United States Bankruptcy Court
Northern District of Ohio

In re:
Lourdes University
Lourdes Properties, LLC
Debtors

Case No. 26-31894-maw
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0647-3 User: mknei
Date Rcvd: Oct 29, 2026 Form ID: pdf810 Total Noticed: 46

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 31, 2026:

Recip ID		Recipient Name and Address
db	+	Lourdes Properties, LLC, 6832 Convent Blvd, Sylvania, OH 43560-2891
db	+	Lourdes University, 6832 Convent Blvd, Sylvania, OH 43560-4805
aty		Justin Winerman, Bryan, Cave, Leighton, Paisner LLP, 161 North Clark Street, Suite 4300, Chicago, IL 60601-3315
aty	+	Katherine E. Spewak, Bryan, Cave, Leighton, Paisner LLP, One Metropolitan Square, 211 North Broadway Suite 3600, St Louis, MO 63102-2726
aty	+	R. Edward Stone, III, Stevens & Lee, 110 Allen Road $304, Basking Ridge, NJ 07920-4500
aty	+	Robert Lapowsky, Stevens & Lee, 620 Freedom Business Ctr #200, King of Prussia, PA 19406-1330
cr	+	Dennis Hopson, 855 SR-559 #619, Auburndale, FL 33823-9338
cr	+	Karen Battles, 9060 Avery Ct, Waterville, OH 43566-9604
cr	+	William Bisset, 34 Willow Rd, Charlesown, RI 02813-4160
28637867		20 AVI Foodsystems Inc, Joe Jacobs, 2590 Elm Road NE, Warren, OH 44483-2997
28714128	+	20 Aetna Life Insurance Company, Heather Balzano, PO Box 7247 - 7954, Philadelphia, PA 19170-0001
28642517	+	20 Anthology, Ask Legal, P O Box 850001, Orlando, FL 32885-0001
28637870	+	20 Bon Secours Mercy Health Inc, Burton Rogers, P.O. Box 631155, Cincinnati, OH 45263-1155
28714432	+	20 Bon Secours Mercy Health Inc, Burton Rogers, PO Box 63115, Cincinnati, OH 45263-0001
28637871	+	20 Charles E. Schell Foundation Grant, ATTN: Jessica Lewis Jin, P.O. Box 630858, Cincinnati, OH 45263-0858
28637872	+	20 Christian Brothers, Olivia Adamic, Employee Benefit Trust, PO Box 75095, Chicago, IL 60675-5095
28641943		20 City of Sylvania, Division of Utilities, 6730 Monroe St, Sylvania, OH 43560-1994
28637873	+	20 Dept. of Health & Human Services, Timothy P Coyle, DHHS/Program Support Center, 5600 Fishers Lane, Rockville, MD 20857-0001
28714617	+	20 Dynamic Campus Solutions Inc, Mike Tumminello, 2806 Flintrock Trace, Suite A205, Austin, TX 78738-1745
28714747	+	20 Federal Work Study, US Department of Ed, Washington, DC 20202-0001
28637875		20 Federal Work Study, Jeremy Marks, P.O. Box 5609, Greenville, Texas 75403-5609
28643415	+	20 Glass Masters 2000 LLC, Terry Goodall, 7345 W. Sylvania Ave., Sylvania, OH 43560-3534
28643486	+	20 HD Supply Facilities, Maintenance, Ltd, Laurie Murdock, PO Box 509058, San Diego, CA 92150-9058
28717209	+	20 Hassan Bataineh, 109 E Park St, Carlisle, PA 17013-2230
28643519	+	20 Hoffman and Harpst Co Inc, John Gould, 642 E Woodruff Ave, Toledo, OH 43604-5344
28637876	+	20 Kevin P. Mullan Consulting, LLC, Kevin Mullin, 2673 Meadowwood Drive, Toledo, OH 43606-3064
28637874	+	20 Mike Tumminello, Dynamic Campus Solutions Inc, 2806 Flintrock Trace Suite A205, Austin, TX 78738-1745
28637877	+	20 Niche.com, Inc., Clay Nixon, P.O. Box 392796, Pittsburgh, PA 15251-9700
28637878	+	20 Paramount Health Care, Brittney Perry, P O Box 76778, Cleveland, OH 44101-6503
28637879	+	20 Rize Education, Inc, Charlie Anastasi, 37 West 20th St., Suite 1101, New York, NY 10011-3713
28644907	+	20 Roto Rooter Sewer Clng Co, Karen Boecker, 5278 Telegraph Road, Toledo, OH 43612-3536
28717039	+	20 SEOG, US Department of Education, Washington, DC 20202-0001
28637880		20 SEOG (23300-12010), P.O. Box 5609, Greenville, Texas 75403-5609
28637881	+	20 Signature Bank, N.A., Nancy Feltz, 4607 W. Sylvania Ave., Toledo, OH 43623-3203
28637882	+	20 TeqLease, Chris Ralston, Steven Guarino, Christopher Sonnenburg, 22287 Mulholland Hwy #330, Calabasas, CA 91302-5157
28637883	+	20 The Ohio Department of Higher Edu., Zachary Phillips, 2801 West Bancroft St, Toledo, OH 43606-3328
28641939	+	20 Toledo Edison/, Dynergy Energy Service, PO Box 371422, Pittsburgh, PA 15250-7422
28637885	+	20 Underground Systems Corp., Brittany Hoyer, PO Box 307, 6530 Angola Rd, Holland, OH 43528-9651
28637887	+	21 Attorney General of the United States, Main Justice Building, 10th & Constitution Avenue, N.W., Washington, D.C. 20530-0001
28637893	+	21 Environmental Protection Agency, Region V, 77 West Jackson Boulevard, Chicago, Illinois 60604-3579
28637889		21 Internal Revenue Service, P.O. Box 7346, Philadelphia, Pennsylvania 19101-7346
28637890	+	21 Internal Revenue Service, Insolvency Group 6, 1240 East Ninth Street, Room 493, Cleveland, Ohio 44199-9941
28637888		21 Office of the United States Attorney, Suite 308, Four Seagate, Third Floor, Toledo, Ohio 43604

