



CLERK, U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS

**ENTERED**

THE DATE OF ENTRY IS ON  
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed September 17, 2025

United States Bankruptcy Judge

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

_____	§	
In re:	§	Chapter 11
	§	
Higher Ground Education, Inc., <i>et al.</i> , <sup>1</sup>	§	Case No.: 25-80121-11 (MVL)
	§	
Debtor.	§	(Jointly Administered)
	§	
_____	§	

**ORDER (I) AUTHORIZING DEBTORS TO (A) REJECT  
CERTAIN EXECUTORY CONTRACTS AND UNEXPIRED LEASES OF  
NONRESIDENTIAL REAL PROPERTY AND (B) ABANDON PROPERTY  
IN CONNECTION THEREWITH AND (II) GRANTING RELATED RELIEF**

<sup>1</sup> The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor's federal identification number, are: Higher Ground Education Inc. (7265); Guidepost A LLC (8540); Prepared Montessorian LLC (6181); Terra Firma Services LLC (6999); Guidepost Birmingham LLC (2397); Guidepost Bradley Hills LLC (2058); Guidepost Branchburg LLC (0494); Guidepost Carmel LLC (4060); Guidepost FIC B LLC (8609); Guidepost FIC C LLC (1518); Guidepost Goodyear LLC (1363); Guidepost Las Colinas LLC (9767); Guidepost Leawood LLC (3453); Guidepost Muirfield Village LLC (1889); Guidepost Richardson LLC (7111); Guidepost South Riding LLC (2403); Guidepost St Robert LLC (5136); Guidepost The Woodlands LLC (6101); Guidepost Walled Lake LLC (9118); HGE FIC D LLC (6499); HGE FIC E LLC (0056); HGE FIC F LLC (8861); HGE FIC G LLC (5500); HGE FIC H LLC (8817); HGE FIC I LLC (1138); HGE FIC K LLC (8558); HGE FIC L LLC (2052); HGE FIC M LLC (8912); HGE FIC N LLC (6774); HGE FIC O LLC (4678); HGE FIC P LLC (1477); HGE FIC Q LLC (3122); HGE FIC R LLC (9661); LePort Emeryville LLC (7324); AltSchool II LLC (0403). The Debtors' mailing address is 1321 Upland Dr. PMB 20442, Houston, Texas 77043.



Pursuant to and in accordance with the *Order Authorizing and Approving Procedures to Reject Executory Contract and Unexpired Leases* [Docket No. 60] (the “**Rejection Procedures Order**”)<sup>2</sup> entered in the above-caption chapter 11 cases (the “**Chapter 11 Cases**”) of Higher Ground Education, Inc. (“**HGE**”) and its debtor affiliates (collective, the “**Debtors**”); and the Debtors having properly filed with this Court and served on the Rejection Notice Parties a notice (the “**Rejection Notice**”) of their intent to reject certain executory contracts (each, a “**Contract**” and collectively, the “**Contracts**”) and unexpired leases (each, a “**Lease**” and collectively, the “**Leases**”), including unexpired leases of nonresidential real property of the Debtors (each a “**Real Property Lease**” and collectively, the “**Real Property Leases**”) identified on **Annex A** hereto; in accordance with the terms of the Rejection Procedures Order, and such notice having been adequate and appropriate under the circumstances; and it appearing that no other or further notice need be provided; and no timely objections having been filed to the Rejection Notice; and the Court having found and determined that the relief requested is in the best interests of the Debtors, their estates, their creditors, and all parties in interest, and after due deliberation and sufficient cause appearing therefore, it is **HEREBY ORDERED THAT:**

1. The Contracts and Leases are hereby rejected as set forth herein, effective as of the date set forth for such Contract or Lease on **Annex A**, which shall not be prior to the date of the Debtors’ unequivocal surrender of the leased premises via the delivery of the keys, key codes, and alarm codes to the premises, as applicable, to the applicable lease counterparty, or, if not delivering such keys and codes, providing notice that the landlord may re-let the premises, except as otherwise agreed by the Debtors and the applicable lease counterparty (the “**Rejection Date**”); provided that, and for the avoidance of doubt, nothing in this Order shall be deemed to reject

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<sup>2</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Order.

that certain Guaranty, dated as of December 26, 2019, by and between Higher Ground Education, Inc. and 479 Clinton Avenue, Corp. related to that East Houston Street lease.

2. Any and all personal property remaining at the leased premises as of the applicable Rejection Date shall be deemed abandoned upon the Rejection Date without further notice or order of the Court, free and clear of all liens, claims, interests, or other encumbrances. Any landlord or other designee shall be free to dispose of any such items as of the Rejection Date without notice or liability to any Debtor or non-Debtor third party and without further notice or order of the Court and, to the extent applicable, the automatic stay is modified to allow such disposition; provided that notwithstanding anything to the contrary in this Order, the Debtors are not authorized hereunder to abandon, and are directed to remove, any (i) hazardous (as such term is defined in federal, state, or local law, rule, regulation, or ordinance) materials, (ii) “personally identifiable information” (as such term is defined in section 101(41A) of the Bankruptcy Code), or (iii) business records that are necessary to conduct these chapter 11 proceedings and are not available elsewhere, at any premises subject to a nonresidential real property lease or sublease. The rights, if any, of any landlord to file claims for the costs of disposal of property or other damages in connection with the Debtors’ rejection of leases are fully reserved, as are the rights of any party in interest to object to such claims.

3. Nothing contained in this Order is intended to be or shall be construed as (i) an admission as to the validity of any claim against the Debtors; (ii) a waiver of the Debtors’ or any appropriate party in interest’s right to dispute the amount of, basis for, or validity of any claim against the Debtors; or (iii) a waiver of any claims or causes of action that might exist against any creditor or interest holder.

4. Notwithstanding entry of this Order, nothing herein shall create, nor is intended

to create, any rights in favor of or enhance the status of any claim held by any party.

5. Consistent with the limitations of section 362 of the Bankruptcy Code, and any other applicable law, counterparties to the Contracts or Leases are prohibited from setting off or otherwise utilizing any amounts deposited by the Debtors with any of the counterparties to the Contracts or Leases as a security deposit or pursuant to another similar arrangement, or owed the Debtors by any of the counterparties under the Contracts or Leases or other agreements between the same parties, without further order of this Court.

6. The Debtors are authorized to take all action necessary to effectuate the relief granted in this Order.

7. Any proofs of claim for rejection damages or other related claims if any, asserted by counterparties to the Contracts or Leases shall be filed on or before the later of (i) the claims bar date established by the Court in these chapter 11 cases, if any, and (ii) thirty (30) days after entry of this Order.

8. The Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation, and/or enforcement of this Order.

**###END OF ORDER###**

Submitted by:

/s/ Holland N. O'Neil

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**COUNSEL TO DEBTORS  
AND DEBTORS IN POSSESSION**

**ANNEX A**

	<b>Landlord Name and Address</b>	<b>Debtor, School, and Address of Subject Property</b>	<b>Date Debtors Vacated Property</b>	<b>Description of Abandoned Property</b>	<b>Effective Date of Rejection</b>
1.	101 Ringgold Road LLC Attn: Scott Remphrey 25 Highland Park Village, Suite 100-776 Dallas TX 75205 mail@sremphrey.com	Guidepost A LLC Guidepost Clarksville 101 Ringgold Road, Clarksville, TN, 37042	6/27/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/27/2025
2.	10300 Riverside, LLC c/o Canyon Park Capital, LLC Attn: Manoj Manwani 41000 Woodward Avenue, Ste. 350 E. Bldg Bloomfield Hills, MI 48302 canyonparkcapital@gmail.com	HGE FIC N LLC Guidepost Riverside 10300 - 10350 Riverside Drive, Palm Beach Gardens, FL, 33410	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
3.	109 Natches Trace LLC Attn: Scott Remphrey 25 Highland Park Village, Suite 100 - 776 Dallas, TX 75205 mail@sremphrey.com	Guidepost A LLC Guidepost Coppell 109 Natches Trace Drive, Coppell, TX, 75019	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
4.	1282 3rd Street, LLC Attn: Conrad Sproul 805 SW Broadway, Suite 1900 Portland, OR 97205 msproul793@comcast.net	Guidepost A LLC Guidepost Powell 7474 Sawmill Parkway, Powell, OH, 43065	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
5.	1710 Woodmont Blvd LLC Attn: Scott Remphrey 25 Highland Park Village, Suite 100-776 Dallas, TX 75205 mail@sremphrey.com	Guidepost A LLC Guidepost Green Hills 1710 Woodmont Boulevard, Nashville, TN, 37215	6/27/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/27/2025
6.	18265 Highway 49 LLC Attn: Charles H. Hays, Jr 7682 Callaway Rancho Murieta, CA 95683 chhaysjr@gmail.com	HGE FIC M LLC Guidepost Gear Lake 728 Gear Lake (aka 4417 E. Colonial Drive), Orlando, FL, 32803	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
7.	214 E HALLANDALE BEACH LLC Attn: Martin Saidon 1395 Brickell Ave, Suite 760 Miami, FL 33131 martin@fortecnow.com	HGE FIC I LLC Guidepost Hallandale Beach 214 E Hallandale Beach Boulevard, Hallandale Beach, FL, 33009	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
8.	2515 N Wauwatosa LLC Attn: Mitch Janke 725 E Johnson St. Madison, WI 53703 mitchj@palisadeproperty.com	Guidepost A LLC Guidepost Mineral Point 7610 Mineral Point Road, Madison, WI, 53717	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
9.	2660 Pfingsten Property LLC Attn: Mitchell Goltz 2211 N. Elston Ave., Suite 400 Chicago, IL 60614 mitch@gwproperties.com	Guidepost A LLC Guidepost Glenview 2660 Pfingsten Road, Glenview, IL, 60062	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
10.	3005 GPH, LLC Attn: Anup Madampath 12509 Evening Star Pass Austin, TX 78732 anupmadampath@gmail.com	Guidepost A LLC Guidepost Brushy Creek Academy 3005 Glacier Pass Lane, Cedar Park, TX, 78613	5/22/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
11.	3501 W. SEGERSTROM, LLC Attn: Caleb Siemon 21102 LAGUNA CANYON RD. LAGUNA BEACH, CA 92651 caleb@siemonandsalazar.com	Guidepost FIC C LLC Guidepost Las Flores 28672 Deerpath, Rancho Santa Margarita, CA, 92688	6/27/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/27/2025
12.	3741 Buchanan Street Associates, LLC Attn: James Reuben 1 Bush Street, Suite 600 San Francisco, CA 94104 jreuben@reubenlaw.com	Guidepost A LLC Guidepost Fort Mason 3741 Buchanan Street, San Francisco, CA, 94123	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
13.	479 CLINTON AVENUE CORP. Attn: Jay Arnow 2502 Avenue U Brooklyn, NY 11229 jay@downtownclothingstore.com	HGE FIC F LLC Guidepost East Village 1 Avenue B (aka) 310 East Houston Street, New York, NY, 10009	6/30/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
14.	624 W. Church, LLC 77 El Nido Drive Napa, CA 94559 ryan@s4holdings.com	Guidepost A LLC Guidepost Sterling 624 West Church Road, Sterling, VA, 20164	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
15.	650 Pleasant Street Ellisville, LLC Attn: Kevin McDonald and John McDonald	Guidepost A LLC Guidepost Ellisville	2/21/2025	All personal property	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	841 Worcester Street, Suite 278 Natick, MA 01760 kevin.mcdonald@fieldcompanies.com	16058 Manchester Road, Ellisville, MO, 63011		remaining at leases premises to which Debtors have an ownership interest in	
16.	775 Columbus LLC Attn: Jeffrey Davis 792 Columbus Avenue, Suite 1E New York, NY 10025	HGE FIC F LLC Guidepost Columbus Square 775 Columbus Avenue, New York, NY, 10025	10/31/2023	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
17.	775 Columbus LLC Attn: Jeffrey Davis 792 Columbus Avenue, Suite 1E New York, NY 10025 jdavis@columbussq.com	HGE FIC F LLC Guidepost Columbus Square 775 Columbus Avenue, New York, NY, 10025	10/31/2023	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
18.	84 Montague Realty, LLC 60 Fern Dr. Roslyn, NY 11576	Guidepost A LLC Guidepost Brooklyn Heights 212 Hicks Street (aka 84 Montague Street), Brooklyn, NY, 11201	6/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/30/2025
19.	84 Montague Realty, LLC Attn: Greg Markman 360 East 88th Street, Suite 7F New York, NY 10028 gmarkman1@gmail.com	Guidepost A LLC Guidepost Brooklyn Heights 212 Hicks Street (aka 84 Montague Street), Brooklyn, NY, 11201	6/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/30/2025
20.	9930 Valley Ranch Pkwy LLC Attn: Scott Remphrey 25 Highland Park Village, Suite 100 - 776 Dallas, TX 75205 mail@sremphrey.com	Guidepost A LLC Guidepost Valley Ranch 9930 Valley Ranch Parkway, Irving, TX, 75063	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
21.	ABCM Corporation Attn: Richard A. Allbee PO Box 436 Hampton, IA 50441 raa@abcmcorp.com	Guidepost A LLC Guidepost Marion 1100 35th Street, Marion, IA, 52302	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
22.	AR of the Lucchesi Family Trust dated November 8, 2007 Attn: David L. Lucchesi 2846 Comistas Drive	Guidepost Birmingham LLC Guidepost Birmingham	3/31/2025	All personal property remaining at leases premises to	6/17/2025



