IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF WEST VIRGINIA

In re: **PANTHERA ENTERPRISES, LLC,** **Debtor** **Aaron C. Amore, Chapter 7 Trustee**	**BK No. 2:19-bk-00787** **Chapter 7**
WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY, **Movant** **v.** **PANTHERA ENTERPRISES, LLC,** **Respondent**	

ORDER GRANTING WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY RELIEF FROM THE AUTOMATIC STAY TO FORECLOSE AGAINST THE DEBTOR'S REAL PROPERTY, TOGETHER WITH ALL FIXTURES, BUILDINGS AND IMPROVEMENTS THEREON, AT 2506 FISH POND ROAD, OLD FIELDS, HARDY COUNTY, WEST VIRGINIA

The *Motion for Relief from the Automatic Stay to Foreclose Against the Debtor's Real Property, Together with all Fixtures, Buildings and Improvements Thereon, at 2506 Fish Pond Road, Old Fields, Hardy County, West Virginia* ("Motion for Relief") filed by the West Virginia

Economic Development Authority ("WVEDA"), has come before the Court for consideration. The Court has reviewed the Motion, any objections filed thereto, as well as the pleadings on file herein, and has heard the argument of counsel.

The Court finds that (i) there is cause to grant the Motion for Relief because the Debtor waived objection to WVEDA's Motion for Relief prepetition, (ii) the Debtor's real property is not necessary to an effective reorganization of the Debtor, and (iii) the Debtor has no equity in the real property. The Court also finds that the Credit Line Deeds of Trust and Fixture Filings given to WVEDA by the Debtor prepetition cover, in addition to the Debtor's real property, all fixtures, buildings and improvements on the real property, including without limitation the Modular Units as defined in the Motion for Relief.

Accordingly, pursuant to 11 U.S.C. § 365(d)(1) and (2), the Motion for Relief is hereby **GRANTED**, and it is hereby

ORDERED, ADJUDGED AND DECREED that the West Virginia Economic Development Authority is granted relief from the automatic stay imposed by 11 U.S.C. § 362 in order to pursue all of its rights and remedies under State and Federal law and the pertinent loan documents against the Debtor's real property at 2506 Fish Pond Road, Old Fields, Hardy County, West Virginia, as more particularly described in Exhibit A to the Motion for Relief, together with all fixtures, buildings and improvements thereon, such rights and remedies to include foreclosure of the same.

The Clerk is directed to send copies of this Order to Counsel for the West Virginia Economic Development Authority, the Chapter 7 Trustee, Counsel for the Debtor, and any other party who has requested to receive notice in this case.

ENTERED this _____ day of April, 2021.