

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
WACO DIVISION**

In Re:	§	Chapter 7
	§	
LITTLE RIVER HEALTHCARE HOLDINGS, LLC, et al.	§	Case No. 18-60526-rbk
	§	
Debtors.1	§	(Jointly Administered)
	§	

**CHAPTER 7 TRUSTEE’S MOTION FOR AUTHORITY TO SELL REMAINING REAL
PROPERTY IN WILLIAMSON COUNTY, TEXAS AS PROPERTY OF THE ESTATE
FREE AND CLEAR OF ALL INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND
363(f) AND TO PAY ALL OTHER NORMAL AND CUSTOMARY CLOSING COSTS
AND FEES AT CLOSING**

This pleading requests relief that may be adverse to your interests.

The Trustee is requesting that a hearing be set on this Motion.

A notice of hearing will be sent once the Court has set this Motion for hearing. Any objections should be filed prior to the date of the hearing indicated on the notice of hearing or as otherwise ordered by the Court.

TO THE HONORABLE RONALD B. KING, CHIEF U.S. BANKRUPTCY JUDGE:

COMES NOW James Studensky, Trustee (“Trustee”), the duly appointed and acting trustee in the above-captioned jointly administered bankruptcy cases, and files this his *Motion for Authority to Sell Remaining Real Property in Williamson County, Texas, as Property of the Estate Free and Clear of All Interests Pursuant to 11 U.S.C. §§ 363(b) and 363(f) and to Pay all Other Normal and Customary Closing Costs and Fees as Closing* (the “Motion”), and in support thereof would respectfully show the Court as follows:

¹ The Debtors in these chapter 7 cases, along with the last four digits of each Debtor’s federal tax identification number, as applicable, are: Compass Pointe Holdings, LLC (1142), Little River Healthcare Holdings, LLC (7956), Timberlands Healthcare, LLC (1890), King’s Daughters Pharmacy, LLC (7097), Rockdale Blackhawk, LLC (0791), Little River Healthcare - Physicians of King’s Daughters, LLC (5264), Cantera Way Ventures, LLC (7815), and Little River Healthcare Management, LLC (6688).

I. SUMMARY

1. The Estate claims fee title interest in certain real property consisting of four adjacent lots totaling approximately 5.25 acres located in Williamson County, Texas (collectively, the “Georgetown Properties”). By this Motion, Trustee seeks authorization to sell three of those lots commonly referred to as Lot 2, Lot 3, and Lot 4 Cantera Way or Lot 2, Lot 3, and Lot 4 4400 West, Georgetown, Texas (“Lots 2-4”); a copy of the real property description is attached hereto as part of **Exhibit A**, which is the sales contract for Lots 2-4. The Trustee has received a cash-offer from a purchaser (the “Purchaser”) who wishes to purchase Lots 2-4 for a total price of \$360,000.00 (the “Purchase Price”). By this Motion, the Trustee requests that the sale contract, attached hereto as **Exhibit A** (the “Contract”), with the Purchaser at the Purchase Price be approved, subject to higher and better offers being presented by qualified purchasers at the hearing on this Motion. Pursuant to 11 U.S.C. §§ 363(b) and 363(f), the sale will be free and clear of any remaining liens, with any such liens attaching to the proceeds with the same priority and value as to Lot 2-4 itself.

II. JURISDICTION

2. This Court has jurisdiction over this proceeding under 28 U.S.C. §§ 157 and 1334. This matter constitutes a core proceeding pursuant to 28 U.S.C. § 157(b).

3. The statutory predicates for the relief requested herein are 11 U.S.C. §§ 105 and 363.

III. BACKGROUND AND ARGUMENT

4. On July 24, 2018 (the “Petition Date”), each of the Debtors commenced with this Court a voluntary case under chapter 11 of the Bankruptcy Code.

5. After notice and a hearing, on December 7, 2018 (the “Conversion Date”), the

Court entered an order [Dkt. No. 547] converting the Debtors' bankruptcy cases to chapter 7.

6. The Trustee is the duly appointed and acting Chapter 7 trustee in the above-captioned jointly administered bankruptcy cases.

7. Included in the bankruptcy estate of Debtor Cantera Way Ventures, LLC ("Debtor") are several pieces of real property, including the real property commonly known as Lot 1 Cantera Way, in Georgetown, Texas (the "Lot 1") and Lots 2, 3, and 4 ("Lots 2-4"). Lot 1 is the subject of a separate motion to sell [Dkt. No. 1085] that is pending before this Court. Lots 2-4 are undeveloped and adjacent to Lot 1.

8. On July 5, 2019, the Trustee filed his application to employ real estate broker [Dkt. No. 950] (the "Retention Application"), in which he sought to employ Ron Smith of Keller Williams (the "Realtor") to be the Trustee's realtor with respect to various pieces of real property owned by the bankruptcy estate of Debtor, including the Georgetown Properties. The Realtor is a duly licensed real estate broker in the State of Texas with significant experience as a real estate broker and significant experience marketing and selling real property like the Georgetown Properties. In the Retention Application, the Trustee proposed to pay the Realtor a commission equal to 6% of any purchase price.

9. On August 5, 2019, the Court entered its order granting the Retention Application [Dkt. No. 986] (the "Retention Order").

10. On March 3, 2020, the Trustee filed a motion seeking to extend the employment of Realtor (the "Motion to Extend Retention"), which under the original listing agreement attached to the Retention Application had expired. That motion remains pending and does not alter any of the terms of the Realtor's proposed compensation that were approved in the Retention Order.

11. The Georgetown Properties, including Lots 2-4, have been on the market for many

months. The Realtor has made reasonable efforts under industry norms to market Lots 2-4 and to find the highest and best price available for Lots 2-4.

12. The Realtor has received an offer from the Purchaser to purchase Lots 2-4 for \$360,000.00 (the "Purchase Price"). The Realtor is of the opinion that, given the nature and condition of Lots 2-4 and their general location, the Purchase Price is the highest and best price for which the Lots 2-4 can be sold.

IV. The Proposed Sale

13. The Purchaser is Steve Richmond Fine Homes. The Trustee has received satisfactory proof that the Purchaser has cash funds available to pay the Purchase Price or otherwise close on the purchase of Lots 2-4 at the Purchase Price.

