



## Susan Cregor Mathews

Of Counsel

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Susan Mathews is an attorney in the Firm's Financial Services and Real Estate practice groups. She handles transactional, as well as litigation and bankruptcy matters for businesses, banks, and investors.

Susan represents lenders and purchasers in commercial real estate transactions involving the purchase, development and related financing of retail centers, industrial business parks, and office buildings ranging from \$5 million to \$100 million. She also has experience in representing landlords and tenants in commercial lease transactions, including retail, office and industrial properties.

Susan regularly works with the Corporate, Long Term Care and Estate Planning practice groups of the Firm for clients who are situated in or have assets located in Texas. She has experience with the formation of business entities; preparation of corporate resolutions and other documents; handling due diligence for acquisitions of businesses; providing local counsel opinion letters for loan or other transactions; and trust and estate matters.

In addition, Susan handles loan workouts and real estate foreclosures and collection matters in both state and federal court. During her career, she has practiced extensively in the Texas bankruptcy courts representing secured and unsecured creditors including banks, finance companies, investment firms, landlords, energy and energy-related service companies in commercial bankruptcy cases and related litigation. She also has experience representing unsecured creditors' committees and Chapter 11 trustees in retail and energy cases.

Susan served for five years as in-house counsel for Weingarten Realty Investors, a NYSE Fortune 500 REIT which was acquired by Kimco Realty Corporation in 2021. While there, she drafted proposed legislation and testified before the Texas House of Representatives Business & Industries Committee.

Susan speaks Spanish.

## Representative Matters

### Real Estate and Banking

- Represented investors and sellers in the acquisition and sale of more than ten independent and assisted living facilities in Texas (2015 – 2021).
- Represented the purchaser of investment property anchored by a national sporting goods company.
- Represented purchasers of industrial properties.
- Represented the seller of medical office building.
- Represented a lender on commercial loans to manufacturing companies.
- Represented a lender on a construction loan for development of a nationally-branded hotel.
- Represented a lender on a loan to a charter school.
- Represented charter schools as borrowers on construction loans.
- Represented tenants in connection with office leases.
- Represented tenants in connection with retail leases.
- Represented a franchisee in connection with the sale of restaurants.
- Represented tenants in connection with industrial leases.

- Represented a purchaser and assisted with due diligence on an acquisition of over 100 shopping centers and industrial business centers in Texas, California, Colorado, and North Carolina while associate counsel for Weingarten Realty Management Company.

### Bankruptcy

- Represented landlords, consignors and other creditors in national retail bankruptcy cases filed in the Southern District of Texas during 2020 and 2021.
- Represented a secured creditor owed \$150 million on commercial real estate loans in Chapter 11 bankruptcy cases filed by the operators of a regional senior living company in the Northern District of Texas (2018 – 2020).
- Represents seven landlords in national retail bankruptcy cases.
- Represents three landlords in national restaurant bankruptcy cases.
- Represents jewelry companies in national retail bankruptcy cases.
- Represents a vendor in a national food company bankruptcy case.
- Represented a vendor and railcar lessor in an oilfield services bankruptcy case.
- Represented a secured creditor holding a \$46 million claim in a Chapter 11 case filed by a regional dairy farm in Albuquerque, New Mexico.
- Represented and served on the creditors' committee and post-confirmation committee in a Chapter 11 case filed by a hospital in Houston, Texas.
- Represented a creditors' committee in two energy-related Chapter 11 cases.
- Represented a trustee in a home health care business in a Chapter 11 case and related litigation, including an action brought by the trustee against the sole shareholder for fraudulent transfer, conversion, and breach of fiduciary duty; a suit for the breach of a non-compete agreement suit brought by the trustee against a former employee; and a fraudulent transfer suit brought by the trustee for \$1.3 million against a third party.
- Represented an examiner with expanded powers in a single asset real estate case.
- Represented the largest secured creditor holding a \$45 million claim secured by preferred ship mortgages in an energy-related bankruptcy case.
- Represented financing companies of equipment leases in various Chapter 11 and Chapter 13 bankruptcy cases.
- Represented former executives and an ad hoc group of employees in the *Lyondell Chemical Company, Inc.* bankruptcy case.
- Represented a Chapter 11 trustee in a complex mortgage company bankruptcy case and related adversary proceedings and claims objections.
- Represented a purchaser of assets of several affiliated window manufacturing companies and a plan agent in connection with implementation of the plan of reorganization and prosecuted more than 100 avoidance litigation cases and 300 claims objections.
- Represented a landlord in numerous national and local retail bankruptcy cases.
- Represented the equity committee of a bank holding corporation in connection with the sale of its loan portfolios.
- Represented an official unsecured creditors' committee in a national convenience store bankruptcy case and national grocery store bankruptcy case.
- Represented a secured creditor in a number of single asset real estate bankruptcy cases.
- Represented trade vendors in numerous Chapter 11 and 7 bankruptcy cases.



### Professional Honors & Activities

- Member – American Bar Association
- Member – American Bankruptcy Institute
- Member – Houston Chapter of CREW
- Member – Moller-Foltz Inns of Court
- Member – Texas Bar Association

- Board Member – Turnaround Management Association, Houston Chapter (2016 – present)
- Board Member – Women's Finance Exchange (2018 – present)
- Named to the 2025, 2024, 2023, 2022, and 2020 *Lawdragon* 500 Leading U.S. Bankruptcy and Restructuring Lawyers
- Recipient – Baker Donelson Houston Pro Bono Attorney of the Year (2020)
- Named – Houston's Top Lawyers by *H Texas Magazine* – Banking, Bankruptcy and Workout (2014 – 2017)
- Council Member – City of Hedwig Village, Houston (2019 – 2021)
- Chairman and Member – City of Hedwig Village, Houston Planning & Zoning Commission (2010 – 2019)
- Board Member – Spring Branch Education Foundation (2007 – 2019)
- Member – National Charity League, Houston Hearts Chapter (2003 – 2016)
- Trustee – Spring Branch ISD Board of Trustees (2004 – 2010)
- Member – Junior League of Houston (1987 – 1999)



## Publications

- "Skilled Nursing Facilities in Chapter 11 Bankruptcy Cases: A Case Study of Senior Care Centers LLC," ABI Health Care Committee Newsletter (February 2020)
- "Corporate Chapter 11 Bankruptcies: The Case for Venue Reform," *abfjournal* (October 2014)



## Speaking Engagements

- "Fiduciary Duties and Liabilities of Officers and Directors When A Corporation Becomes Insolvent," Houston Chapter of the Private Directors Association (October 2024)



## Education

- St. Mary's University, J.D., 1984
- University of Texas, B.A., 1981



## Admissions

- Texas, 1984
- United States District Court for the Eastern, Northern, Southern and Western Districts of Texas