

**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.

ORDER

Before the Court is the Receiver's Unopposed, Verified Motion for (1) Approval of Sale of Real Property Located in Marshfield, Washington County, Vermont and (2) Order to Show Cause (the "Motion") (Dkt. 1229). 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 985), and applicable law, it is **ORDERED AND ADJUDGED** that the Motion is **GRANTED**.

The sale of the real property located at 3343 and 3353 U.S. Route 2, Marshfield, Washington County, Vermont (the "Vermont Property"), pursuant to the Purchase and Sale

Agreement attached as Exhibit 4 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 the Receiver is hereby directed to transfer free and clear of all claims, liens, and encumbrances, including the tax lien of the United States Treasury – Internal Revenue Service, to Daniel Phoenix and Julie Phoenix, by way of Receiver's Deed, pursuant to the Purchase and Sale Agreement, title to the Vermont Property.

Furthermore, Anne Nadel Walbridge and Thomas Walbridge are directed to execute forthwith a quitclaim deed transferring any and all interests they may have in the Vermont Property to the Receiver, absent which they shall show cause why they should not be held in contempt for refusing to execute the quitclaim deed to satisfy the relevant title company's request. