

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:

MIDWEST CHRISTIAN VILLAGES, INC.
et al.,¹

Debtors.

Chapter 11

Case No. 24-42473-659

(Jointly Administered)

Hearing Date: January 28, 2025

Hearing Time: 10:00 a.m.

Courtroom 7 North

**OMNIBUS NOTICE TO CERTAIN CONTRACT OR LEASE COUNTERPARTIES OF
ASSIGNMENT OF AGREEMENT TO THE APPLICABLE WINNING BIDDER**

PLEASE TAKE NOTICE THAT on August 16, 2024, the Court entered the *Final Order Granting Motion For The Entry Of: (A) An Order: (1) Approving Auction Sale Format And Bidding Procedures; (2) Approving Process For Discretionary Selection Of Stalking Horse Bidder And Bid Protections; (3) Approving Form Of Notice To Be Provided To Interested Parties; (4) Scheduling A Court Hearing To Consider Approval Of The Sale To The Highest And Best Bidder; And (5) Approving Procedures Related To The Assumption Of Certain Executory Contracts And Unexpired Leases; And (B) An Order Authorizing The Sale Of Property Free And Clear Of All Claims, Liens And Encumbrances* [Docket No. 159] (the “Bid and Sale Procedures Order”).

PLEASE TAKE FURTHER NOTICE that on November 20, 2024, the Debtors filed the following Notices of Winning Bidders:

- Kesser Property LLC as the Winning Bidder for the Crown Point Christian Village Facility [Docket No. 475]; and

¹ The address of the Debtors headquarters is 2 Cityplace Dr, Suite 200, Saint Louis, MO 63141-7390. The last four digits of the Debtors’ federal tax identification numbers are: (i) Midwest Christian Villages, Inc. [5009], (ii) Hickory Point Christian Village, Inc. [7659], (iii) Lewis Memorial Christian Village [3104], (iv) Senior Care Pharmacy Services, LLC [1176], (v) New Horizons PACE MO, LLC [4745], (vi) Risen Son Christian Village [9738], (vii) Spring River Christian Village, Inc. [1462], (viii) Christian Homes, Inc. [1562], (ix) Crown Point Christian Village, Inc. [4614], (x) Hoosier Christian Village, Inc. [3749], (xi) Johnson Christian Village Care Center, LLC [8262], (xii) River Birch Christian Village, LLC [7232], (xiii) Washington Village Estates, LLC [9088], (xiv) Christian Horizons Living, LLC [4871], (xv) Wabash Christian Therapy and Medical Clinic, LLC [2894], (xvi) Wabash Christian Village Apartments, LLC [8352], (xvii) Wabash Estates, LLC [8743], (xviii) Safe Haven Hospice, LLC [6886], (xix) Heartland Christian Village, LLC [0196], (xx) Midwest Senior Ministries, Inc. [3401] and (xxi) Shawnee Christian Nursing Center, LLC [0068].



- Ocean Healthcare Services, LLC, as Iowa Real Estate Buyer and Erez Senior Living, LLC as Iowa Operations Buyer for Risen Son Christian Village in Council Bluffs, Iowa and RNG BEH CN CL MG LLC as the Missouri Buyer for Spring River Christian Village in Joplin, Missouri [Docket No. 476]

PLEASE TAKE FURTHER NOTICE that on November 21, 2024, the Debtors filed the following Notices of Winning Bidders:

- CH Arcadia Holdco, LLC as the Winning Bidder of the Four Illinois Market Rate Communities (Hickory Point Christian Village, Christian Homes, Lewis Memorial Christian Village and River Birch Christian Village) and the Pharmacy Assets [Docket No. 479];
- Amended and Restated Notice of CarDon Real Estate Investment Company LLC as the Winning Bidder of the Hoosier Christian Village Facility [Docket No. 482]; and
- RNG BEH CN CL MG LLC as the Winning Bidder for Washington Estates (HUD Loan), Wabash Estates (HUD Loan), Wabash Apartments (IHDA Loan), Spring River (Joplin, Missouri) and Risen Son (Council Bluffs, Iowa) [Docket No. 488].