14. The sale of Lots 2-4 to the Purchaser (or its assigns), as laid out herein, is in the best interests of the creditors, the bankruptcy estate, and all other parties in interest.

15. The Purchaser is a good faith purchaser under 11 U.S.C. §363(m) and is entitled to the protections of 11 U.S.C. §363(m).

16. The consideration provided by the Purchaser under the Contract is fair and reasonable, and the sale should not be subject to being avoided under 11 U.S.C. §363(n).

17. There are no purchase money liens on Lots 2-4. Monroe Capital Management Advisors, LLC, as administrative agent (the "Agent") on behalf of itself and the other lenders (the "Lenders") claims a security interest in the Georgetown Properties. The proceeds from the sale of Lots 2-4 will be subject to the terms of the agreement between Trustee and Lenders [*see* Order at Dkt. No. 973] under which those funds will be disbursed out of Debtor's estate to Agent and directly back into Debtor Rockdale Blackhawk, LLC's estate for funding of ongoing expenses.

18. The Trustee requests authority to pay the Realtor's commission, as called for in the

Retention Order and the Motion to Extend Retention, at closing at a rate of 6%.

19. In addition, the Trustee requests that the 14-day stay requirements of Bankruptcy Rule 6004(h) be waived.

WHEREFORE PREMISES CONSIDERED, James Studensky, Chapter 7 Trustee, prays that the Court enter an Order allowing and approving the sale as set forth above, authorizing the Trustee to execute the documents necessary to effectuate the sale of the Property, and for other just relief.

Respectfully submitted,

By: /s/ James Studensky

James Studensky, Chapter 7 Trustee
State Bar No. 19440000

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.
401 Congress Avenue, Suite 2700
Austin, TX 78701
Telephone: 512.480.5626
Facsimile: 512.536.9926
bcummings@gdhm.com

By: /s/ Brian T. Cumings

Brian T. Cumings
State Bar No. 24082882

**COUNSEL FOR JAMES STUDENSKY,
CHAPTER 7 TRUSTEE**

CERTIFICATE OF SERVICE

I hereby certify that on this the 13th day of March, 2020, I electronically filed this Motion with the Clerk of Court using the CM/ECF system which will send notification of such filing to those receiving electronic service, or service was made by email as reflected below, and as reflected on the Service List appended to this Motion.

Little River Healthcare Holdings, LLC
Attn: Ronald Winters, Former Chief
Restructuring Officer
1700 Brazos Ave
Rockdale, TX 76567
rwinters@hcmpllc.com

Office of the United States Trustee
Attn: Shane P. Tobin
903 San Jacinto, Room 230
Austin, TX 78701
Shane.P.Tobin@usdoj.gov

Vinson & Elkins, LLP
Attn: Bill Wallander; Matt Pyeatt;
Bradley Foxman
Trammell Crow Center
2001 Ross Avenue, Suite 3700,
Dallas, TX 75201-2975
bwallander@velaw.com;
mpyeatt@velaw.com;
bfoxman@velaw.com
*Attorneys for Monroe Capital
Management Advisors, LLC*

Morris D. Weiss
Waller Lansden Dortch & Davis, LLP
100 Congress Ave.
18th Floor
Austin, TX 78701
Morris.Weiss@wallerlaw.com
Debtors' Counsel

4400 West, LLC
c/o Doug Groves
207 La Mesa
Georgetown, TX 78628

By: /s/ Brian T. Cumings
Brian T. Cumings



EXH A

COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS, Inc. 2016

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Cantera Way Ventures Bankruptcy Estate

Address: 3912 W. Waco Dr. Waco, TX 76710
Phone: 254-776-9630 E-mail: _____
Fax: _____ Other: _____

Buyer: Steve Richmond Fine Homes / AND OR ASSIGNS (SRF) gsh

Address: ~~5205 Hwy. 28 West, Georgetown, Tx 78628~~ P.O. Box 549 GEORGETOWN, TX 78627
Phone: (512) 869-2675 E-mail: _____
Fax: _____ Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Williamson County, Texas at 113,117,121 Cantera Way, Georgetown, Tx. 78628 (address) and that is legally described on the attached Exhibit _____ or as follows: 4400 West LLC Sub, Block 1 Lots 2, 3 and 4

B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing	\$	<u>360,000.00</u>
(2) Sum of all financing described in Paragraph 4	\$	_____
(3) Sales price (sum of 3A(1) and 3A(2))	\$	<u>360,000.00</u>

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(Handwritten initials)

B. Adjustment to Sales Price: (Check (1) or (2) only.)

- (1) The sales price will not be adjusted based on a survey.
- (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of \$ _____ per:

- (i) square foot of total area net area.
- (ii) acre of total area net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:

- (i) public roadways;
- (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
- (iii) _____

(c) If the sales price is adjusted by more than _____ % of the stated sales price, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

- A. **Third Party Financing:** One or more third party loans in the total amount of \$ _____ .
This contract:
 - (1) is not contingent upon Buyer obtaining third party financing.
 - (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).
- B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be \$ _____ .
- C. **Seller Financing:** The delivery of a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of \$ _____ .

5. EARNEST MONEY:

- A. Not later than _____ days after the effective date, Buyer must deposit \$ \$5,000.00 as earnest money with Georgetown Title Co. (title company) at 702 Rock St, Georgetown Tx. 78628 (address) _____ (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.
- B. Buyer will deposit an additional amount of \$ _____ with the title company to be made part of the earnest money on or before:
 - (i) _____ days after Buyer's right to terminate under Paragraph 7B expires; or
 - (ii) _____
 Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.
- C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

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6. TITLE POLICY AND SURVEY:

A. Title Policy:

- (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
 - (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
 - (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

- (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:

- (a) will not be amended or deleted from the title policy.
- (b) will be amended to read "shortages in areas" at the expense of Buyer Seller. JSS

- (3) Within 10 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within _____ days after the effective date:

*BUYER DOES NOT NEED A SURVEY
WILL USE EXISTING SITE PLAN*

*SM
JSS*

- (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer _____ (insert amount) of the cost of the survey at closing, if closing occurs.

- (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.

- (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, Seller Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 20 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 20 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party _____ (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey

- (1) Within 2 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new

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document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date of Buyer's actual receipt of the survey; or (ii) of the deadline specified in Paragraph 6B.