	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	Walnut Creek, CA 94598 davidldanyarecords@gmail.com	1700 Corporate Drive, Birmingham, AL, 35242		which Debtors have an ownership interest in	
23.	ARK DARNESTOWN PROPERTIES LLC Attn: Adnan Khan 5320 Catalpa Court Ellicott City, MD 21042 adnan.ra.khan@gmail.com	HGE FIC R LLC Guidepost Rockville 10107 Darnestown Road, Rockville, MD, 20850	3/26/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
24.	Atkinson Real Estate Legacy Partnership, L.P. 9923 North Uinta Kamas, UT 84036 jana@rodich.net	HGE FIC L LLC Guidepost Centennial 6631 S. University Blvd., Centennial, CO, 80121	3/7/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
25.	Bamboo Noles HG Property I, LLC Attn: Ryan Noles c/o Bamboo Equity Partners 11701 Borman Drive, Suite 200 St. Louis, MO 63146 ryan@nolesproperties.com	Guidpost St. Robert LLC Guidepost St. Robert 505 Missouri Avenue, Saint Robert, MO, 65584	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
26.	BURKE SCHOOL LLC Attn: Igal E. Israel 764 NE 206th Terrace Miami, FL 33179 igal.israel@gmail.com	HGE FIC L LLC Guidepost Burke 6000 Schoolhouse Woods Road, Burke, VA, 22015	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
27.	Campus 130 Partners, LLC Attn: Jason Quick 349 Route 31, Suite 102 Flemington, NJ 08822 qpminc@comcast.net	Guidepost A LLC Guidepost Cranbury 2557 Route 130 South, Cranbury, NJ, 08512	3/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
28.	Carl R. Freund, Trustee of the Irrevocable Trust Agreement Attn: Carl R. Freund 2498 SW Freund St. Oak Harbor, WA 98277 freundcrf@gmail.com	Guidepost A LLC Guidepost Beaverton 9945 SW Beaverton Hillsdale Hwy., Beaverton, OR, 97005	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
29.	Cathy Eunjoo Kim Attn: Sophia Kim 1706 Embarcadero Ln Bakersfield, CA 93311 sophia.jk@gmail.com	HGE FIC E LLC Guidepost Stonebriar 10247 Warren Pkwy, Frisco, TX, 75035	9/9/2024	All personal property remaining at leases premises to which Debtors have an ownership	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
				interest in	
30.	CHICAGO 1000 WASHINGTON LLC Attn: Hymie Mishan 2 Ethel Road, Suite 205A Edison, NJ 08817 hm@vistaprop.com	HGE FIC D LLC Guidepost West Loop 1000 West Washington Boulevard, Chicago, IL, 60607	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
31.	Church Road, Limited Attn: David Gregory 14239 Cannongate Drive Leesburg, VA 20175 dmgregory@verizon.net	Guidepost A LLC Guidepost Aldie 24328 Marrwood Drive, Aldie, VA, 20105	8/15/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
32.	CM Rentals LLC Attn: Cody Fitzpatrick 6176 Sandstone Rd Eau Claire, WI 54701 cody@candmhomebuilders.com	Guidepost A LLC Guidepost Roseville 1751 County Road C, Roseville, MN, 55113	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
33.	Cove Texas Net Lease 63 MT, LLC Attn: Sam Simino 2958 Columbia Street Torrance, CA 90503 sam.simino@covecapitalinvestments.com	Guidepost A LLC Guidepost Castle Hills 4660 Old Denton Rd, Lewisville, TX, 75056	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
34.	Davis Estates Ltd. Attn: Heather Van Severen 6901 Jersey Ridge Road Davenport, IA 52807 hlvsdavisestates@gmail.com	Guidepost A LLC Guidepost Waukee 605 East Hickman Road, Waukee, IL, 50263	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
35.	DC Newton Wells, LLC Attn: Tyler Arsenault 1000 Lenola Road, Suite 100 Maple Shade, NJ 08052 rmhill@retailsites.net	Guidepost A LLC Guidepost Oak Hill 120 Wells Avenue, Newton, MA, 02459	3/21/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
36.	DC VA Beach Upton LLC c/o Retail Sites, LLC Attn: Tyler Arsenault 1000 Lenola Road, Suite 100 Maple Shade, NJ 08052 rmhill@retailsites.net	Guidepost A LLC Guidepost Red Mill 2177 Upton Drive, Virginia Beach, VA, 23454	6/27/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/27/2025
37.	Emerson High Investors, LLC	Guidepost A LLC	5/30/2025	All personal	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	Kevin Cunningham 258 High Street Palo Alto CA 94301 Kevin.Cunningham@nrmk.com	Guidepost Palo Alto 930 Emerson Street, Palo Alto, CA, 94301		property remaining at leases premises to which Debtors have an ownership interest in	
38.	Figueres Partners, LLC Attn: Gustavo Gonzalez 10261 Kenny Ln San Jose CA 95127 vvp@gustavogonzalez.net	Guidepost A LLC Guidepost Tigard 10540 SW Hall Boulevard, Tigard, OR, 97223	4/5/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
39.	Florida Net Lease 72 MT, LLC Attn: Accounting/Legal 2958 Columbia St. Torrance, CA 90503 sam.simino@covecapitalinvestments.com	HGE FIC I LLC 2216 Hollywood Blvd and 2207 Van Buren Street, Hollywood, FL, 33020	6/5/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
40.	Fortis I LLC Attn: Martin Saidon 1395 Brickell Ave Suite 760 Miami, FL 33131 martin@fortecnow.com	Guidepost A LLC Guidepost Naples 6051 Bayshore Drive, Naples, FL, 34112	12/31/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
