IT IS ORDERED as set forth below:

Date: May 20, 2026

Paul Baisier
U.S. Bankruptcy Court Judge

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: WORLD DEBT ACQUISITIONS, LLC, Debtor.	Case No. 26-54646-PMB Chapter 11

INTERIM ORDER (I) AUTHORIZING USE OF
CASH COLLATERAL AND GRANTING ADEQUATE
PROTECTION TO AFFECTED CREDITORS AND (II) NOTICE OF FINAL HEARING

This matter came before the Court pursuant to the *Debtor's Motion to Authorize Use of Cash Collateral and Grant Adequate Protection on Interim and Final Basis* (Doc. No. 12; the "Motion") filed on May 12, 2026 by World Debt Acquisitions LLC, debtor and debtor in possession ("Debtor"). The Motion seeks authorization to utilize Debtor's post-petition revenues which constitute "Cash Collateral" (as that term is defined in Section 363(a) of the Bankruptcy Code, 11 U.S.C. §§ 101 *et seq.*, the "Bankruptcy Code") in the course of its operations and to provide adequate protection to any creditors affected by such use of Cash Collateral.

After notice to the United States Trustee and all secured creditors, as evidenced by Certificates of Services filed by the Debtor on May 15, 2026 (Doc. Nos. 17, 18, and 19), May 17, 2026 (Doc. No. 20), and May 18, 2026 (Doc. No. 21), the Court held a hearing on the Motion on an interim basis on May 18, 2026 (the "Hearing"). After consideration of the Motion, any responses to the Motion, the evidence and arguments at the Hearing, and the full record in this case, the Court finds and rules as follows on an interim basis:

FINDINGS OF FACT

The Court makes the following interim findings of fact (the "Findings of Fact"):

A. On April 7, 2026 (the "Petition Date"), Debtor filed a voluntary petition for relief under Chapter 11 of Title 11, United States Code (the "Bankruptcy Code"). Since the Petition Date, Debtor has operated as a debtor-in-possession.

B. Abbington Investments, LLC ("Lender") asserts it holds a secured claim against Debtor's real property located in Crisp County, Georgia and commonly referred to as 2016 E. 16th Avenue, Cordle, Georgia 31015 (the "Property") together with the furniture, fixtures & equipment (the "FF&E") and other assets of Debtor (collectively, the "Collateral"), including the proceeds thereof. Lender's Collateral includes Cash Collateral as evidenced by that certain: (i) Promissory Note dated January 31, 2024 for a loan (the "First Loan") in the original principal amount of $2,500,000.00 (the "First Note") with a maturity date of January 31, 2026; (ii) Deed to Secure Debt and Security Agreement dated January 31, 2024, recorded at Deed Book 1208, Page 309, in the records of the Superior Court of Crisp County, Georgia (as modified or amended, including as further described pursuant to Deed Book 1211, Page 126 of said records, the "Security Deed"), as modified by that certain Reaffirmation and Modification of Security Deed dated November 4, 2025, and recorded on November 20, 2025, in Deed Book 1244, Page 422, aforesaid records (the

"Modification"); (iii) Absolute Assignment of Leases and Rents regarding the Property recorded at Deed Book 1208, Page 330, aforesaid records (the "AOLR"); and (iv) Commercial Promissory Note dated April 29, 2024 for a second loan (the "Second Loan" and together with the First Loan the "Loans") in the original principal amount of $500,000.00 (the "Second Note") with a maturity date of June 28, 2024. Said security interest is further evidenced by (i) that certain UCC Financing Statement filed on February 1, 2024, instrument number 040-2024-000044, in the records of the Clerk of the Superior Court of Crisp County, Georgia, as amended pursuant to instrument number 040-2026-000084, aforesaid records; and (ii) that certain UCC Financing Statement filed on March 18, 2024, recorded at Deed Book 1211, Page 85, aforesaid records (collectively, the "UCC"). The First Note, Loan Agreement, Security Deed, AOLR, Security Agreement, the UCC, Second Note, Modification, the guaranty agreements, and any and all other documents or instruments relating to the same, and any modification or amendment thereto, are collectively referred to herein as the "Loan Documents."

