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Attorneys for NexPoint Real Estate Partners LLC (f/k/a HCRE Partners, LLC)

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS DALLAS DIVISION

In re:	§	Chapter 11
	§	Case No. 19-34054-SGJ-11
HIGHLAND CAPITAL MANAGEMENT,	§	
L.P.,	§	
	§	
Debtor.	§	
HIGHLAND CAPITAL MANAGEMENT,	§	
L.P.,	§	
	§	
Movant,	§	
	§	Contested Matter
V.	§	
	§	
NEXPOINT REAL ESTATE PARTNERS,	§	
LLC, F/K/A HCRE PARTNERS, LLC,	§	
	§	
Respondent.	§	
	§	
	§	

1934054240822000000000001

JOINT AGREED MOTION FOR ORDER APPROVING STIPULATION TO PAY JUDGMENT INTO THE REGISTRY OF THE COURT AND STAY EXECUTION PENDING APPEAL

COME NOW plaintiff Highland Capital Management, L.P. ("HCMLP" or "Plaintiff"), and defendant NexPoint Real Estate Partners, LLC (f/k/a HCRE Partners, LLC) ("NREP") (Plaintiff and Defendant are collectively referred to as the "Parties"), through the undersigned counsel, and hereby submit their *Joint Agreed Motion for Order Approving Stipulation to Pay Judgment into the Registry of the Court and Stay of Execution Pending Appeal* (the "Agreed Motion"), and would show the Court as follows:

I. BACKGROUND

- 1. On October 16, 2019, Highland Capital Management, L.P. (then in its capacity as a debtor) filed a Chapter 11 petition in the United States Bankruptcy Court for the District of Delaware, Case No. 19-12230-CSS. On December 4, 2019, the Delaware Bankruptcy Court transferred the case to the United States Bankruptcy Court for the Northern District of Texas (the "Bankruptcy Court").
- 2. On April 8, 2020, NREP filed its Proof of Claim #146 (the "POC"). On July 30, 2020, HCMLP filed a First Omnibus Objection to Certain (A) Duplicate Claims; (B) Overstated Claims; (C) Late-Filed Claims; (D) Satisfied Claims; (E) No-Liability Claims; and (F) Insufficient-Documentation Claims ("Omnibus Objection"), in which HCMLP objected to NREP's POC. Dkt. 906. On October 19, 2020, NREP filed a response to Highland's Omnibus Objection. Dkt. 1212.
- 3. On August 12, 2022, NREP filed a Motion to Withdraw its Proof of Claim. Highland opposed the motion to withdraw, and the Bankruptcy Court held a hearing on the motion on September 12, 2022. Dkt. 3511. The Bankruptcy Court denied the Motion to Withdraw on September 15, 2022. Dkt. 3518.
 - 4. Thereafter, the Bankruptcy Court held a trial on the merits of the POC on November

- 1, 2022. On April 28, 2023, the Court issued a Memorandum Opinion and Order Sustaining Debtor's Objection to and Disallowing Proof of Claim Number 146. Dkt. 3767.
- 5. Following the Bankruptcy Court's order, Highland filed a Motion for (A) Bad Faith Finding and (B) Attorneys' Fees Against NexPoint Real Estate Partners LLC (f/k/a HCRE Partners, LLC) in Connection with Proof of Claim # 146 ("Bad Faith Motion"). Dkt. 3851.
- 6. After briefing and a hearing, the Bankruptcy Court issued an order granting the Bad Faith Motion on March 5, 2024. Dkt. 4039. That order (the "Sanctions Order") awarded Highland sanctions in the amount of \$825,940.55.
- 7. On April 18, 2024, NREP filed a Motion for Relief from Order seeking reconsideration of the Bankruptcy Court's Sanctions Order. Dkts. 4040 and 4041. The Court denied NREP's motion on May 21, 2024. Dkt. 4069.
- 8. NREP filed its notice of appeal of the Bankruptcy Court's Sanctions Order on March 18, 2024. Dkt. 4042. Subsequently, NREP amended its notice of appeal on June 4, 2024. Dkt. 4074. That appeal is currently pending before the United States District Court for the Northern District of Texas.
- 9. The Parties have now agreed, subject to the Court's approval, to a stay of execution of the Sanctions Order pending appeal, on the terms and conditions set forth in the stipulation attached as Exhibit A (the "Stipulation").