(2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: N/A

Handwritten initials: DSJ SRH

B. Feasibility Period: Buyer may terminate this contract for any reason within 5 days after the effective date (feasibility period) by providing Seller written notice of termination.

r1) Independent Consideration. (Check only one box and insert amounts.)

(a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less \$ 100.00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

(b) Not later than 3 days after the effective date, Buyer must pay Seller \$ _____ as independent consideration for Buyer's right to terminate by tendering such amount to Seller or Seller's agent. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

(2) Feasibility Period Extension. Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single period of an additional _____ days by depositing additional earnest money in the amount of \$ _____ with the title company. If no dollar amount is stated in this Paragraph or if Buyer fails to timely deposit the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

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- (2) Buyer must:
 - (a) employ only trained and qualified inspectors and assessors;
 - (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
 - (c) abide by any reasonable entry rules or requirements of Seller;
 - (d) not interfere with existing operations or occupants of the Property; and
 - (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.
- (3) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

- (1) **Delivery of Property Information:** Within _____ days after the effective date, Seller will deliver to Buyer: *(Check all that apply.)*
- (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
 - (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
 - (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
 - (d) copies property tax statements for the Property for the previous 2 calendar years;
 - (e) plats of the Property;
 - (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
 - (g) _____

- (2) **Return of Property Information:** If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*
- (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
 - (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and
 - (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller

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must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

- (1) any failure by Seller to comply with Seller's obligations under the leases;
- (2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
- (3) any advance sums paid by a tenant under any lease;
- (4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
- (5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. **Estoppel Certificates:** Within _____ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 - Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. **BROKERS:**

A. The brokers to this sale are:

Principal Broker: Keller Williams

Agent: Leslie Mellenbruch

Address: 1921 Lohman's Crossing
Austin, TX 78734

Phone & Fax: (512)924-8555

E-mail: lmellenbruch@kw.com

License No.: 425601

Cooperating Broker: Steve Turner

Agent: _____

Address: 3613 Williams Dr., #304
Georgetown, Tx, 78628

Phone & Fax: (512)930-2800

E-mail: steve@turnerprop.com

License No.: 0253420

- Principal Broker: (Check only one box)
- represents Seller only.
 - represents Buyer only.
 - is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. **Fees:** (Check only (1) or (2) below.)
(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

- (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.
- (2) At the closing of this sale, Seller will pay

Principal Broker a total cash fee of _____ % of the sales price.

Cooperating Broker a total cash fee of: 3.000 % of the sales price.

The cash fees will be paid in Williamson County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.

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NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:

- (1) _____ days after the expiration of the feasibility period.
- March 30, 2020 (specific date). April 20, 2020 (SBN)

(2) 7 days after objections made under Paragraph 6C have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

C. At closing, Seller will execute and deliver, at Seller's expense, a general special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:

- (1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
- (2) without any assumed loans in default; and
- (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

D. At closing, Seller, at Seller's expense, will also deliver to Buyer:

- (1) tax statements showing no delinquent taxes on the Property;
- (2) an assignment of all leases to or on the Property;
- (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
- (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
- (5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
- (6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.

E. At closing, Buyer will:

- (1) pay the sales price in good funds acceptable to the title company;
- (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
- (3) sign and send to each tenant in a lease for any part of the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit, and
 - (b) specifies the exact dollar amount of the security deposit,
- (4) sign an assumption of all leases then in effect; and
- (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

Commercial Contract - Unimproved Property concerning 113.117.121 Cantera Way, Georgetown, Tx. 78626

11. **POSSESSION:** Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. **SPECIAL PROVISIONS:** The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

Contract is contingent on Buyer having completed a 1031 exchange that is scheduled to close March 9, 2020. THIS CLOSING WAS EXTENDED TO 3/20/20. Sale and Conveyance of Property in its "AS IS" Condition. Contract is subject to U.S. Bankruptcy Court approval. Permitted exceptions include matters in deed dated 10/19/16 recorded in GF# 2016099725.

13. **SALES EXPENSES:**

- A. **Seller's Expenses:** Seller will pay for the following at or before closing:
 - (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
 - (2) release of Seller's loan liability, if applicable;
 - (3) tax statements or certificates;
 - (4) preparation of the deed;
 - (5) one-half of an escrow fee;
 - (6) costs to record any documents to cure title objections that Seller must cure; and
 - (7) other expenses that Seller will pay under other provisions of this contract.
- B. **Buyer's Expenses:** Buyer will pay for the following at or before closing:
 - (1) all loan expenses and fees;
 - (2) preparation of any deed of trust;
 - (3) recording fees for the deed and any deed of trust;
 - (4) premiums for flood insurance as may be required by Buyer's lender;
 - (5) one-half of any escrow fee;
 - (6) other expenses that Buyer will pay under other provisions of this contract.

14. **PRORATIONS:**

A. **Prorations:**

- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
- (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. ~~If the taxes for the year in which the sale closes are not available from the records generated at closing, the parties will adjust the proration when the tax statement for the year in which the sale closes becomes available.~~ This Paragraph 14A(2) survives closing.
- (3) If Buyer assumes a loan on the Property, subject to an existing loan, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. **Rollback Taxes:** Seller's obligation to charge a debt if the Property before closing results in the assessment of additional taxes (penalties or interest assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

Commercial Contract - Unimproved Property concerning 113.117.121 Cantara Way, Georgetown, Tx. 78626

C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

- A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue; or
(Check if applicable)
 enforce specific performance, or seek such other relief as may be provided by law.
- B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:
 - (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
 - (2) extend the time for performance up to 15 days and the closing will be extended as necessary.
- C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:
 - (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
 - (2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

- A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or
- B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:
 - (1) Seller and the sales price will be reduced by the same amount; or
 - (2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

- A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties
- B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.

(TXR-1802) 4-1-18

Initialed for Identification by Seller [Signature] and Buyer [Signature]

Commercial Contract - Unimproved Property concerning 113,117,121 Cantara Way, Georgetown, Tx, 78628

- C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
- D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursement of the earnest money.
- E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.
- F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- G. Seller Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: (Check only one box.)

- A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).
- B. Except as otherwise provided in this contract, Seller is not aware of:
 - (1) any subsurface: structures, pits, waste, springs, or improvements;
 - (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
 - (3) any environmental hazards or conditions that materially affect the Property;
 - (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
 - (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
 - (6) any wetlands, as defined by federal or state law or regulation, on the Property;
 - (7) any threatened or endangered species or their habitat on the Property;
 - (8) any present or past infestation of wood-destroying insects in the Property's improvements;
 - (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
 - (10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

- A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
- B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

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22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: (Check all that apply.)

