (Printed Name of Foreign Representative)		
Date	Date		
Signature of Attorney* X/s/ R. Glen Ayers, Jr./William R. Davis, Jr. R. Glen Ayers, Jr./William R. Davis, Jr. Bar No. 01467500/0556550 Langley & Banack, Inc. 745 E. Mulberry Trinity Plaza II Suite 900 San Antonio, TX 78212 Phone No. (210) 736-6600 Pax No. (210) 735-6889	Signature of Non-Attorney Bankruptcy Petition Preparer I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached. Printed Name and title, if any, of Bankruptcy Petition Preparer Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)		
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition. Seguin Hotel Corporation	Address X_		
	Date		
/ /s/ T.A. Reynolds, III Signature of Authorized Individual T.A. Reynolds, III Printed Name of Authorized Individual	Signature of bankruptcy petiton preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above. Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.		
Vice President Title of Authorized Individual	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.		
08/31/2009 Date	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.		

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Seguin Hotel Corporation Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

	<u></u>			
(1)	(2)	(3)	(4)	(5)
	Name, telephone number and		Indicate if	
	complete mailing address,		claim is	
	including zip code, of		contingent,	
	employee, agent, or		unliquidated,	
Name of creditor and complete	department of creditor familiar		disputed, or	Amount of claim [if
mailing address, including zip	with claim who may be	Nature of claim (trade debt, bank loan,	subject to	secured also state
code	contacted	government contract, etc.)	setoff	value of security]
code	contacted	government contract, etc.)	Seton	value of security]
Marjorie Avery		Services		\$73,825.00
c/o Bill Avery		Services		\$73,023.00
9480 Gatetrail				
Dallas, TX 75238				
Uvalde Hotel Corporation		Services		\$59,175.00
216 Hwy. 1417 South				
Sherman, TX 75092				
Della Reynolds		Services		\$51,250.00
216 Hwy. 1417 South		Services		ψ31,230.00
Sherman, TX 75092				
TR Management, Inc.		Services		\$50,000.00
216 Hwy. 1417 South				
Sherman, TX 75092				
Reynolds & Reynolds		Services		\$16,300.00
216 Hwy. 1417 South				•
Sherman, TX 75092				
, 				
City of Seguin		City Occupancy Tax		\$14,170.15
P.O. Box 591				
Seguin, TX 78156				

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Seguin Hotel Corporation Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 1

(4)	(0)	(0)	(4)	/E\
(1)	(2) Name, telephone number and	(3)	(4) Indicate if	(5)
	complete mailing address,		claim is	
	including zip code, of		contingent,	
	employee, agent, or		unliquidated,	
Name of creditor and complete	department of creditor familiar with claim who may be	Nature of claim (trade debt, bank loan,	disputed, or subject to	Amount of claim [if secured also state
mailing address, including zip code	contacted	goverment contract, etc.)	setoff	value of security]
3040	Simusion	government contract, etc.,	00.0	Tallac di dodalily]
Choice		Franchise fees		\$13,906.20
P.O. Box 99992 Chicago, IL 60696-7792				
7702 Tillougo, 12 00000 7702				
Sysco		Goods and services		\$8,742.25
P.O. Box 18364 San Antonio, TX 78218				
Gail Altonio, 1X 70210				
		•		
American Hotel Register P.O. Box 94150		Goods and services		\$8,698.55
Palatine, IL 60094-4150				
Chaine Hatala International		Ocada and comicae		
Choice Hotels International Travel Agent Program		Goods and services		\$4,277.53
P.O. Box 79882				
Baltimore, MD 21279				
Gulf Coast		Goods and services		\$2,671.50
P.O. Box 4227		Coods and services		Ψ2,071.30
Victoria, TX 77903				
Time Warner Cable		Goods and services		\$2,098.10
P.O. Box 650734				
Dallas, TX 75265				
Gunnarson		Goods and services		\$1,804.52
P.O. Box 746 San Marcos, TX 78667-0746				
Jan Marcos, 17 / 000/-0/40				

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Seguin Hotel Corporation Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 2

	33			
Name of creditor and complete mailing address, including zip code Home Depot Credit Center P.O. Box 6029 Dept. 32-2019738404 The Lakes, NV 88901	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, goverment contract, etc.) Credit Card	(4) Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured also state value of security] \$1,641.04
HD Supply Facilities Maintenance P.O. Box 509058 San Deigo, CA 92150-9058		Goods and services		\$1,468.23
Independent Environmental Service Dept. 12 P.O. Box 4343 Houston, TX 77210-4343		Goods and services		\$1,342.11
Guest Supply P.O. Box 910 Manmouth Junction, NJ 08852- 0910		Goods and services		\$1,029.24
Shanafelt Sign P.O. Box 1305 Seguin, TX 78156-1305		Goods and services		\$967.12
Ecolab Center P.O. Box 70343 Chicago, IL 60673-0343		Goods and services		\$926.77
Texas Work Force Commission 9001 N. IH-35, Suite 103A Austin, TX 78753-5279		Unemployment Taxas		\$841.00

UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Seguin Hotel Corporation Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 3

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the	Vice President	of	the	Corporation	
named as the debtor	in this case, declare under pe	enalty of perjury that	I have read the fore	going list and that it is true and c	orrect to the
best of my information	n and belief.				
Date: 08/31/2009		Signature: /s/	Γ.A. Reynolds, III		
Date			. Reynolds, III		
			e President		

