

## HIAWATHA WEST

Adversary Proceeding 2:25-ap-90052

January 27, 2026

**Re:** Availability of Case Documents; Scheduling Order Notice; and Bidding Procedures / Auction Notice (Adv. Pro. 2:25-ap-90052)

Dear Owner,

This letter provides notice in connection with the Chapter 11 case of Hiawatha Manor Association, Inc. (Case No. 25-01916) and the related adversary proceeding (Adv. Pro. 2:25-ap-90052). The Court entered orders on January 21, 2026, that (i) set the schedule for the Motion for Summary Judgment in the adversary proceeding and (ii) approved bidding procedures and schedule an auction and sale hearing in the main bankruptcy case (subject to Court approval and the resolution of the adversary proceedings).

We are enclosing the key orders and providing the remaining filings through the online information site.

### Enclosed Documents

1. Scheduling Order (entered January 21, 2026).
2. Order Approving Bidding Procedures (entered January 21, 2026) (includes the Notice of Auction and Sale Hearing and key dates).

### Full Document Package Available Online at:

The complete set of filings for this stage of the case – including the Motion for Summary Judgment and supporting papers – is available for download at: <https://hiawatharesortwest.info>



### Key Dates to be aware of:

- March 9, 2026, at 4:00 p.m. CST: Deadline to file any response to the Motion for Summary Judgment and the deadline to file any Sale Objection.
- March 31, 2026, at 9:30 a.m. CST: Hearing on the Motion for Summary Judgment (U.S. Bankruptcy Court, Courtroom 1, 701 Broadway, Nashville, TN).
- May 25–27, 2026: Auction (via the Crexi auction platform).
- June 9, 2026, at 9:30 a.m. CST: Sale Hearing (U.S. Bankruptcy Court, Courtroom 1, 701 Broadway, Nashville, TN).

Any party interested in bidding on the properties should contact the Debtor's legal counsel at Holland & Knight LLP (Attn: Blake Roth, Phone: 615-244-6380; Email: blake.roth@hklaw.com), as stated in the Court's notice.

Please review the enclosed documents and the materials posted online at your earliest convenience. The Scheduling Order provides instructions for remote (Zoom) monitoring of the March 31, 2026 hearing.

If you have questions about accessing the information site or need to update your mailing address or contact information, please email [HiawathaWestReimagined@Lemonjuice.biz](mailto:HiawathaWestReimagined@Lemonjuice.biz).

Sincerely,

### Lemonjuice – Hiawatha Management

7380 W. Sand Lake Rd., Suite 130  
Orlando, FL 32819