C. Debtor has identified the following government agencies or entities which might also claim an interest in Cash Collateral:

a. City of Cordele Tax Assessor, by virtue of a Fi. Fa.;

b. Crisp County Tax Assessor, by virtue of a Fi. Fa.; and

c. the Georgia Department of Revenue, by virtue of a Fi. Fa.

Debtor contends that those entities do not hold an interest in Cash Collateral, but shall receive notice of the Motion and Hearing thereon.[1]

D. All rents from the Property shall constitute Cash Collateral within the meaning of such term under the Bankruptcy Code and under the terms of this Interim Order.

[1] Nothing in this Order should be construed as making a determination as to the priority of liens or modifying the priority of those liens as to the Property.

E. Debtor asserts that orderly continuation of Debtor's business on an interim basis is dependent upon its ability to use the Cash Collateral, and Debtor may be without sufficient means to continue operations without the use of the Cash Collateral. Thus, the interim relief granted in this Order is necessary, essential, and appropriate for the preservation of Debtor's business on an interim basis.

F. This Court has jurisdiction over the Motion pursuant to 28 U.S.C. § 1334, this matter is a core proceeding pursuant to 28 U.S.C. §§ 157(b)(2)(A), (M), and (O) involving matters under, *inter alia*, 11 U.S.C. § 363, and venue is proper in this Court pursuant to 28 U.S.C. § 1409.

G. Adequate notice of the Motion and Hearing with respect thereto has been given, under the circumstances, pursuant to the Federal Rules of Bankruptcy Procedure 2002 & 9006(c).

H. Good and sufficient cause has been shown to justify the granting of the relief, on an interim basis, requested in the Motion.

NOW, THEREFORE, this Court ORDERS, ADJUDGES, AND DECREES, as follows:

1. Debtor is granted the limited use of Cash Collateral as follows:

(a) Debtor is authorized to use Cash Collateral for the actual and necessary operations of Debtor for the purposes up to the amounts set forth in the budget attached hereto as **Exhibit "A"** (the "Budget") (or any other budget agreed to between Debtor and Lender and filed with the Court), not to exceed a variance of ten percent (10%) for any line item *provided that* notwithstanding anything to the contrary Debtor will not pay any amounts to affiliates of Debtor, including without limitation to Harry Patel, John Patel, or entities owned directly or indirectly by said person or their relatives, including without limitation to JDH Developers II, LLC ("JDH").

(b) All Cash Collateral that Debtor receives shall be deposited in a bank account maintained pursuant to the U.S. Trustee's DIP account guidelines and requirements (the "Cash

Collateral Account"), and which shall include a pre-petition account until a DIP account can be established. No funds shall be withdrawn by Debtor from the Cash Collateral Account except as expressly provided herein and in the Budget.

(c) Debtor agrees to pay the amount of $4,847.20 per month (the "Escrow Payments"). commencing on May 20, 2026 and continuing by the 20th day of each subsequent month. Such Escrow Payments will be held in the IOLTA of counsel to Lender, Jones & Walden, LLC. Debtor shall deliver the Escrow Payments to Jones &Walden, LLC, Attn: Leslie M. Pineyro, 699 Piedmont Ave NE, Atlanta, GA 30308, or via wire payment. Jones & Walden, LLC is authorized to pay the Escrow Payments in its IOLTA to Crisp County or the City of Cordelle for ad valorem property taxes on the Collateral which come due post-Petition *provided that* (i) Jones & Walden, LLC may rely on any publicly available bill or information provided from the applicable taxing authority; (ii) shall have no obligation to pay any amount not held in escrow; (iii) shall have no liability to Debtor or any third party regarding the same, except for any willful misconduct or fraud; and (iv) shall provide notice of any such payment to Debtor and Debtor's counsel of record. In the event this Case is dismissed or converted to chapter 7, or the Collateral is sold or refinanced, Lender may retain said Escrow Payments for application to its claim.

