

**UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION**

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

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

Defendants.

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

SCOOP REAL ESTATE, L.P.,  
VALHALLA INVESTMENT PARTNERS, L.P.,  
VALHALLA MANAGEMENT, INC.,  
VICTORY IRA FUND, LTD,  
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 Verified Motion for Approval of Sale of Real Property Located in Sarasota, Sarasota County, Florida (the "Motion") (Dkt. <sup>1042</sup>\_\_\_). 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, 935 and 984), and applicable law, it is **ORDERED AND ADJUDGED** that the Motion is **GRANTED**.

The sale of the real property located at 15576 Fruitville Road, Sarasota, Sarasota County, Florida 34240, pursuant to the Purchase and Sale Agreement attached as Exhibit 5 to the Motion, is hereby approved. The Court finds that the Receiver has substantially complied with the

provisions of 28 U.S.C. § 2001, and further finds that (i) all necessary parties have been properly served or notified; (ii) the sale of the property is to prevent waste and to protect the interests of the parties; (iii) any surviving liens from the sale of the property shall attach to the proceeds of the sale; (iv) the sale is an arms-length transaction and the sale price is fair and reasonable; and (v) the proceeds are to be disbursed to the Receiver in accordance with the Purchase and Sale Agreement and the Amended Agreement attached to the Motion. The Receiver is hereby directed to and shall transfer free and clear of all claims, liens, and encumbrances to Pearl M. Fitzgerald, by way of Receiver's Deed, pursuant to the Purchase and Sale Agreement, title to the real property located in Sarasota, Sarasota County, Florida, which bears the following legal description:

COM SE COR TH N-01-00-31-E 1069.64 FT TH N-88-53-43-W 1847.47 FT TH N-0-32-14-E 607.59 FT FOR POB TH N-0-32-14-E 734.17 FT TH N-88-53-43-W 512.34 FT TH S-22-50-01-E 181.15 FT TH S-58- 19-52-E 259.2 FT TH S-0-32-14-W 436.79 FT TH S-88-53-43-E 218.6 FT TO POB CONTAINING 5 C-AC M/L lying and being in Section 23, Twp. 36S, Rge 20 E, Sarasota County, Florida

**DONE** and **ORDERED** in chambers in Tampa, Florida this 18 day of

1-27, 2013.

  
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RICHARD A. LAZZARA  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record