- (1) Property Description Exhibit identified in Paragraph 2;
- (2) Commercial Contract Financing Addendum (TXR-1931);
- (3) Commercial Property Condition Statement (TXR-1408);
- (4) Commercial Contract Addendum for Special Provisions (TXR-1940);
- (5) Notice to Purchaser of Real Property in a Water District (MUD);
- (6) Addendum for Coastal Area Property (TXR-1915);
- (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
- (8) Information About Brokerage Services (TXR-2501);
- (9) Information About Mineral Clauses in Contract Forms (TXR-2509); and
- (10)

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

E. Buyer may may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract. *CONTRACT WILL BE ASSIGNED TO BUYER 1031 INTERMEDIARY.*

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or legal holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or legal holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receipts this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.

B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.

C. Notice Required by §13.257, Water Code. The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you

Commercial Contract - Unimproved Property concerning 113,117,121 Canters Way, Georgetown, Tx. 78628

will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.

- D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract (the Addendum for Coastal Area Property (TXR-1915) may be used).
- E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used).
- F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.
- G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.
- H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."
- I. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on _____ the offer will lapse and become null and void.

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READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. **CONSULT your attorney BEFORE signing.**

Seller: Cantara Way Ventures

Buyer: Steve Richmond Fine Homes

By: *James Studensky, Trustee*
By (signature): _____
Printed Name: James Studensky, Trustee
Title: Chapter 7 Trustee

By: _____
By (signature): *Steve Richmond*
Printed Name: STEVE RICHMOND
Title: PIE SISTER

By: _____
By (signature): _____
Printed Name: _____
Title: _____

By: _____
By (signature): _____
Printed Name: _____
Title: _____

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AGREEMENT BETWEEN BROKERS

(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay Steve Turner (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

\$ _____, or
 3 % of the sales price, or
 _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal broker: Keller Williams Realty

Cooperating Broker: Steve Turner

By: Lidia Mullenbruch

By: _____

ATTORNEYS

Seller's attorney: _____

Buyer's attorney: _____

Address: _____

Address: _____

Phone & Fax: _____

Phone & Fax: _____

E-mail: _____

E-mail: _____

Seller's attorney requests copies of documents, notices, and other information:

- the title company sends to Seller.
- Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:

- the title company sends to Buyer.
- Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

- A. the contract on this day March 11, 2020 (effective date);
- B. earnest money in the amount of \$ 5,000.00 in the form of ck # 30670 on March 11, 2020.

Title company: _____

Address: _____

By: _____

Phone & Fax: _____

Assigned file number (GF#): _____

E-mail: _____

030670

Steve Richmond Fine Homes, LLC
P.O. Box 548
Georgetown, TX 78627
512-869-2675

FIRST TEXAS BANK
Georgetown, TX 78627
88-310/1149

3/11/20

PAID TO THE ORDER OF

GEORGETOWN TITLE CO

\$ 5,000⁰⁰

FIVE THOUSAND

DOLLARS

SR

MP

EMO

⑈030670⑈ ⑆114903603⑆

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
WACO DIVISION**

In Re:	§	Chapter 7
	§	
LITTLE RIVER HEALTHCARE HOLDINGS, LLC, et al.	§	Case No. 18-60526-rbk
	§	
Debtors.	§	(Jointly Administered)
	§	

**ORDER GRANTING CHAPTER 7 TRUSTEE’S MOTION FOR AUTHORITY TO SELL
REMAINING REAL PROPERTY IN WILLIAMSON COUNTY, TEXAS AS PROPERTY
OF THE ESTATE FREE AND CLEAR OF ALL INTERESTS PURSUANT TO 11 U.S.C.
§§ 363(b) AND 363(f) AND TO PAY ALL OTHER NORMAL AND CUSTOMARY
CLOSING COSTS AND FEES AT CLOSING**

ON THIS DAY, the Court considered the Chapter 7 Trustee’s *Motion for Authority to Sell Remaining Real Property in Williamson County, Texas, as Property of the Estate Free and Clear of All Interests Pursuant to 11 U.S.C. §§ 363(b) and 363(f) and to Pay all Other Normal and Customary Closing Costs and Fees as Closing* [Dkt. No. _____] (the “Motion”), and the Court,

being of the opinion that the Motion is well taken, will hereby approve same. The Court finds as follows:

1. The Court has jurisdiction over this matter under 28 U.S.C. §§ 157 and 1334.
2. This matter constitutes a core proceeding pursuant to 28 U.S.C. § 157(b).
3. Notice of the Motion and of the hearing on the Motion was proper and complied with applicable bankruptcy law and rules under the circumstances of this case, and no further notice is required.
4. The highest and best offer for Lots 2-4 (as defined in the Motion) is for \$360,000.00 from Steve Richmond Fine Homes (“Purchaser”).
5. The sale of the Lots 2-4 to Purchaser for \$360,000.00 is in the best interest of the creditors, the estate, and all other parties in interest.
6. The Purchaser is a good faith purchaser under 11 U.S.C. § 363(m) and is entitled to the protections of 11 U.S.C. § 363(m).
7. The consideration provided by the Purchaser under the Contract attached as Exhibit A to the Motion is fair and reasonable, and the sale may not be avoided under 11 U.S.C. §363(n).
8. Pursuant to the Retention Order [Dkt. No. 986] and any extension thereto, Ron Smith of Keller Williams (the “Realtor”) is entitled to a commission of 6% from the sale of Lots 2-4.

IT IS, THEREFORE, ORDERED that the Motion is **GRANTED** as laid out herein.

IT IS, FURTHERMORE, ORDERED that, pursuant to the provisions of 11 U.S.C. §§ 363(b) and 363(f), James Studensky, the Chapter 7 trustee in this case (the “Trustee”) is authorized to sell the real property commonly known as Lots 2-4 Cantera Way, Georgetown, Williamson County, Texas, described in greater detail in Exhibit A to the Motion, and to execute

all instruments and documents necessary to convey Lots 2-4 to the Purchaser and to consummate the transaction contemplated under the Motion and this Order.