2. As a condition of Debtor's use of Cash Collateral under this Interim Order, Lender is hereby granted the following Adequate Protection:

(a) In addition to the existing rights and interests of Lender in the Cash Collateral and for the purpose of attempting to provide adequate protection for the interests of Lender in the Cash Collateral, in order to secure any amounts owed to Lender under its loan agreements with the Debtor, but solely to the extent of any diminution in the value of Lender's interest in the Collateral, Lender is hereby granted a, valid, perfected, and enforceable security interest and lien in on all of the Debtor's property and proceeds and after acquired property thereof whether such property existed as of the Petition Date or was acquired thereafter in which Lender held a security interest and/or lien as of the Petition Date (but not including claims or causes of action arising solely under Sections 544, 547, 548 and 553 of the Bankruptcy Code) to the same extent, validity, and priority as Lender's security interest and/or liens in such property as of the Petition Date (the "Replacement Liens").

(b) The Replacement Liens herein granted: (i) are and shall be in addition to all security interests, liens and rights of set-off existing in favor of Lender on the Petition Date; (ii) are and shall be valid, perfected, enforceable and effective as of the date of the entry of this Interim Order without any further action by Debtor or Lender and without the necessity of the execution, filing or recordation of any financing statements, security agreements, filings with the United States Patent and Trademark Office, mortgages or other documents; and (iii) shall secure the payment of indebtedness to Lender, but solely to the extent of any diminution in the value of Lender's interest in the Collateral.

(c) Debtor shall at all times maintain insurance in the form and to the extent required by agreements between Debtor and Lender and upon request from Lender shall provide proof of said insurance to same.

3. Upon reasonable advance written notice to Debtor and its legal counsel in the above-styled bankruptcy case, Lender shall have access to, and the right to (i) examine and audit Debtor's books and records (ii) inspect the Collateral and (iii) value or appraise all property that constitutes its collateral under Lender's Loan Documents.

4. Any consent by Lender to the use or continued use of Cash Collateral, including the interim relief granted herein, shall not be deemed to modify any of the terms or conditions of

Lender's Loan Documents.

5. Debtor shall furnish to counsel for Lender copies of its monthly Operating Reports, as required by the U.S. Trustee's Office, showing Debtor's revenues and expenses. All such reports may be submitted electronically.

6. Debtor shall also furnish to counsel for Lender (i) weekly occupancy reports (ii) monthly P&Ls, and (iii) monthly rent rolls.

7. Each of the following shall be a default of this Interim Order:

(a) Failure of Debtor to abide by any of the terms, covenants, and conditions of this Interim Order or the Budget attached hereto as Exhibit "A";

(b) Failure to maintain insurance as provided above;

(c) Payment to an insider of Debtor of Cash Collateral without authorization by Lender or the Court;

(d) Appointment of a Chapter 11 trustee; or

(e) Conversion of this case to a case under Chapter 7.

(f) Failure to timely make the Escrow Payments required under this Interim Order.

(g) The failure to pay any ad valorem property taxes the payment of which comes due after the petition Date (i.e. taxes for year 2026 and after) to the extent Debtor has not funded sufficient Escrow Payments to timely pay the same.

8. If Lender asserts that there has been or is a default pursuant to this Interim Order (as defined in the paragraph immediately above), Lender shall give written notice of said default by email to Debtor's counsel, Michael D. Robl, Robl Law Group, LLC, via email addressed to michael@roblgroup.com and shall include in the subject line of the email the phrase "notice of default", with a copy by fax to 404-537-1761. If Debtor fails to cure said default within two (2)

business days from the date of such notice, Debtor's ability to use Cash Collateral hereunder shall automatically terminate and Lender shall file with the Court notice of such termination.

9. Nothing contained herein shall be deemed a waiver of the right of Lender or any other entity with an interest in Cash Collateral to:

(a) consent or decline to consent to any extension of or further use of Cash Collateral;

(b) pursue any other right or remedy available to creditors under the Bankruptcy Code, including, without limitation, any rights on account of unauthorized uses of Cash Collateral;

(c) contest any of the allegations set forth in the Motion; or

(d) seek further or additional adequate protection, stay relief, or dismissal of this case.

10. Additionally, the entry of this Order is without prejudice to the rights of Debtor and/or any creditors claiming an interest in Cash Collateral in all respects, including, but not limited to, rights to (1) assert a failure of adequate protection, (2) contest the validity of pre-petition security interests and liens, (3) move for relief from the automatic stay, (4) seek extension, modification or alteration of the terms of this Interim Order, (5) propose and confirm a Plan of Reorganization inconsistent with the terms of this Interim Order, and/or (6) seek continued or additional use of Cash Collateral.