41.	Greenwood Village Education, LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60523 rob@quattrodevelopment.com	Guidepost A LLC Guidepost Greenwood Village 5325 S. Valentia Way, Greenwood Village, CO, 80111	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
42.	GW Logan Square LLC Attn: Mitchell Goltz 2211 N. Elston Ave., Suite 304 Chicago, IL 60614 mitch@gwproperties.com	HGE FIC I LLC Guidepost Logan Square 2418 N. Milwaukee Avenue, Chicago, IL, 60647	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
43.	Imagine Music, Inc. Attn: David Owen 3354 Harrison Blvd Ogden, UT 84403 imagineinlifeutah@gmail.com	Guidepost A LLC Guidepost Ogden 3354 Harrison Blvd Suite #7, Ogden, UT, 84403	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
44.	Kevork Vartanian & Araksya Vartanian 1468 Hillside Dr. Glendale, CA 91208	HGE FIC B LLC Guidepost Foothill Ranch - EL	5/30/2025	All personal property remaining at	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	richardv24@gmail.com	26592 Towne Centre Drive, Foothill Ranch, CA, 92610		leases premises to which Debtors have an ownership interest in	
45.	LA SENDA 77 LLC Attn: Les Keyak 307 South B Street, Suite 1 San Mateo, CA 94401 lkeyak@usrinvest.com	Guidepost A LLC Guidepost San Mateo 77 N San Mateo Drive, San Mateo, CA, 94401	12/31/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
46.	LFI Wheaton II LLC LFI Wheaton III LLC, Champlin 6251 LLC Attn: Property Manager 9440 Enterprise Drive Mokena, IL 60448 schmelik@lfirealestate.com	Guidepost A LLC Guidepost Champlin 6251 110th Ave N, Champlin, MN, 55316	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
47.	Lloyd H. Wells Gift Trust DTD 11/24/87 Adrienne M. Wells Castaneda Gift Trust DTD 12.12.06 Attn: Lloyd Wells 17083 Old Coach Rd Poway, CA 92064 sfuszner@ofallon.mo.us	Guidepost A LLC Guidepost O'Fallon 2688 State Hwy K, O'Fallon, MO, 63368	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
48.	Lloyd Wells Gift Trust and Toby Wells Foundation Attn: Adrienne Wells Holmes 17083 Old Coach Road Poway, CA 92064 sfuszner@ofallon.mo.us	Guidepost Branchburg LLC Guidepost Branchburg 1005 US - 202, Branchburg, NJ, 08876	2/7/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
49.	Lock Away Wurzbach Attn: Parkway, LLC 2055 Third Avenue, Suite 200 San Diego, CA 92101 bloftus@stratprop.com	Guidepost A LLC Guidepost Alamon Heights 3427 Northeast Parkway, San Antonio, TX, 78218	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
50.	Longmont GM LLC Attn: Nick Studen 1499 Blake Street, Suite 1-D Denver, CO 80202 serb96@gmail.com	Guidepost A LLC Guidepost Longmont 1011 Dry Creek Drive, Longmont, CO, 80503	3/21/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
51.	Naples School LLC Attn: Igal Israel 764 NE 206th Terrace Miami, FL 33179 igal.israel@gmail.com	Guidepost A LLC Guidepost Naples 6051 Bayshore Drive, Naples, FL, 34112	12/31/2025	All personal property remaining at leases premises to which Debtors	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
				have an ownership interest in	
52.	NESTAR, LLC Attn: Scott Millington 1737 Manhattan Avenue Hermosa Beach, CA 90254 stmillington@lacourt.org	Guidepost Las Colinas LLC Guidepost Las Colinas 4961 N. O'Connor Road, Irving, TX, 75062	5/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
53.	NVS PROPERTIES 14, LLC Attn: Chris Horney 227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Georgetown 3010 FM 1460, Georgetown, TX, 78626	6/27/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/27/2025
54.	NVS PROPERTIES 16, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Spring Mill 17313 Spring Mill Road, Westfield, IN, 46074	4/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
55.	NVS PROPERTIES 17, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Kirkwood 10555 Big Bend Road, Kirkwood, MO, 63122	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
56.	NVS PROPERTIES 18, LLC Attn: Chris Horney 227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Eagan 4270 Lexington Avenue, Eagan, MN, 55123	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
57.	NVS PROPERTIES 19, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Walled Lake 2855 Haggerty Road, Commerce Township, MI, 48323	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
58.	NVS PROPERTIES 19, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Ridge Point 8414 East 101st Street, Tulsa, OK, 74133	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
59.	NVS PROPERTIES 20, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Shady Lakes 18110 Grassy Branch Road, Westfield, IN, 46074	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
60.	NVS PROPERTIES 21, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Lenexa 13068 W. 87th Street, Lenexa, KS, 66215	4/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