IT IS, FURTHERMORE, ORDERED that the sale of Lots 2-4 to the Purchaser shall be made “as is” with no representations or warranties of any kind, except as set forth in the Contract attached to the Motion.

IT IS, FURTHERMORE, ORDERED that the Trustee is authorized to pay in full at closing, out of the sale proceeds, any delinquent real property ad valorem taxes assessed against the Lots 2-4, and other ordinary and necessary costs of closing, including but not limited to the commission to be paid to the Realtor.

IT IS, FURTHERMORE, ORDERED that such sale shall be free and clear of all liens, claims, and interests, with all valid and unavoidable liens, claims, and ownership interests attaching to the proceeds of sale.

IT IS, FURTHERMORE, ORDERED that Realtor shall be paid a commission equal to 6% of the Purchase Price at closing and at closing may make an ordinary and customary split of such commission with the Purchaser’s broker.

IT IS, FURTHERMORE, ORDERED that the 14-day stay requirements of Bankruptcy Rule 6004(h) are hereby **WAIVED**.

###

Order Prepared by Counsel for Ch. 7 Trustee

Brian T. Cumings
SBN 24082882
Graves Dougherty Hearon & Moody, P.C.
401 Congress Ave., Suite 2700
Austin, Texas 78701
512.480.5626
512.536.9926 (Fax)
Email: bcumings@gdhm.com

SERVICE LIST

Counsel to Debtor

Waller Lansden Dortch & Davis, LLP
Attn: Morris D. Weiss
100 Congress Avenue, Suite 1800
Austin, TX 78701

(via ECF/email)

morris.weiss@wallerlaw.com

Waller Lansden Dortch & Davis, LLP
Attn: Tyler N. Layne, Courtney K. Stone
511 Union Street, Suite 2700
Nashville, TN 37219

(via ECF/email)

tyler.layne@wallerlaw.com;

courtney.stone@wallerlaw.com

Counsel to the Official Committee of Unsecured Creditors

Norton Rose Fulbright US LLP
(Counsel to the Official Committee of Unsecured Creditors)

Attn: Michael M. Parker, Ryan E. Manns
300 Convent Street, Suite 2100
San Antonio, TX 78205

(via ECF/email)

michael.parker@nortonrosefulbright.com;

ryan.manns@nortonrosefulbright.com

United States Trustee

Office of the U.S. Trustee
Attn: Shane P. Tobin
903 San Jacinto, Suite 230
Austin, TX 78701

(via ECF)

Chapter 7 Trustee

James Studensky
Chapter 7 Trustee
3912 W. Waco Drive
Waco, Texas 76710

(via ECF)

Governmental Entities

Department of State Health Services
Attn: Marc Connelly, Assistant General Counsel
Office of General Counsel
1100 West 49th Street
Austin, TX 78756-3199

(via email)

robert.charrow@hhs.gov

Internal Revenue Service
Centralized Insolvency Office
PO Box 7346
Philadelphia, PA 19101-7346

Texas Attorney General's Office
Bankruptcy-Collections Division
300 W 15th Street
Austin, TX 78701

Texas Attorney General's Office
Attn: J. Casey Roy
Assistant Attorney General
Bankruptcy & Collections Div.
PO Box 12548-MC 008
Austin, TX 78711-2548

(via ECF/email)

casey.roy@oag.texas.gov

Texas Comptroller Of Public Accounts
Revenue Accounting Division
Bankruptcy Section
PO Box 13528
Capital Station
Austin, TX 78711

(via email)

ptad.cpa@cpa.texas.gov

bankruptcy.section@cpa.texas.gov

Texas Comptroller Of Public Accounts
Revenue Accounting Division
Bankruptcy Section
Lyndon B. Johnson Office Building
111 East 17th Street
Austin, TX 78711

(via email)

ptad.cpa@cpa.texas.gov

Texas Health and Human Services Commission
Attn: J. Casey Roy
Assistant Attorney General
Bankruptcy & Collections Div.
PO Box 12548-MC 008
Austin, TX 78711-2548

(via ECF/email)

casey.roy@oag.texas.gov

Texas State Board of Pharmacy
William P. Hobby Building
333 Guadalupe Street, Suite 3-500
Austin, TX 78701

(via email)

rxlaw@pharmacy.texas.gov

www.Lisa.Wells@oharmacy.texas.gov.

Texas Workforce Commission
Regulatory Integrity Division
Collections & Civil Actions Dept.
101 East 15th Street, Room 556
Austin, TX 78778-0001
(via email)
rid.bankruptcy@twc.state.tx.us

U.S. Department of Labor
Office of the Chief Accountant
200 Constitution Avenue N.W.
Suite 400
Washington, DC 20210

United States Attorney General
Department of Justice
950 Pennsylvania Avenue, N.W.
Washington, DC 20530

United States Attorney
Civil Process Clerk
601 N.W. Loop 410, Suite 600
San Antonio, TX 78216

Secured Creditors
Amerisourcebergen Drug Corporation
1300 Morris Drive
Chesterbrook, PA 19087
(via email)
bmurphy@amerisourcebergen.com

Centennial Bank
PO Box 2188
Lubbock, TA 79408
(via email)
michael.crump@bankoncb.com

Centennial Bank
620 Chestnut Street
Conway, AR 72032
(via email)
michael.crump@bankoncb.com

Colonial Pacific Leasing Corporation
10 Riverview Drive
Danbury, CT 06810
(via email)
barbi.martin@ge.com

Dell Financial Services L.L.C.
Mail Stop-Ps2df-23
One Dell Way
Round Rock, TX 78682
(via email)
charles.simpson@dell.com

GE HFS, LLC
PO Box 414
W-490
Milwaukee, WI 53201
(via email)
shawn.grimm@ge.com

GE HFS, LLC
2 Bethesda Metro Center, Suite 600
Bethesda, MD 20814
(via email)
shawn.grimm@ge.com

General Electric Capital Corporation
PO Box 414
W-490
Milwaukee, WI 53201
(via email)
barbi.martin@ge.com

General Electric Capital Corporation
901 Main Ave
Norwalk, CT 06581
(via email)
barbi.martin@ge.com

IBM Credit, LLC
One North Castle Drive
Armonk, NY 10504
(via email)
mjdube@ca.ibm.com