11. The terms of this Interim Order shall not constitute evidence concerning issues of value of collateral or adequate protection in the event such issues are raised at a later date.

12. Any consent, or non-opposition, by Lender to this Interim Order regarding to this Interim Order shall not be deemed as a waiver or cure of any existing defaults of Debtor under Lender's Loan Documents or as a waiver of any acceleration of the debt owed by Debtor to Lender.

13. **NOTICE IS HEREBY GIVEN THAT A FINAL HEARING ON DEBTOR'S CONTINUED USE OF CASH COLLATERAL WILL BE HELD ON THE 29th DAY OF JUNE, 2026 AT 1:20 P.M. IN COURTROOM 1202, 75 TED TURNER DRIVE SW, ATLANTA, GEORGIA 30303** (the "Final Hearing"). The Final Hearing will be a **hybrid hearing**, which may be attended in person or via the Court's Virtual Hearing Room. You may join the Virtual Hearing Room through the "Dial-In and Virtual Bankruptcy Hearing information" link at the top of the homepage of the Court's website, www.ganb.uscourts.gov, or the link on the judge's webpage, which can also be found on the Court's website. Please also review the "Hearing Information" tab on the judge's webpage for further information about the hearing. You should be prepared to appear at the hearing via video, but you may leave your camera in the off position until the Court instructs otherwise. Unrepresented persons who do not have video capability may use the telephone dial-in information on the judge's webpage.

14. Debtor's right to use Cash Collateral on an interim basis shall terminate on earlier of the date set forth in the paragraph immediately above at 11:59 p.m. on the day of the Final Hearing set in the immediately preceding paragraph, if not extended at the Final Hearing provided for in the immediately preceding paragraph or the consent of Lender, and Debtor's uncured default under this Order.

15. Notwithstanding Bankruptcy Rule 4001(a)(1), this Order is not stayed and shall be effective upon the date of its entry on the docket.

16. Debtor's counsel shall serve a copy of this Order by first-class mail within three (3) business days from the date of entry upon those entities requesting notice or required to be served under Bankruptcy Rule 4001(d) and all parties in interest in this Bankruptcy Case and certify service to the Court.

[END OF ORDER]

PROPOSED ORDER SUBMITTED BY:

ROBL & BOWEN, LLC

By: */s/ Michael Robl*
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CONSENTED TO BY:

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NO OPPOSITION:

GUY A. VAN BAALEN
ACTING UNITED STATES TRUSTEE
REGION 21

/s/ David S. Weidenbaum
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TRANSACTION TYPE	CATEGORY	MAY 2026	JUNE 2026
Income			
	Rent Income	$ 55,450.00	$ 65,580.00
	Income Total	**$ 55,450.00**	**$ 65,580.00**
Expenses			
	Mortgage Payment		
	Management Fee	$ -	$ -
	Water	$ 617.91	$ 717.91
	Stormwater	$ 612.38	$ 678.19
	Electricity	$ 8,375.83	$ 8,794.62
	Landscaping	$ 630.00	$ 661.50
	Gas	$ 202.00	$ 265.00
	Insurance	$ 4,333.33	$ 4,333.33
	Cable/Internet/Phone	$ 1,202.31	$ 1,262.43
	Advertising and Promotion	$ 1,000.00	$ 1,000.00
	Office & Guest Supplies	$ 800.00	$ 850.00
	Trash & Recycling	$ 865.06	$ 908.32
	Payroll	$ 7,500.00	$ 9,000.00
	Accounting Fees	$ 550.00	$ 550.00
	Pest Control	$ 600.00	$ 600.00
	Maintenance	$ 3,500.00	$ 3,500.00
	AC Repair	$ 8,750.00	$ 8,750.00
	Plumbing Repair	$ 3,750.00	$ 3,750.00
	Bank Services Charges	$ 200.00	$ 200.00
	Contract Labor	$ 2,500.00	$ 3,000.00
	Real property tax escrow	$ 4,847.20	$ 4,847.20
	Expense Total	$ 50,836.03	$ 53,668.50
NOI		$ 4,613.97	$ 11,911.50
	UST Quarterly Fee	0	0