28637886	+	21 Ohio Attorney General, Collection Enforcement Section, Attn: Bankruptcy Unit, 30 East Broad St., 14th Floor, Columbus, OH 43215-3414
28637892	+	21 Social Security Administration, Office of the General Counsel, Attn: Bankruptcy, 6401 Security Boulevard, Baltimore, MD 21235-0001
28637891		21 U.S. Department of Education, Direct Loan Servicing Center, P.O. Box 5609, Greenville, Texas 75403-5609

TOTAL: 46

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
brok		Ascension Commercial Realty
intp		Charles E. Schell Foundation
cr		DYNAMIC CAMPUS SOLUTIONS, INC
cr		NewRez LLC
cr		Signature Bank, N.A.
cr		The Bank of New York Mellon Trust Company, N.A.
cr		The Sisters of St. Francis of Sylvania Ohio
cr		The Toledo Hospital dba Flower Hospital
cr		Toledo-Lucas County Port Authority
28643480	##+	20 Hassan Bataineh, 4911 Wickford Drive East, Unit 7, SYLVANIA, OH 43560-3154

TOTAL: 9 Undeliverable, 0 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 31, 2026 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 29, 2026 at the address(es) listed below:

Name	Email Address
Bonnie Pollack	on behalf of Debtor Lourdes Properties LLC bpollack@cullenanddykman.com, Dvespia@cullenllp.com
Bonnie Pollack	on behalf of Debtor Lourdes University bpollack@cullenanddykman.com Dvespia@cullenllp.com
Hannah Ackley	on behalf of Creditor NewRez LLC hannah.ackley@padgettlawgroup.com BKecf@padgettlawgroup.com
Henry J. Geha, III	on behalf of Debtor Lourdes Properties LLC geha@marshall-melhorn.com, troendle@marshall-melhorn.com
Jared S. Roach	on behalf of Creditor The Bank of New York Mellon Trust Company N.A. jroach@reedsmith.com, bankruptcy-2628@ecf.pacerpro.com
John J. Rutter	on behalf of Creditor The Toledo Hospital dba Flower Hospital jrutter@ralaw.com

Justin W. Ristau
on behalf of Creditor Toledo-Lucas County Port Authority jristau@bricker.com ppaige@bricker.com;tanya.miller@bricker.com

Kyriaki Christodoulou
on behalf of Debtor Lourdes Properties LLC kchristodoulou@cullenllp.com

Lauren Schoenewald ust47
on behalf of U.S. Trustee United States Trustee lauren.schoenewald@usdoj.gov

Matthew G. Roseman
on behalf of Debtor Lourdes University mroseman@cullenllp.com

Matthew G. Roseman
on behalf of Debtor Lourdes Properties LLC mroseman@cullenllp.com

Michael P. Shuster
on behalf of Creditor Signature Bank N.A. mshuster@porterwright.com

Michael P. Shuster
on behalf of Creditor Signature Bank N.A. Signature Bank, N.A. mshuster@porterwright.com

Patricia B. Fugee
on behalf of Creditor The Sisters of St. Francis of Sylvania Ohio patricia.fugee@fisherbroyles.com cpbf11@trustesolutions.net

Scott A. Ciolek
on behalf of Creditor DYNAMIC CAMPUS SOLUTIONS INC info@counselor.pro, 19977@notices.nextchapterbk.com

Steven L. Diller
on behalf of Broker Ascension Commercial Realty steven@drlawllc.com kim@drlawllc.com;eric@drlawllc.com

Timothy Miller
on behalf of Interested Party Charles E. Schell Foundation miller@taftlaw.com CIN_Docket_Assist@taftlaw.com;welcht@taftlaw.com

TOTAL: 17

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document has been entered electronically in the record of the United States Bankruptcy Court for the Northern District of Ohio.