Med One Capital Funding, LLC
and MB Financial Bank, N.A.
10712 S. 1300 E
Sandy, UT 84094
(via email)
info@medonegroup.com;
equipment@medonegroup.com

Monroe Capital Management Advisors, LLC
as Administrative Agent
311 S Wacker Dr., Suite 6400
Chicago, IL 60606
(via email)
pgruszka@monroecap.com

Olympus America Inc.
3500 Corporate Parkway
Center Valley, PA 18034
(via email)
thomas.czarnecki@olympus.com

Wells Fargo Bank, N.A.
F0005-055
800 Walnut St.
Des Moines, IA 50309
(via email)
ross.w.condit@wellsfargo.com

Wells Fargo Financial Leasing, Inc.
800 Walnut, 4th Floor
Mac M0005-044
Des Moines, IA 50309
(via email)
ross.w.condit@wellsfargo.com

Wells Fargo Vendor Financial Service, LLC
PO Box 35701
Billings, MT 59107
(via email)
ross.w.condit@wellsfargo.com

Wells Fargo Vendor Financial Serv, LLC
800 Walnut Street
Des Moines, IA 50309
(via email)
ross.w.condit@wellsfargo.com

Xerox Financial Services LLC
45 Glover Avenue
Norwalk, CT 06856
(via email)
vanessa.adams@xerox.com

30 Largest Unsecured Creditors

Alcon Laboratories, Inc.
Attn: Jason Chavez
PNC Bank\Lockbox
3714 Solutions Center
Chicago, IL 60677
(via email)
jason.chavez@alconlabs.com

Alixpartners Holdings, LLP
2000 Town Center, Suite 2400
Southfield, MI 48075
(via email)
ksundt@alixpartners.com

American Express 1017
Attn: Shraddha Bharatia, Claims
Admin 1105 Laurel Oak Rd. Suite 136
Voorhees, NJ 08043
(via email)
proofofclaim@becket-lee.com

American Express 1017
c/o Zwicker & Associates, P.C.
Attn: Daniel Moken
100 Corporate Woods, Ste. 230
Rochester, NY 14623

American Realty Capital Healthcare Trust II
Operations Healthcare Trust, Inc.
Attn: Ar/Jonathan Dedellis
38 Washington Square
Newport, RI 02840-2946
(via email)
info@ar-global.com

Aramark Uniform Service Inc.
Attn: Mike Fadden, President
115 N First Street
Burbank, CA 91502
(via email)
m.fadden@uniform.aramark.com

Ascend Professional Consulting Inc.
Attn: Mark Swartz
1391 Calder Avenue Suite A
Beaumont, TX 77701
(via email)
mswartz@ascendplanning.com

Ascend Professional Consulting Inc.
c/o Morgan Law Firm
Attn: John S. Morgan
2175 North Street, Suite 101
Beaumont, TX 77701
(via email)
info@jsmorganlaw.com

BBL, LLC
Attn: Jim Church & Kevin Moore
dba BBL Construction Services LLC
302 Washington Ave Extension
Albany, NY 12203
(via email)
jchurch@bblinc.com; kmoore@bblinc.com

Central Texas Pathology Laboratory, P.A.
601 Hwy 6, Suite 111
Waco, TX 76710
(via email)
jwhite@lrhealthcare.com

Central Texas Urology
601 W Hwy 6 Suite 105
Waco, TX 76710
(via email)
mstory@lrhealthcare.com

Cerner Corporation
Attn: Mark C Elkins
2800 Rockcreek Parkway
Kansas City, MO 64117
(via email)
melkins@cerner.com

Clinical Pathology Laboratories, Inc.
9200 Wall Street
Austin, TX 78754
(via email)
inquiries@cpllabs.com

Computer Programs And Systems, Inc.
Evident LLC
6600 Wall Street
Mobile, AL 36695
(via email)
sales@evident.com

DML Sleep Diagnostics, LLC
14603 Huebner Road
Building 2
San Antonio, TX 78230

Fujifilm Medical Systems 419
West Avenue, Building 7
Stamford, CT 06902-6300
(via email)
infomp@fujifilm.com

GA HC REIT II Temple MOB, LLC
62781 Collection Center Drive
Chicago, IL 60693-0627

GE Healthcare #14456
500 W. Monroe Street
Chicago, IL 60661
(via email)
gehcwire@ge.com; cs-us@ge.com

GE Healthcare Financial Services
PO Box 641419
Pittsburgh, PA 15264-1419
(via email)
gehcwire@ge.com; cs-us@ge.com

GE Healthcare Financial Services
c/o Kutak Rock LLP
Attn: Lisa Peters
The Omaha Building
1650 Farnam Street
Omaha, NE 68102-2186
(via ECF/email)
lisa.peters@kutakrock.com

Grant Thornton LLP
Attn: Tiffany Harper
33562 Treasury Center
Chicago, IL 60694-3500
(via email)
tiffany.harper@us.gt.com

Hing-Sheung Eugene Fung, M.D., P.A.
Eugene Fung MD & Alison Fung
611 W Highway 6 Suite 101
Waco, TX 76710

Hing-Sheung Eugene Fung, M.D., P.A.
c/o Naman Howell Smith & Lee PLLC
Attn: Kerry Haliburton
400 Austin Ave Suite 800
Waco, TX 76701
(via ECF/email)
haliburton@namanhowell.com

Hologic Inc.
Attn: Cynthia Thiers
24506 Network Place
Chicago, IL 60673-1245
(via email)
cynthia.thiers@hologic.com

Jacobs Marketing, Inc.
17484 NW Freeway, Suite 276
Houston, TX 77040

Next Level Healthcare Consultants
47 South Wind Drive
Montgomery, TX 77356
(via email)
info@rogergjain.com

Next Level Healthcare Consultants
c/o Roger G. Jain & Associates, P.C
Attn: Roger Jain
9301 SW Freeway, Ste. 250
Houston, TX 77074
(via email)
info@rogergjain.com

Outreach Management Solutions, LLC
dba True Health Outreach
6170 Research Rd, Suite 211
Frisco, TX 75033
(via email)
cgrottenhaler@truehealthdiag.com

Pharmerica Hospital Pharmacy
Services, LLC dba Luker Pharmacy
Attn: Bernard Richardson
1901 Campus Place
Louisville, KY 40299
(via email)
dluker@lukerrx.com;
bernard.richardson@pharmerica.com