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UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF TEXAS SAN ANTONIO DIVISION

IN RE: Seguin Hotel Corporation CASE NO

CHAPTER 11

VERIFICATION OF CREDITOR MATRIX

Micwedge.		
Date 08/31/2009	Signature /s/ T.A. Reynolds, III T.A. Reynolds, III	
	Vice President	

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her

Accu-Lock 9901 South I-35 W Grandview, TX 76050 Centex Pressure Washing P.O. Box 1432

San Marcos, TX 78667-1432

Ecolab Center P.O. Box 70343 Chicago, IL 60673-0343

Alarm Automation P.O. Bo x312599

New Braunfels, TX 78131-3100

Choice P.O. Box 99992

Chicago, IL 60696-7792

Ecolab Pest Elemin P.O. Box 6007

Grand Forks, ND 58206-6007

American Hotel Register P.O. Box 94150

Palatine, IL 60094-4150

Choice Hotels International Travel Agent Program P.O. Box 79882 Baltimore, MD 21279

Estate of T. A. Reynolds, Jr. Deceased c/o T.A. Reynolds, III 216 Highway 1417 South Sherman, TX 75092-8002

Ameristate Bank P.O. Box 1195 Sherman, TX 75091

City of Seguin P.O. Box 591 Seguin, TX 78156

Guest Supply P.O. Box 910

Manmouth Junction, NJ 08852-0910

AS Hospitality P.O. Box 504232 St. Louis, MO 63150-4232

Courtesy Products P.O. Box 17488 St. Louis, MO 63178-7488 Guesttek Interative Ent Dept AT 952235 Atlanta, GA 31192-2235

AT&T P.O. Box 5010 Carol Stream, IL 60197

Culligan 918 N. Camp St. Seguin, TX 78155

Gulf Coast P.O. Box 4227 Victoria, TX 77903

AT&T

P.O. Box 78214 Phoenix, AZ 85062 Culligan Water Conditioning 1034 Austin St. San Antonio, TX 78208

Gunnarson P.O. Box 746 San Marcos, TX 78667-0746

AT&T P.O. Box 5001 Carol Stream, IL 60197 De Lang Landen P.O. Box 41602 Philadelphia, PA 19101-1602

Gunnarson Outdoor Advertising P.O. Box 746 San Marcos, TX 78667

AT&T Managed Internet Services 2004 Miner St.

Des Plaines, IL 60016

Della Reynolds 216 Hwy. 1417 South Sherman, TX 75092

HD Supply Facilities Maintenance P.O. Box 509058 San Deigo, CA 92150-9058

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Heartland Food Products 1901 W. 47th Place, Suite 210 Westwood, KS 66205 Majorie P. Avery c/o William H. Avery 9480 Gatetrail Drive Dallas, TX 75238 Texas Attorney General Office P.O. Box 13499 Austin, Texas 78711

Home Depot Credit Center P.O. Box 6029 Dept. 32-2019738404 The Lakes, NV 88901 Marjorie Avery c/o Bill Avery 9480 Gatetrail Dallas, TX 75238 Texas Wired Music P.O. Box 1098 San Antonio, TX 78294

Independent Environmental Service Dept. 12 P.O. Box 4343 Houston, TX 77210-4343 Office Depot P.O. Box 9020 Des Moines, IA 50368-9020 Texas Work Force Commission 9001 N. IH-35, Suite 103A Austin, TX 78753-5279

Internal Revenue Service 300 E. 8th St. P.O. Box 250 STOP 5022 AUS Austin, TX 78701 Property Tax Lending 17950 Preston Road, Suite 650 Dallas, TX 75252 Time Warner Cable P.O. Box 650734 Dallas, TX 75265

Internal Revenue Service Special Procedures Staff 300 E. 8th St., STOP 5022 AUS Austin, TX 78701 Reynolds & Reynolds 216 Hwy. 1417 South Sherman, TX 75092 Time Warner Cable San Antonio, LP P.O. Box 460849 1900 Blue Crest Lane San Antonio, TX 78246

Jefferson State Bank P.O. Box 5190 San Antonio, TX 78201 RGI Publications P.O. Box 338 Olathe, KS 66051-0338 Toshiba Business Solutions 10231 Kotzebue San Antonio, TX 78217

Kustom Key 1010 Aviation Drive Lake Havasu City, AZ 86404 Shanafelt Sign P.O. Box 1305 Seguin, TX 78156-1305 TR Management, Inc. 216 Hwy. 1417 South Sherman, TX 75092

L&L Septic P.O. Box 306 San Marcos, TX 78667 Sherwin Williams 550 N. Hwy. 123 #196 Seguin, TX 78155 TR Management, Inc. Attn: T. A. Reynolds, President 216 Highway 1417 South Sherman, TX 75092-8002

Lone Star Logos & Signs 611 S. Congress Ave., Suite 300 Austin, TX 78704 Sysco P.O. Box 18364 San Antonio, TX 78218 U.S. Attorney 601 NW Loop 410, Suite 600 San Antonio, TX 78216 Ullrich Produce P.O. Box 867 Seguin, TX 78155

Unifirst 3047 E. Commerce St. San Antonio, TX 78220

USA Today P.O. Box 79782 Baltimore, MD 21279-0782

Uvalde Hotel Corporation 216 Hwy. 1417 South Sherman, TX 75092

Vendor Capital P.O. Box 27867 4191 Fayetteville Road Raleigh, NC 27603