Dated: October 29 2026

Mary Ann Whipple
United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO
WESTERN DIVISION

IN RE:	)	Case No. 26-31894
	)	
LOURDES UNIVERSITY and	)	CHAPTER 11
LOURDES PROPERTIES, LLC, [1],	)	
Jointly Administered Debtors-in-Possession	)	Judge Mary Ann Whipple

ORDER PURSUANT TO SECTIONS 105(a) AND 363(b) OF THE BANKRUPTCY CODE (I) APPROVING AN ENGAGEMENT AGREEMENT WITH HILLYER GROUP, LLC TO PROVIDE THE DEBTORS WITH A CHIEF RESTRUCTURING OFFICER, EFFECTIVE AS OF THE PETITION DATE, (II) DESIGNATING JOHN T. HILLYER AS CHIEF RESTRUCTURING OFFICER FOR THE DEBTORS, AND (III) APPROVING PAYMENT OF CERTAIN FEES TO GERI GREGOR CPAS, PLLC IN THE ORDINARY COURSE OF BUSINESS

Upon consideration of the Motion dated September 16, 2026 (the "**Motion**") of Lourdes University and Lourdes Properties, LLC, debtors and debtors-in-possession in the above-captioned chapter 11 cases (collectively, the "**Debtors**"), for entry of an order pursuant to

[1] The Debtors in these chapter 11 cases along with the last four digits of each Debtor's federal tax identification number are: Lourdes University (6547); and Lourdes Properties, LLC (8998). The location of the Debtors' principal place of business is 6832 Convent Blvd., Sylvania, Ohio 43560.

sections 105(a) and 363(b) of title 11 of the United States Code, 11 U.S.C. § 101 *et seq.* (the "**Bankruptcy Code**"), (a) (i)approving the engagement of Hillyer Group, LLC ("**Hillyer Group**") to provide the Debtor with a chief restructuring officer, effective as of the Petition Date ("**Hilyer**") pursuant to the terms set forth in the Engagement Agreement annexed to the Motion as **Exhibit B**; and (ii) designating John T. Hillyer as the Debtors' chief restructuring officer; or, alternatively (b) approving the retention of Hillyer Group under section 327 of the Bankruptcy Code; and (c) approving payment of the Interim Fees of Geri Gregor, CPA , PLLC (the "**Gregor**") in the ordinary course of business on the terms set forth in the Motion; and upon the Declarations annexed to the Motion as **Exhibits C and D**; and this Order having been discussed with and its terms approved by the Office of the United States Trustee and counsel for the DIP Lender; and it appearing that the relief requested is in the best interests of the Debtors' estates, creditors, and other parties in interest; and this Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334; and consideration of the Motion and the relief requested therein being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and due and proper notice of the Motion having been provided; and it appearing that no other or further notice need be provided; and the Court having reviewed the Motion, the Engagement Agreement, the Declarations, and any other pleadings in connection with the Motion; and the Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is granted to the extent set forth herein.

2. Pursuant to sections 105(a) and 363(b) of the Bankruptcy Code, the Debtors are hereby authorized to retain Hillyer to provide the Debtor with a CRO and certain additional personnel and to designate Mr. Hillyer as the Debtor's CRO, *nunc pro tunc* to the Petition Date on the terms set forth in the Engagement Letter, subject to the following terms, which apply notwithstanding anything in the Engagement Letter, the Motion or any Exhibits related thereto to the contrary:

a. In the event the Debtors seek to have Hillyer personnel assume executive officer positions that are different than the positions disclosed in the Motion, or to materially change the terms of the engagement by either (i) modifying the functions of personnel, (ii) adding new executive officers, or (iii) altering or expanding the scope of the engagement, a motion to modify the retention shall be filed.

b. Hillyer's current staffing plan for this engagement is attached as **Exhibit A** to this Order. In the event additional staff is utilized during any given month, it shall be set forth in Hillyer's monthly fee statement for that month. A change in hourly rate shall be governed by paragraph 10 below. All staffing shall be subject to review by the Court in the event an objection is filed.

c. No principal, employee, or independent contractor of Hillyer and its affiliates shall serve as a director of the above-captioned Debtors during the pendency of the above-captioned case.

d. Success fees, transaction fees, or other back-end fees shall be approved by the Court at the conclusion of the case on a reasonableness standard and are not being pre-approved by entry of this Order. No success fee, transaction fee or back-end fee shall be sought upon conversion of the case, dismissal of the case for cause, or appointment of a trustee.

