

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ROME DIVISION

IN RE:)	CHAPTER 11
)	
REGIONAL HOUSING & COMMUNITY)	Jointly Administered Under
SERVICES CORP., et al.,)	CASE NO. 21-41034-pwb
)	
Debtors.)	
)	

REPORT OF SALE TO MR. FIXER UPPER, LLC

(THE LANDINGS OF MONTGOMERY)

COME NOW the above-captioned debtors and debtors-in-possession (collectively, the “**Debtors**”)¹ by and through the undersigned counsel, in the above-styled jointly administered cases (collectively, the “**Case**”), and pursuant to Bankruptcy Rule 6004(f) hereby make and file this Report of Sale, showing as follows:

1.

On August 26, 2021 (the “**Petition Date**”), the Debtors each filed voluntary petitions for relief with the United States Bankruptcy Court for the Northern District of Georgia, Rome Division (the “**Court**”) under Chapter 11 of Title 11 of the United States Code (the “**Bankruptcy Code**”). The Debtors are authorized to operate their business as debtors in possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code.

¹ The Debtors in these Chapter 11 cases include: Regional Housing & Community Services Corporation, RHCSC Columbus AL Holdings LLC, RHCSC Columbus Health Holdings LLC, RHCSC Douglas AL Holdings LLC, RHCSC Douglas Health Holdings LLC, RHCSC Gainesville AL Holdings LLC, RHCSC Gainesville Health Holdings LLC, RHCSC Montgomery I AL Holdings LLC, RHCSC Montgomery I Health Holdings LLC, RHCSC Montgomery II AL Holdings LLC, RHCSC Montgomery II Health Holdings LLC, RHCSC Rome AL Holdings LLC, RHCSC Rome Health Holdings LLC, RHCSC Savannah AL Holdings LLC, RHCSC Savannah Health Holdings LLC, RHCSC Social Circle AL Holdings LLC, and RHCSC Social Circle Health Holdings LLC.



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2.

No committee, trustee or examiner has been appointed in this Case. No request has been made for the appointment of a trustee or examiner.

3.

On August 5, 2022, the Court entered its *Order Establishing Notice and Objection Procedures With Respect to Debtors' Motion for Authority to Sell Assets Free and Clear of Liens, Claims, and Encumbrances* [Dkt. No. 173] (the “**Sales Procedures Order**”), which provided certain procedures for the Debtors to sell some or all of their assets.

4.

On June 30, 2025, the Debtors filed the *Notice of Filing Asset Purchase Agreement (The Landings of Montgomery)* [Dkt. No. 376]. On July 1, 2025, the Debtors filed the *Notice of Proposed Sale, Hearing and Deadline to Object (The Landings of Montgomery)* [Dkt. No. 377], whereby, pursuant to the terms of the Sales Procedures Order, the Debtors provided notice of their intention to sell the assets of Debtors RHCSC Montgomery II AL Holdings LLC and RHCSC Montgomery II Health Holdings LLC (the “**Montgomery II Debtors**”) to Mr. Fixer Upper, LLC.

5.

On July 17, 2025, the Court entered its *Order (I) Approving the Sale of Certain of the Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Interests, and (II) Granting Related Relief (The Landings of Montgomery- Montgomery, Alabama)* [Dkt. No. 382]

6.

On August 19, 2025, the Debtors filed a *Notice of Filing Amendment to Asset Purchase Agreement* [Dkt. No. 389]. On August 20, 2025, the Debtors filed an *Emergency Motion to Amend*

Sale Order and For Approval of Amendment to Asset Purchase Agreement (The Landings of Montgomery) [Dkt. No. 390].

7.

On August 20, 2025, the Court entered an *Amended Order (I) Approving the Sale of Certain of the Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Interests, and (II) Granting Related Relief (The Landings of Montgomery- Montgomery, Alabama)* [Dkt. No. 391] (the "**Sale Order**"), which approved the amended sale of the assets of the Montgomery II Debtors to the Buyer.

8.

The transactions authorized by the Sale Order were closed effective as of 12:01 a.m. on August 22, 2025.

9.

Pursuant to the terms of the Sale Order, the sale proceeds were disbursed as follows:

- (i) \$50,000 to SVN Toomey Property Advisors as a broker commission;
- (ii) \$15,000 to the Bond Trustee on account of fees and charges;
- (iii) \$25,000 to Greenberg Traurig, LLP as counsel to the Bond Trustee; and
- (iv) \$135,000 to the DIP Lenders to be applied to the DIP Loan.

10.

A copy of the Closing Statement is attached hereto as Exhibit A.

This 26th day of September, 2025.

SCROGGINS, WILLIAMSON & RAY, P.C.

By: /s/ Ashley R. Ray

J. ROBERT WILLIAMSON
Georgia Bar No. 765214
ASHLEY REYNOLDS RAY
Georgia Bar No. 601559
MATTHEW W. LEVIN
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Counsel for the Debtors