II. RELIEF REQUESTED

- 10. Consistent with the background described above, the Parties now ask the Bankruptcy Court to enter an order:
 - a. approving the Stipulation;
 - staying execution of the Sanctions Order until the Sanctions Order becomes
 final and no longer subject to further appeal; and

approving the payment by NREP of the full amount of the sanctions award, c. plus post-judgment interest as provided for in the Stipulation, into the Registry of the Court pending the entry of a final, non-appealable order resolving the Sanctions Order.

III. **PRAYER**

WHEREFORE, the Parties respectfully request that the Court enter an order granting the requested relief.

Dated: August 22, 2024 Respectfully Submitted,

> REICHMAN JORGENSEN LEHMAN & FELDBERG LLP

/s/ Amy L. Ruhland

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Attorneys for Highland Capital Management, L.P.

Case 19-34054-sgj11 Doc 4155 Filed 08/22/24 Entered 08/22/24 15:55:45 Desc Main Document Page 6 of 6

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on August 22, 2024, a true and correct copy of this document was served electronically via the Court's CM/ECF system to the parties registered or otherwise entitled to receive electronic notices in this case.

/s/ Amy L. Ruhland

Amy L. Ruhland

EXHIBIT A

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	§	Case No. 19-34054-SGJ-11
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NEXPOINT REAL ESTATE PARTNERS,	§	
LLC, F/K/A HCRE PARTNERS, LLC,	§	
	§	
Respondent.	§	
	§	
	§	

STIPULATION OF THE PARTIES REGARDING STAY OF EXECUTION PENDING APPEAL AND RELATED RELIEF

This Stipulation is entered into by and between Highland Capital Management, L.P. ("HCMLP") and NexPoint Real Estate Partners LLC (f/k/a HCRE Partners, LLC) ("NREP") in connection with the Bankruptcy Court's *Memorandum Opinion and Order Granting Highland Capital Management, L.P.* 's Motion for (A) Bad Faith Finding, and (B) Attorneys' Fees Against NexPoint Real Estate Partners, LLC (f/k/a HCRE Partners, LLC) in Connection with Proof of Claim # 146, issued on March 5, 2024 (the "Sanctions Order") (Dkt. 4039).

RECITALS

WHEREAS, Highland filed a Motion for (A) Bad Faith Finding and (B) Attorneys' Fees Against NexPoint Real Estate Partners LLC (f/k/a HCRE Partners, LLC) in Connection with Proof of Claim # 146 ("Bad Faith Motion") (Dkt. 3851);

WHEREAS, on March 5, 2024 (the "Judgment Date"), the Bankruptcy Court issued the Sanctions Order granting the Bad Faith Motion and awarding Highland sanctions in the amount of \$825,940.55 (the "Sanctions Order Amount") (Dkt. 4039);

WHEREAS, the United States District Court for Northern District of Texas ("District Court") Federal Judgment Rate on the Judgement Date was 5% (the "FJR Rate");

WHEREAS, NREP filed a *Motion for Relief from Order* seeking reconsideration of the Court's Sanctions Order (Dkts. 4040 and 4041);

WHEREAS, the Court denied NREP's Motion for Relief from Order on May 21, 2024 (Dkt. 4069);

WHEREAS, NREP filed its notice of appeal of the Bankruptcy Court's Sanctions Order on March 18, 2024 (Dkt. 4042) and filed an amended notice of appeal on June 4, 2024 (Dkt. 4074); WHEREAS, NREP's appeal of the Sanctions Order is currently pending before the

District Court; and

WHEREAS, subject to the terms of this Stipulation and the Bankruptcy Court's approval, counsel for NREP and Highland have conferred in good faith and agreed to a stay of the execution of the Sanctions Order pending the exhaustion of NREP's appeals of the Sanctions Order on the condition that NREP deposit the full the Sanctions Order Amount plus interest at the FJR Rate into the registry of the District Court pending appeal.

