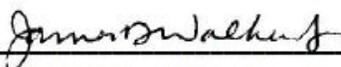




**SO ORDERED.**

**SIGNED this 13 day of May, 2014.**

  
\_\_\_\_\_  
**James D. Walker, Jr.**  
**United States Bankruptcy Judge**

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF GEORGIA

In re: : BANKRUPTCY CASE  
:  
LAMAD MINISTRIES/ SEASONS CHRISTIAN :  
CARE CENTER, INC. : NO. 14-10449 JDW  
:  
Debtor. : CHAPTER 11 PROCEEDING

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**ORDER CONDITIONALLY GRANTING MOTION TO SELL SUBSTANTIALLY ALL OF THE DEBTOR’S ASSETS AT PUBLIC AUCTION OR PRIVATE SALE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WITH PROCEEDS TO ATTACH**

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Debtor-in-Possession Lamad Ministries/Seasons Christian Care Center, Inc. filed a motion seeking the Court’s permission to sell substantially all of its assets at public auction or private sale free and clear of liens and encumbrances, including the following real property (“the Property”):

- a) 17.78 acres of real property located at 2724 Ledo Road, Albany, Georgia. This property includes 148 retirement home units. The State of Georgia has licensed sixteen of the units to serve as Personal Care Homes.
- b) 6.059 acres of real property and facility containing approximately 21,000 square feet of living space located at 475 Cinderella Lane, Dawson, Georgia. The State of Georgia has licensed up to nineteen living units at this facility to serve as Personal Care Homes.
- c) Radio station and tower located on 2.42 acres at 280 June Lane, Sasser, Georgia.

The Debtor’s motion was filed on April 10, 2014 at docket entry # 29. The Court held a hearing on the Debtor’s motion on May 7, 2014 in Albany, Georgia. The following attorneys appeared at this hearing:

- Walter W. Kelley on behalf of Debtor;
- Amber L Bagley on behalf of the United States Trustee;
- David A. Garland on behalf of secured creditor Colony Bank, N.A.;
- Michael N. White on behalf of secured creditor James-Bates-Brannan-Groover, LLP f/k/a James, Bates, Pope & Spivey LLP and
- Joseph W. Dent on behalf of the unsecured creditor committee

James-Bates-Brannan-Groover, LLP f/k/a James, Bates, Pope & Spivey expressed no opposition to the Debtor's motion provided its debt is paid in full. The Unsecured Creditor's Committee expressed no opposition so long as an auction sale is subject to confirmation. The United States Trustee and Colony Bank also had no opposition to the motion provided certain conditions are met. The Court therefore GRANTS the Debtor's motion subject to those conditions. It is hereby

**ORDERED** that on or before May 17, 2014, the Debtor shall file a plan and disclosure statement with the Court. It is further

**ORDERED** that the Debtor shall schedule a hearing to approve the disclosure statement to be held on or before July 16, 2014, unless the Court's calendar does not permit scheduling of the hearing by July 16, 2014, in which event the disclosure statement hearing shall be scheduled for the first available date after July 16, 2014. It is further

**ORDERED** that all creditors holding allowed secured claims in the Property shall be allowed to credit bid during the auction in accordance with applicable provisions of the U.S. Bankruptcy Code. It is further

**ORDERED** that, subject to the conditions set forth above, the Debtor may sell substantially all of its assets, including the aforementioned Property, free and clear of any and all liens and encumbrances. All valid liens, property taxes, realtor commission/buyer's premium, out-of-pocket expenses and closing costs referred to in the sale contract may be paid at closing using the sale proceeds. All property sold at auction is subject to Court Confirmation. It is further

**ORDERED** that the Debtor shall have the discretion to reject any bid or offer that it believes is not in its best interest or its creditors' best interest.

**END OF DOCUMENT**

**Order prepared by:**

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