EXHIBIT A

Closing Statement

A. Settlement Statement

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

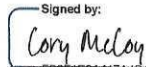
B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2556210AL-A
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number:
8. Mortgage Insurance Case Number:			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)*" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: MR. FIXER UPPER LLC, AN ALABAMA LIMITED LIABILITY COMPANY		E. Name & Address of Seller: RHSC MONTGOMERY II AL HOLDINGS LLC, RHSC MONTGOMERY II HEALTH HOLDING LLC	
F. Name & Address of Lender:			
G. Property Location: 3300 LYNCHBURG DRIVE MONTGOMERY, AL 36116 (MONTGOMERY) (10 08 34 4 001 036.001)		H. Settlement Agent WFG NATIONAL TITLE INSURANCE COMPANY 400 INTERNATIONAL PARKWAY, SUITE 160, LAKE MARY, FL 32746 Tax ID: 57-0575396	
		I. Settlement Date / Disbursement Date 8/21/2025 / 8/21/2025	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price		401. Contract sales price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$4,662.00	403.	
104. Bid Price	\$225,000.00	404. Bid Price	\$225,000.00
105. Auction Fee (Platform fee) to CWFS REDS LLC	\$25,000.00	405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes (Paid)		406. City/town taxes (Paid)	
107. County taxes 8/21/2025 to 1/1/2026		407. County taxes 8/21/2025 to 1/1/2026	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$254,662.00	420. Gross Amount Due To Seller	\$225,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money	\$40,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan		502. Settlement Charges to Seller (line 1400)	\$225,000.00
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204. See Addendum 204	\$210,000.00	504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Earnest money retained by	
207.		507. Disbursed as proceeds (\$40,000.00)	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$250,000.00	520. Total Reduction Amount Due Seller	\$225,000.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$254,662.00	601. Gross Amount Due To Seller (line 420)	\$225,000.00
302. Less Amounts Paid By/For Borrower (line 220)	\$250,000.00	602. Less Deduction in Amt. Due To Seller (line 520)	\$225,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$4,662.00	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00

L. Settlement Charges		
700. Total Sales/Broker's Commission		
Division of Commission (line 700) as follows:		
701.	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702.		
703. Commission paid at Settlement		
704.		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to WFG National Title Insurance Company	\$1,000.00	
1102. Abstract or title search to WFG National Title Insurance Company	\$657.00	
1103. Title examination		
1104. Owner's Title insurance binder		
1105. Document preparation to WFG National Title Insurance Company	\$100.00	
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to - Lender's Coverage / WFG National Title Insurance Company - Owner's Coverage	\$975.00	
(includes above item numbers:)		
1109. Lender's coverage \$0.00 Premium to		
1110. Owner's coverage Premium to WFG National Title Insurance Company		
1117. Closing Coordination Fee to Crown Title Corporation	\$1,500.00	
1200. Government Recording and Transfer Charges		
1201. See Addendum 1201	\$27.00	
1202. County tax/stamps: Deed \$400.00;Mortgage ;	\$400.00	
1203. State tax/stamps: Deed ;Mortgage ;		
1204. City tax/stamps: Deed ;Mortgage ;		
1205. E-Recording Fee to WFG National Title Insurance Company	\$3.00	
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1305. Disbursement Pursuant to Sale Order (70%) to 503 CP Direct Muni Opp Fund LP		\$94,500.00
1306. Disbursement Pursuant to Sale Order (30%) to TSIFX		\$40,500.00
1307. Disbursement Pursuant to Sale Order to SVN Toomey Property Advisors		\$50,000.00
1308. Disbursement Pursuant to Sale Order to Greenberg Traurig, LLP		\$25,000.00
1309. Disbursement Pursuant to Sale Order to UMB BANK, N.A.		\$15,000.00
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$4,662.00	\$225,000.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

Signed by:



MR. FIXER UPPER LLC, AN ALABAMA LIMITED LIABILITY COMPANY

SELLERS

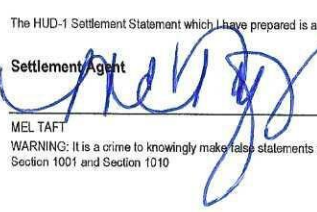
RHCSC Montgomery II AL Holdings LLC,

By: _____
Name and Title: _____

RHCSC Montgomery II Health Holding LLC

By: _____
Name & Title: _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.


Settlement Agent

Date

8/21/2025

MEL TAFT

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.
I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

MRL FIXER UPPER LLC, AN ALABAMA LIMITED LIABILITY COMPANY

SELLERS

RHCSC Montgomery II AL Holdings LLC.

By: [Signature]
Name and Title: K Goodman CRO

RHCSC Montgomery II Health Holding LLC

By: [Signature]
Name and Title: K Goodman CRO

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

8/21/2025

MEL TAYT

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see, Title 18 U.S. Code Section 1001 and Section 1010.

Supplemental Page
HUD-1 Settlement Statement

Addendums for Page 1		Amount
Addendum 204		
a. Funds to Close from Mr. Fixer Upper LLC, an Alabama limited liability company		\$200,000.00
b. Funds to Close from Mr. Fixer Upper LLC, an Alabama limited liability company		\$10,000.00
Total:		\$210,000.00

Addendum for 1200. Government Recording and Transfer Charges		Buyer	Seller
Addendum 1201			
a. Recording fees: Deed \$13.50		\$13.50	
b. Recording fees: Deed \$13.50; Mortgage Release ;		\$13.50	
Total:		\$27.00	\$0.00

CERTIFICATE OF SERVICE

This is to certify that I have on this day electronically filed the foregoing **Report Of Sale To Mr. Fixer Upper, LLC (The Landings Of Montgomery II)** using the Bankruptcy Court's Electronic Case Filing program, which sends a notice of this document and an accompanying link to this document to all parties who have appeared in this case under the Bankruptcy Court's Electronic Case Filing program.

This 26th day of September, 2025.

SCROGGINS, WILLIAMSON & RAY, P.C.

By: /s/ Ashley R. Ray

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ASHLEY REYNOLDS RAY
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MATTHEW W. LEVIN
Georgia Bar No. 448270

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