

UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

ARTHUR NADEL,  
SCOOP CAPITAL, LLC,  
SCOOP MANAGEMENT, INC.,

CASE NO.: 8:09-cv-0087-T-26TBM

Defendants,

SCOOP REAL ESTATE, L.P.,  
VALHALLA INVESTMENT PARTNERS, L.P.,  
VALHALLA MANAGEMENT, INC.,  
VICTORY FUND, LTD,  
VIKING IRA FUND, LLC,  
VIKING FUND, LLC, AND  
VIKING MANAGEMENT, LLC.

Relief Defendants. /

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**ORDER**

Before the Court is the Receiver's Unopposed Motion to Approve Public Sale of Unencumbered Real Property Located in Thomasville, Thomas County, Georgia (the "Motion") (Dkt. \_\_\_\_). Upon due consideration of the Receiver's powers as set forth in the Order Appointing Receiver (Dkt. 8), the Orders Reappointing Receiver (Dkts. 140, 316, 493, and 935), and applicable law, it is **ORDERED AND ADJUDGED** that the Motion is **GRANTED**.

**EXHIBIT 1**

The Court finds that the marketing efforts to be performed by the Receiver's marketing entities are in sufficient compliance with the notice provisions under 28 U.S.C. § 2002 or, in the alternative, are such that the Court waives compliance with 28 U.S.C. § 2002.

The sale by online public auction of the real properties located at 211 Church Street and North Stevens Street in Thomasville, Thomas County, Georgia in the manner set forth in the Motion and the Engagement Letter attached as Exhibit 2 to the Motion, including the payment of fees and commissions set forth in the Motion and Engagement Letter, is hereby approved.

The Receiver is hereby authorized to sell the real properties located at 211 Church Street and North Stevens Street in Thomasville, Thomas County, Georgia for prices which, in the Receiver's opinion, reasonably reflect the value of the Properties, are in the best interest of the Receivership Estate, and without further order from this Court.

The Receiver is hereby directed to transfer title by way of Receiver's Deed, free and clear of all claims, liens, and encumbrances, in accordance with the Motion and Engagement Letter, to the real properties located in Thomasville, Georgia, which bear the following legal descriptions:

211 Church Street:

All that tract or parcel of land situate, lying, and being in the City of Thomasville, Thomas County, Georgia, more particularly described as follows:

Begin at a stake on the southwest margin of the right of way of Church Street at a point 157.50 feet from the corner formed by the intersection of West Calhoun Street with Church Street and run thence along the southwest margin of the right of way of Church Street in a northwesterly direction 52.50 feet to a point; run thence at right angles to Church Street 95.00 feet to a lane; run thence in a southeasterly direction along the lane 52.50 feet to a point; run thence at right angles 95.00 feet more or less, back to the point of beginning on the southwest margin of the right of way of Church

Street. The property fronts 52.50 feet on Church Street and 52.50 feet on what was Formerly known as Atkinson Alley. The property is part of Lot 67 and Block 4, Column 4 in the City of Thomasville. The property is more commonly known as 211 Church Street according to the numbering system currently in use by the City of Thomasville.

North Stevens Street:

All that tract or parcel of land situate, lying, and being in the City of Thomasville, Thomas County, Georgia, and on the southerly margin of North Stevens Street, and being more particularly described as follows:

BEGINNING at a point on the southerly margin of North Stevens Street, which point of beginning is 60 feet, more or less, from the property line at the corner formed by the intersection of the southerly margin of North Stevens Street with the easterly margin of New Street. From said point of beginning run thence in a southeasterly direction along the southerly margin of North Stevens Street 240 feet, more or less, to a point; thence in a southwesterly direction 190 feet, more or less, to a point; thence in a northwesterly direction 315 feet, more or less, to a point on the easterly margin of New Street; thence in a northeasterly direction along the easterly margin of New Street a distance of 63 feet, more or less, to a point; thence in a southeasterly direction 60 feet, more or less, to a point; thence in a northeasterly direction 130 feet, more or less, to the point of beginning on the southerly margin of Stevens Street.

Any and all claims relating to the real properties that is the subject of this Order shall be extinguished at the time of its sale by the Receiver.

**DONE and ORDERED** in chambers in Tampa, Florida this \_\_\_\_ day of \_\_\_\_\_, 2013.

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**RICHARD A. LAZZARA**  
**UNITED STATES DISTRICT JUDGE**

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Counsel of Record