Rev MD Partners, LLC
1111 Pasquinelli Drive
Suite 400
Westmont, IL 60559
(via email)
sales@revmdpayers.com

Sanofi Pasteur
Attn: John Healey
12458 Collections Center Drive
Chicago, IL 60693
(via email)
jill.bingham@sanofipasteur.com;
janet.voorhees@sanofipasteur.com;
john.healey@sanofi.com

Sci Solutions
720 Third Avenue
Suite 1000
Seattle, WA 98104
(via email)
ar@scisolutions.com

Shi International Corp
Attn: Chi Nguyen
290 Davidson Avenue
Somerset, NJ 08873
(via email)
chi.nguyen@shi.com

Theracom, LLC
Bayer Women's Healthcare LLC
Attn: Claudia Friedman
3101 Gaylord Parkway
Mail Stop: 2N-C155
Frisco, TX 75034
(via email)
claudia.friedman@bayer.com

United Biologics, LLC dba
United Allergy Services 70 NE
Loop 410, Suite 600 San
Antonio, TX 78216 **(via email)**
hugh.spires@unitedallergy.com

Official Committee of Unsecured Creditors
Computer Programs and Systems, Inc.
Attn: Matt J. Chambless
6600 Wall Street
Mobile, AL 36695
(via email)
matt.chambless@cpsi.com

Pharmerica
Attn: Berard Tomassetti
1901 Campus Place
Louisville, KY 40299
(via email)
btomassetti@pharmerica.com

True Health Diagnostics LLC
Attn: Chris Grottenthaler
6170 Research Road, Suite 211
Frisco, TX 75033
(via email)
cgrottenthaler@truehealthdiag.com

Patient Care Ombudsman
Mesch, Clark & Rothschild, PC.
(Patient Care Ombudsman)
Attn: Susan N. Goodman
259 N. Meyer Avenue
Tucson, AZ 85701-1090
(via ECF/email)
sgoodman@mcraszlaw.com; doesterle@mcraszlaw.com;
ecfbk@mcraszlaw.com

Parties Requesting Notice
Clark Hill Strasburger
(Counsel to Kelly Tjelmeland, M.D., KTMSC
Holdings, LLC, KTMSC Management, LLC, and
Meridian Surgery Center, LLC)
Attn: Duane J. Brescia
720 Brazos, Suite 700
Austin, TX 78701
(via ECF/email)
duane.brescia@clarkhillstrasburger.com

Dykema Gossett, LLC
(Counsel to Salado Plaza, LLC)
Attn: Aaron M. Kaufman, Jane A. Gerber
1717 Main Street, Suite 4200
Dallas, TX 75201
(via email)
akaufman@dykema.com;
jgerber@dykema.com

Fishman Jackson Ronquillo PLLC
(Counsel to Cerner Health Services, Inc.)
Attn: Mark Ralston
13155 Noel Road, Suite 700
Dallas, TX 75240
(via ECF/email)
mrjalston@fjrpllc.com

Goodrich Postnikoff & Associates, LLP
(Counsel to Itxtend, LLC)
Attn: Kevin G. Herd
801 Cherry Street, Suite 1010
Unit 15
Fort Worth, TX 76102
(via ECF/email)
kherd@gpalaw.com

Gray Reed & McGraw LLP
(Counsel to Pharmerica Hospital Pharmacy Services, LLC)
Attn: Jason S. Brookner, Attn: Amber M. Carson
1601 Elm Street, Suite 4600
Dallas, TX 75201
(via ECF/email)
jbrookner@grayreed.com; acarson@grayreed.com

Haley & Olson, P.C.
(Counsel to Bauer Brothers Investments, LLC)
Attn: Blake Rasner
100 N. Ritchie Road, Suite 200
Waco, TX 76712
(via ECF/email)
brasner@haleyolson.com

Haynes and Boone, LLP
(Counsel to GA HC Reit II Killeen Mob, LLC, GA HC Reit II Temple Mob, LLC)
Attn: Matthew T. Ferris
2323 Victory Avenue, Suite 700
Dallas, TX 75219
(via ECF/email)
matt.ferris@haynesboone.com

Hunton Andrews Kurth LLP
(Counsel to Boston Heart Diagnostics Corp.)
Attn: Gregory G. Hesse, Allison Jacobsen
1445 Ross Avenue, Suite 3700
Dallas, TX 75202-2799
(via ECF/email)
ghesse@hunton.com; ajacobsen@hunton.com

Husch Blackwell LLP
(Counsel to Central Texas Urology GP)
Attn: Lynn H. Butler
111 Congress Avenue, Suite 1400
Austin, TX 78701
(via ECF/email)
lynn.butler@huschblackwell.com

IBM Corporation
Attn: Marie-Josée Dube
275 Viger East
Montreal, QC H2X 3R7
Canada
(via email)
mjdube@ca.ibm.com

J. Scott Douglass (pro se)
Attorney at Law
1811 Bering Dr., Suite 420
Houston, TX 77057
(via ECF/email)
jsd@aol.com

Kay D. Brock
(Counsel to Travis County)
P.O. Box 1748
Austin, TX 78767
(via ECF/email)
kay.brock@traviscountytexas.gov

Linebarger Goggan Blair & Sampson, LLP
(Counsel to Bexar County)
Attn: Don Stecker
711 Navarro Street, Ste. 300
San Antonio, TX 78205
(via ECF/email)
sanantonio.bankruptcy@publicans.com

Linebarger Goggan Blair & Sampson, LLP
(Counsel to McLennan County & Limestone County)
Attn: Diane W. Sanders
P.O. Box 17428
Austin, TX 78760-7428
(via ECF/email)
austin.bankruptcy@publicans.com

Little River Medical Group
1700 Brazos Avenue
Rockdale, TX 76567-2517

McCreary, Veselka, Bragg & Allen, P.C.
(Counsel to Bell TAD, et al. & County of Bastrop, TX)
Attn: Tara Leday
P.O. Box 1269
Round Rock, TX 78680
(via ECF/email)
tleday@mvalaw.com

McGuire, Craddock & Strother, P.C.
(Counsel to BBL Construction Services, LLC)
Attn: J. Mark Chevalier
2501 N. Harwood, Suite 1800
Dallas, TX 75201
(via ECF/email)
mchevallier@mcsllaw.com