For the avoidance of doubt, Hillyer is not entitled to any success fees or real estate commissions pursuant to this Order.

e. For a period of three years after the conclusion of the engagement, neither Hillyer nor any of its affiliates shall make any investments in the Debtors or the Reorganized Debtors where Hillyer or another affiliate has been engaged.

f. The Debtors are permitted to indemnify those persons serving as executive officers on the same terms as provided to the Debtors' other officers and directors under the corporate bylaws and applicable state law, along with insurance coverage under the Debtors' D&O policy. Subject to the foregoing, there shall be no indemnification of Hillyer or affiliates.

g. Hillyer shall owe and discharge fiduciary duties to the Debtors and their respective estates and shall perform his duties in good faith and in the best interests of the Debtors and their respective estates.

h. To the extent that Hillyer uses the services of independent contractors or subcontractors (collectively, the "Contractors") in this case, Hillyer shall (i) pass through the cost of such Contractors to the Debtors at the same rate that Hillyer pays the Contractors; (ii) seek reimbursement for actual costs only; (iii) ensure that the Contractors are subject to the same conflicts checks as required for Hillyer; and (iv) file with this Court such disclosures required by Bankruptcy Rule 2014 with respect to such Contractors.

3. Hillyer Group and its affiliates shall not act in any other capacity in connection with these chapter 11 cases, including, without limitation, as an investment banker, financial advisor, claims agent, investor, or acquirer.

4. No principal, employee, or independent contractor of Hillyer Group or its affiliates shall serve on the Board of Trustees of the Debtors during the pendency of these chapter 11 cases.

5. Hillyer Group shall, through Debor's counsel, file monthly fee statements and comply with the requirements of any Order Establishing Procedures for Interim Compensation entered in this case.

6. Gregor shall file with the Court, through Debor's counsel, file with the Court, and provide notice (the "**Notice**") to the DIP Lender, the US Trustee, and any official committee, a monthly report of compensation earned and expenses incurred during the period of the Petition Date through August 31, 2026. Such report shall identify the services provided, the tasks performed, the project categories to which the task relates, the fees incurred by each timekeeper, and shall itemize expenses. There shall be no requirement that Gregor maintain detailed time records or bill in one-tenth increments with respect to the Notice for compensation earned and expenses incurred during the period of the Petition Date through August 31, 2026. Each recipient shall have seven (7) days after service to object to the compensation and expenses. If no objection is received, or after resolution of any objection, the non-objectionable amounts may be paid in full, in the ordinary course of business, subject to the terms of this Order and the DIP Budget in effect in this case. Unresolved objections shall be presented to the Court and determined under the reasonableness standard applicable to compensation and expenses.

7. Notwithstanding any provision in the Engagement Letter to the contrary, Hillyer is not being approved for any separate real-estate compensation other than hourly time spent in connection with that task or success fees, and any such compensation requires separate Court approval after notice and an opportunity to object.

8. The obligations of the Hillyer Group and Gregor, and their affiliates to disclose any facts bearing on whether they, their affiliates, and/or any individuals working on the engagement hold or represent an interest adverse to the Debtors, their creditors, or other parties in interest, or the Debtors' members, by reason of any direct or indirect relationship to, connection with, or the interest in, the Debtors, are continuing.

9. Notwithstanding the relief granted in this Order, any payment made hereunder shall be subject to the orders of this Court authorizing DIP financing and the Budget approved in connection therewith.

10. Hillyer shall provide ten (10) business days' notice to the Debtor, the U.S. Trustee, counsel to the DIP Lender and counsel to any Unsecured Creditors' Committee before any increases in the rates set forth in the Application are implemented and shall file such notice with the Court. The U.S. Trustee and the DIP Lender retain all rights to object to any rate increase on all grounds.

11. To the extent inconsistencies exist between the terms of the Engagement Agreement, the Motion, and this Order, the terms of this Order shall govern.

12. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation or interpretation of this Order and the Engagement Agreement.

EXHIBIT A

STAFFING PLAN

Timekeeper	Position	Hourly Rate
John Hillyer	Principal	$445.00
Geri Gregor	Principal	$350.00
Mark Urich	Principal	$445.00
Susan Keshen	Principal	$445.00
Timothy Umberger	Principal	$445.00
Andrew Vitullo	Manager	$425.00
Steve Morris	Manager	$350.00
Michelle Sullivan	Manager	$300.00
Alex Golonka	Support Staff	$350.00
Tatiana Parker	Support Staff	$350.00
Chris Nelson	Support Staff	$300.00
Carrie Shannon	Support Staff	$260.00