61.	NVS PROPERTIES 25 LLC Attn: Chris Horney 227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Harpers Choice 5455 Harpers Farm Rd., Columbia, MD, 21044	3/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
62.	NVS PROPERTIES 26, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Sun Prairie 1340 Merchant Square, Sun Prairie, WI, 53590	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
63.	NVS PROPERTIES 28, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Jamaica Plain 100 School Street, Boston, MA, 02119	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
64.	NVS PROPERTIES 29 Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Muirfield Village 6000 Memorial Dr, Dublin, Dublin, OH, 43017	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
65.	NVS PROPERTIES 30, LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Dublin 5675 Avery Road, Dublin, OH, 43016	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
66.	NVS PROPERTIES 32, LLC Attn: Chris Horney	Guidepost A LLC Guidepost Apple	N/A - Did not open	All personal property	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Valley 14605 Glazier Avenue, Apple Valley, MN, 55124		remaining at leases premises to which Debtors have an ownership interest in	
67.	NVS PROPERTIES 33, LLC Attn: Chris Horney 227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost White Bear Lake 3220 Bellaire Avenue, White Bear Lake, MN, 55110	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
68.	NVS PROPERTIES III LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Deer Park 20786 N. Quentin Road, Kildeer, IL, 60010	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
69.	NVS PROPERTIES IX LLC Attn: Chris Horney 227 West Monroe, Suite 5040 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Geist 9910 Geist Crossing Drive, Indianapolis, IN, 46256	4/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
70.	NVS PROPERTIES VIII LLC Attn: Chris Horney 227 West Monroe, Suite 5200 Chicago, IL 60606 chorney@murphyres.com	Guidepost A LLC Guidepost Carmel 10216 N. Michigan Road, Carmel, IN, 46032	5/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
71.	Onni GRAND Limited Partnership Attn: Legal Department 1010 Seymour, Suite 200 Vancouver BC V6B 3M6 Canada legal@onni.com	HGE FIC M LLC Guidepost River North 343 W. Grand Ave., Chicago, IL 60654, Chicago, IL, 60654	12/31/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
72.	Orchard Clark LLC Attn: Steven Chmelik 9440 Enterprise Drive Mokena, IL 60448 schmelik@lfirealestate.com	HGE FIC H LLC Guidepost Edgewater 6001 N. Clark Street, Chicago, IL, 60660	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
73.	Proliants Investment, LLC Attn: Lucas Lequerica 1615 Ferdinand St Coral Gables, FL 33134	HGE FIC L LLC Guidepost Lloyd District 711 NE Halsey Street,	4/5/2025	All personal property remaining at leases premises to	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	lucaslequerica@hotmail.com	Portland, OR, 97232		which Debtors have an ownership interest in	
74.	Purcellville Building LLC and Syed Noor Zaman & Khalida Zaman Attn: Hasan M. Ibrahim, Property Manager Tri Borough Management 1509 Dodona Terrace, Suite 205 Leesburg, VA 20175 hasan@hmiproperty.com	Guidepost A LLC Guidepost Purcellville 130 E Main St, Purcellville, VA 20132, Purcellville, VA, 20132	9/25/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
75.	Pure Tempe Partnership Attn: Michael Pure c/o Pure Family Tempe Partnership 232 Deerfield Road Deerfield, IL 60015 mwpure@gmail.com	Guidepost A LLC Guidepost Parker 9985 Twenty Mile Road, Parker, CO, 80134	3/7/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
76.	Quattro Menomonee, LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60523 rob@quattrodevelopment.com	Guidepost A LLC Guidepost Silver Spring N56 West 16949 Ridgewood Drive, Menomonee Falls, WI, 53051	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
77.	Quattro Pewaukee, LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60523 rob@quattrodevelopment.com	Guidepost A LLC Guidepost Pewaukee N35 W23829 Highfield Court, Pewaukee, WI, 53072	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
78.	Quattro Richmond LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60523 rob@quattrodevelopment.com	Guidepost A LLC Guidepost North Chesterfield 601 Southlake Blvd., Richmond, VA, 23236	4/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
79.	Quattro Wheaton, LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60523 rob@quattrodevelopment.com	Guidepost A LLC Guidepost Wheaton 222 E. Roosevelt Road, Wheaton, IL, 60178	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
80.	Red Arrow Investments, LLC 306-N West El Norte Pkwy., #4 Escondido, CA 92026 info@redarrowinvestments.com	Guidepost A LLC Guidepost Schaumburg 24 Kristin Drive, Schaumburg, IL, 60195	1/31/2025	All personal property remaining at leases premises to which Debtors have an ownership	6/17/2025