Mel Smith, Esq.
(Counsel to Classic Bank, N.A.)
4201 Cypress Creek Parkway, Suite 195
Houston, TX 77068
(via ECF/email)
mel@mlsesq.com

Naman, Howell, Smith & Lee, PLLC
(Counsel to Hing-Sheung Eugene Fung, M.D., P.A.)
Attn: Kerry L. Haliburton
P.O. Box 1470
Waco, TX 76703-1470
(via ECF/email)
haliburton@namanhowell.com

Pakis Giotes Page & Burleson, P.C.
(Counsel to Central Texas Pathology Laboratory, P.A.)
Attn: David C. Alford
P.O. Box 58
Waco, TX 76703-0058
(via ECF/email)
alford@pakislaw.com

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.
(Counsel to Cameron Independent School District)
Attn: John T. Banks
3301 Northland Drive, Suite 505
Austin, TX 78731
(via ECF/email)
jbanks@pbfc.com

Porter Hedges LLP
(Counsel to Brazos Valley Women Center, P.A.)
Attn: Joshua W. Wolfshohl, Aaron J. Power
1000 Main Street, 36th Floor
Houston, TX 77002
(via ECF/email)
jwolfshohl@porterhedges.com;
apower@porterhedges.com

Ray Quinney & Nebeker, P.C.
(Counsel to Med One Capital Funding, LLC)
Attn: David H. Leigh
36 South State Street, 14th Floor
Salt Lake City, UT 84111
(via email)
dleigh@rqn.com

Reed Smith LLP
(Counsel to Blue Cross and Blue Shield of Texas)
Attn: Lloyd A. Lim, Rachel I. Thompson
811 Main Street, Suite 1700
Houston, TX 77002-6110
(via ECF/email)
lilm@reedsmith.com; rithompson@reedsmith.com

Ruggero Law Firm PC
(Counsel to Houston County Hospital District)
Attn: Peter C. Ruggero
1411 West Avenue, Suite 200
Austin, TX 78701
(via ECF/email)
peter@ruggedlaw.com

Savricks Schumann Johnson McGarr Kaminski & Shirley, LLP
(Counsel to Greenfield and Fortenberry, LLC)
Attn: Mitchell D. Savrick
4330 Gaines Ranch Loop, Suite 150
Austin, TX 78735
(via ECF/email)
mitchell@ssjmlaw.com

Sherry Law, LTD.
(Counsel to Old Town Square, LLC)
Attn: Keith Sherry, Esq.
3104 Barton Point Drive
Austin, TX 78733
(via ECF/email)
ksherry@sherrylawltd.com

Sneed, Vine & Perry, P.C.
(Counsel to River Place Estates, LLC)
Attn: Charles L. Eppright
900 Congress Avenue, Suite 300
Austin, TX 78701
(via ECF/email)
ceppright@sneedvine.com

Stinson Leonard Street LLP
(Counsel to Cerner Health Services, Inc.)
Attn: Darrell Clark
1775 Pennsylvania Avenue NW, Suite 800
Washington, DC 20006-4605
(via email)
darrell.clark@stinson.com

Vinson & Elkins LLP
(Counsel to Monroe Capital Management, LLC)
Attn: William L. Wallander, Bradley Foxman, Matthew J. Pyeatt
Trammell Crow Center
2001 Ross Avenue, Suite 3900
Dallas, TX 75201
(via ECF and/or email)
bwallander@velaw.com; bfoxman@velaw.com;
mpyeatt@velaw.com

Walsh Gallegos Trevino Russo & Kyle P.C.
(Counsel to Rockdale Independent School District)
Attn: Christina L. Garcia
Attn: P. Blake Henshaw
10375 Richmond Avenue, Suite 1357
Houston, TX 77042
(via ECF)

Shipman & Goodwin LLP
(Counsel to United Healthcare Insurance Company and United Healthcare of Texas, Inc.)
Attn: Eric S. Goldstein
1 Constitution Plaza
Hartford, CT 06103
(via ECF)

Streusand Landon Ozburn & Lemmon LLP
(Counsel to Georgetown OB-Gyn LLC)
Attn: Stephen Wayne Lemmon, Rhonda B. Mates
1801 S. MoPac Expressway, Suite 320
Austin, TX 78746
(via ECF and/or email)
lemmon@slollp.com; mates@slollp.com

Crady Jewett McCulley & Houren
(Counsel to Brownstone Properties-Collinsville LLC)
Attn: Shelley B. Marmon
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125
(via ECF/email)
smarmon@cjmhlaw.com

Fultz Maddox Dickens P.C.
(Counsel for PharMerica Hospital Pharmacy Services, LLC)
Attn: Phillip A. Martin
101 South Fifth Street, 27th Floor
Louisville, KY 40202
(via ECF/email)
pmartin@fmdlegal.com

DuBois, Bryant & Campbell, LLP
(Counsel for Jeffrey P. Madison)
Attn: Seth E. Meisel
303 Colorado Street, Suite 2300
Austin, Texas 78701
(via ECF/email)
smeisel@dbcllp.com

Langley & Banack, Inc.
(Counsel for GE HFS, LLC)
Attn: Sara Murray, David Gragg
745 E. Mulberry, Suite 700
San Antonio, TX 78212
(via ECF and/or email)
smurray@langleybanack.com;
dgragg@langleybanack.com

Lewis Rice LLC
(Counsel for Brownstone Properties-Collinsville LLC, DKK Enterprises and Eastport Illinois, LLC)
Attn: Larry Edward Parres
600 Washington Ave., Suite 2500
St. Louis, MO 63101
(via ECF/email)
lparres@lewisrice.com

Jackson Walker LLP
(Counsel for Providence Health Services)
Attn: Patricia Brown Tomasco
1401 McKinney Street, Suite 1900
Houston, TX 77010
(via ECF)

Saul Ewing Arnstein & Lehr LLP
(Counsel for Alcon Laboratories, Inc.)
Attn: Sean P. Williams
161 N. Clark St., Ste. 4200
Chicago, IL 60601
(via ECF)

Santhi Penmetsa, MD
PO Box 1366
Hewitt, TX 76643-1366

Rockdale Hospital District
P.O. Box 286
Rockdale, TX 76567

Richard J. Cinclair, Jr., Esq.
5335 Spring Valley Road
Dallas, TX 75254