Certain of the winning bidders are taking title to specific assets through special purpose entity nominees as follows:

BEH Group

- Risen Son
 - PropCo – 3000 Risen Son CB IA LLC, a Florida limited liability company
 - OpCo – Chapters Council Bluffs Opco LLC, an Iowa limited liability company
- Spring River
 - PropCo – 201 S NorthPark Joplin LLC, a Florida limited liability company
 - OpCo – Chapters Joplin Opco LLC, a Missouri limited liability company
- Washington Village Apartments
 - PropCo – 1150 Newcastle Washington IL LLC, a Florida limited liability company
 - OpCo – Chapters Washington Opco LLC, an Illinois limited liability company
- Wabash Christian Village Apartments
 - PropCo - Chapters Carmi Apts LLC, Florida limited liability company
 - OpCo – Chapters Carmi Opco LLC, an Illinois limited liability company
- Wabash Estates
 - PropCo – 532 Abelson Carmi IL LLC, a Florida limited liability company
 - OpCo – Chapters Carmi Opco LLC, an Illinois limited liability company

Arcadia –

- Hickory Point – 565 W. Marion Avenue, Forsyth, IL
 - Property Owner: 565 W. MARION AVENUE, LLC, an Illinois limited liability company
 - SNF Operator: Arc at Hickory Point, LLC, an Illinois limited liability company
 - ALF Operator: Estates at Hickory Point, LLC, an Illinois limited liability company
 - ILF Operator: Villas at Hickory Point, LLC, an Illinois limited liability company
- Lewis Memorial – 3400 W. Washington Street, Springfield, IL
 - Property Owner: 3400 W. WASHINGTON STREET, LLC, an Illinois limited liability company
 - SNF Operator: Arc at Sangamon Valley, LLC, an Illinois limited liability company
 - ALF Operator: Estates at Sangamon Valley, LLC, an Illinois limited liability company
 - ILF Operator: Villas at Sangamon Valley, LLC, an Illinois limited liability company
- Christian Village – 1507 7th Street, Lincoln, IL
 - Property Owner: 1507 7TH STREET, LLC, an Illinois limited liability company
 - Facility Operator: Villas at Lincoln, LLC, an Illinois limited liability company
- River Birch – 4012 Cockrell Lane, Springfield, IL
 - Property Owner: 4012 COCKRELL LANE, LLC, an Illinois limited liability company
 - Facility Operator: Villas at River Birch, LLC, an Illinois limited liability company

CarDon –

- Hoosier
 - PropCo – CarDon Real Estate Investment Company LLC, an Indiana limited liability company
 - OpCo – Hoosier H&L Property, LLC, an Indiana limited liability company

Casa/Kesser –

- Crown Point
 - PropCo – Kesser Property LLC, an Indiana limited liability company
 - OpCo – Crown Point HC, LLC, an Indiana limited liability company

The contracts and leases listed on Exhibit A hereto are being assumed and assigned to the applicable winning bidder or its nominees as noted thereon. Also current resident agreements are being assumed and assigned to the applicable Winning Bidder effective as of closing. For most of the facilities, the expected closing date is January 31, 2025. Notice will be posted in the facilities to be transferred in addition to individual notice being sent to residents.

Certain closings may be delayed or otherwise occur at a later date – you will not receive any additional notice if a closing is delayed or postponed. Assumption and assignment will be effective as of the applicable closing date for that facility.

No other contracts or leases have been designated for assumption and assignment by any of the winning bidders at this point.

Dated: January 22, 2025
St. Louis, Missouri

Respectfully submitted,

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/s/ Stephen O'Brien

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EXHIBIT A

<u>Contract or Lease to be Assumed and Assigned</u>	<u>Counterparty to Contract or Lease</u>	<u>Winning Bidder</u>	<u>Nominee of Winning Bidder</u>	<u>Projected Closing Date</u>
Lease Agreement dated June 9, 1992 with Risen Son Christian Village	Jennie Edmundson Memorial Hospital 933 East Pierce St. Council Bluffs, IA 50513	BEH Group	3000 Risen Son CB IA LLC	1/31/2025
Health Care Facility Lease Agreement dated October 1, 2012 with Hoosier Christian Village, Inc.	Jackson County Schneck Memorial Hospital 411 W. Tipton St. Seymour, IN 47274 Attn.: President, COO and General Counsel	Cardon Real Estate Investment Company LLC	Hoosier H&L Property, LLC	1/31/2025
Health Care Facility Lease Agreement dated March 1, 2013 with Chicagoland Christian Village, Inc. (now known as Crown Point Christian Village)	Jackson County Schneck Memorial Hospital 411 W. Tipton St. Seymour, IN 47274 Attn.: President, COO and General Counsel	Kesser Property, LLC	Kesser Property, LLC	1/31/2025