	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
				interest in	
81.	RLS EDISON PARK, LLC Attn: Paul Leongas 921 South Broadway Avenue Park Ridge, IL 60068 paul@axisdevelopmentgroup.com	Guidepost A LLC Guidepost Edison Park 6701 N. Northwest Highway, Chicago, IL, 60631	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
82.	RTS Orchards LLC Attn: Kim Baehr and Terry Nugent 4831 Calloway Dr, Ste 102 Bakersfield, CA 93312 kim@rtsag.com	Guidepost A LLC Guidepost ATI Austin 5815 Airport Blvd., Austin, TX, 78752	5/30/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
83.	SAN RAMON GUIDEPOST LLC Attn: Romney White PO Box 2408 Danville CA 94526 romney@eyringrealty.com	Guidepost A LLC Guidepost Crow Canyon 2671 Crow Canyon Rd, San Ramon, CA, 94583	12/31/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
84.	School of Practical Philosophy Attn: Howard Schott 12 East 79th Street New York, NY 10075 asm110@earthlink.net	HGE FIC F LLC Guidepost Museum Mile 12 East 79th Street, New York, NY, 10075	6/30/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/30/2025
85.	Serinity Herndon, LLC Attn: Sree Padakanti 3942 Woodberry Meadow Drive Fairfax, VA 22033 sree.padakanti@gmail.com	Guidepost A LLC Guidepost Herndon 13251 Woodland Park Road, Herndon, VA, 20171	1/10/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
86.	Severna Park Children's Centre, Inc. Attn: Sree Padakanti 3942 Woodberry Meadow Dr. Fairfax, VA 22033 sree.padakanti@gmail.com	HGE FIC O LLC Guidepost Severna Park 144 Ritchie Hwy, Pasadena, MD, 21122	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
87.	Stiefvater Orchards, LP Attn: Marci Langdon Oro Vista Farms, LLC 4831 Calloway Dr., Suite 102 Bakersfield, CA 93312 marci@orovistafarms.com	Guidepost A LLC Guidepost ATI San Francisco 2690 Jackson Street, San Francisco, CA, 94115	5/30/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
88.	The Robert L. Wells Living Trust	Guidepost A LLC	3/21/2025	All personal	6/17/2025