STIPULATION

NOW THEREFORE, in consideration of the agreement of the Parties and the mutual promises made herein, the Parties hereby agree to stay the execution of the Sanctions Order until the exhaustion of NREP's appeals relating to that Order on the following conditions:

- 1. On August 23, 2024 (the "Deposit Date"), to secure Highland's right to recovery under the Sanctions Order, NREP shall pay the Sanctions Order Amount plus interest at the FJR Rate from the Judgment Date to the Deposit Date, totaling \$845,287.91 cash, into the interest bearing account at the Registry of the District Court (the "Initial Security Deposit"). A copy of this stipulation will be provided to the Registry of the District Court, and the account references with respect to the Initial Security Deposit shall identify Highland as a beneficiary of the account.
- 2. If the cash security interest rate available at the Registry of the District Court is less than the FJR Rate, NREP shall post additional cash security in the amount of the dollar difference between the cash security interest rate payable at the Registry of the District Court (as applied to the Judgments) and the FJR Rate ("Top-Up Interest"). Top-Up Interest must be deposited with the Registry of the District Court and added to the Cash Security within four business days of the first business day of each calendar quarter beginning

January 1, 2025.

- 3. The Initial Security Deposit, the Top-Up Amounts, if any, and all interest earned on the Initial Security Deposit and the Top-Up Amounts at the Registry of the District Court shall be aggregated and held together as a single account at the Registry of the District Court as security in the exclusive favor of Highland with respect to its right of collection of all amounts due Highland under the Sanctions Order, plus interest at the FJR Rate, after exhaustion of NREP's appeals of the Sanctions Order.
- 4. No amounts comprising the Initial Security Deposit, the Top-Up Amounts, or any interest thereon may be removed from the Registry of the District Court prior to exhaustion of NREP's appeals of the Sanctions Order and satisfaction of all amounts owed under the Sanctions Order after exhaustion of such appeals. The amounts on deposit at the Registry of the District Court shall be used to satisfy the amounts owed under the Sanctions Order after any such appeals are exhausted.
- **5.** The parties agree that immediately upon execution this Stipulation shall be submitted to the Bankruptcy Court as a stipulation to be entered as an order in the Highland bankruptcy case.

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Dated: August 22, 2024 Respectfully Submitted,

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/s/ Amy L. Ruhland

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Case 19-34054-sgj11 Doc 4155-1 Filed 08/22/24 Entered 08/22/24 15:55:45 Desc Exhibit A Page 8 of 8

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on August 22, 2024, a true and correct copy of this document was served electronically via the Court's CM/ECF system to the parties registered or otherwise entitled to receive electronic notices in this case.

/s/ Amy L. Ruhland

Amy L. Ruhland

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In re: HIGHLAND CAPITAL MANAGEMENT,	§ § §	Chapter 11 Case No. 19-34054-SGJ-11
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Debtor.	8	
HIGHLAND CAPITAL MANAGEMENT,	§	
L.P.,	§	
	8	
Movant,	8	
,	8	Contested Matter
V.	8	
•	8	
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·	8	
LLC, F/K/A HCRE PARTNERS, LLC,	8	
	§	
Respondent.	8	
1	8	
	8	
	8	

ORDER APPROVING STIPULATION TO PAY JUDGMENT INTO THE REGISTRY OF THE COURT AND STAY OF EXECUTION PENDING APPEAL

Having considered the *Joint Agreed Motion for Order Approving Stipulation to Pay Judgment into the Registry of the Court and Stay of Execution Pending Appeal*, and *Stipulation of the Parties Regarding Stay of Execution Pending Appeal and Related Relief* (the "Stipulation") filed by Highland Capital Management, L.P. ("HCMLP" or "Plaintiff") and NexPoint Real Estate Partners, LLC (f/k/a HCRE Partners, LLC) ("NREP") (together, the "Parties"), it is **HEREBY ORDDERED THAT**:

- 1. The Joint Stipulation attached hereto as Exhibit A is APPROVED;
- 2. Execution of the Sanctions Order [Dkt. 4039] is stayed until the Sanctions Order becomes final and no longer subject to further appeal; and
- 3. Payment by NREP of the full amount of the sanctions award, plus post-judgment interest as provided for in the Stipulation, into the Registry of the Court pending the entry of the final, non-appealable order resolving the Sanctions Order is APPROVED.

End Order

EXHIBIT A

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January 1, 2025.

- 3. The Initial Security Deposit, the Top-Up Amounts, if any, and all interest earned on the Initial Security Deposit and the Top-Up Amounts at the Registry of the District Court shall be aggregated and held together as a single account at the Registry of the District Court as security in the exclusive favor of Highland with respect to its right of collection of all amounts due Highland under the Sanctions Order, plus interest at the FJR Rate, after exhaustion of NREP's appeals of the Sanctions Order.
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/s/ Amy L. Ruhland

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