	Landlord Name and Address	Debtor, School, and Address of Subject Property	Date Debtors Vacated Property	Description of Abandoned Property	Effective Date of Rejection
	Attn: Wanda Wells, Trustee 24 Sendero Rancho Santa Margarita, CA 92688 wwwwells@yahoo.com	Guidepost Aurora 6150 S. Tower Road, Aurora, CO, 80016		property remaining at leases premises to which Debtors have an ownership interest in	
89.	Three Fountains, LLC Attn: Christopher Beal 724 Corbin Terrace Kansas City MO 64111 chrisbeal@sbcglobal.net	Guidepost A LLC Guidepost Thornton 91 East 136th Avenue, Thornton, CO, 80023	3/7/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
90.	Trip3 LLC Attn: Farid Trad 13750 San Pedro Ave, Suite B10 San Antonio, TX 78232 farid_rad@hotmail.com	Guidepost A LLC Guidepost Vineyard 1623 N. Loop 1604 W, San Antonio, TX, 78258	3/31/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
91.	VK SMITH REALTY LLC Attn: Laurie Smith & Bob Smith 234 Winterhawk Lane Encinitas, CA 92024 lauries541@att.net	Guidepost A LLC Guidepost Stoney Hollow 3411 Los Rios Blvd, Plano, TX, 75074	2/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
92.	Vorbeck Family Limited Partnership Attn: Cary Vorbeck 4470 Northgate Ct Sarasota, FL 34234 vorbeckequities@aol.com	HGE FIC P LLC Guidepost St. Augustine 210 Commerce Lake Drive, St. Augustine, FL, 32095	3/28/2025	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
93.	Waxpool Daycare LLC Attn: Anil Jain 25700 Hopefield Place South Riding, VA 20152 aniljain2001@hotmail.com	Guidepost A LLC Guidepost Ashburn Village 21711 Shellhorn Road, Ashburn, VA, 20147	7/17/2024	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
94.	West Palm Beach Education LLC Attn: Rob Walters 1100 Jorie Blvd., Suite 140 Oak Brook, IL 60513 rob@quattrodevelopment.com	HGE FIC N LLC Guidepost Lake Clarke Shores 1501 Forest Hill Boulevard 101, West Palm Beach, FL, 33406	N/A - Did not open	All personal property remaining at leases premises to which Debtors have an ownership interest in	6/17/2025
95.	WG HUNTERSVILLE LLC Attn: Dan & Laurel Woods 650 Northwoods Road	Guidepost A LLC Guidepost Lake Norman	4/30/2025	All personal property remaining at	6/17/2025

	<b>Landlord Name and Address</b>	<b>Debtor, School, and Address of Subject Property</b>	<b>Date Debtors Vacated Property</b>	<b>Description of Abandoned Property</b>	<b>Effective Date of Rejection</b>
	Seeley Lake, MT 59868 danwoods@woodsgroup.com	15115 Norman View Lane, Huntersville, NC, 28078		leases premises to which Debtors have an ownership interest in	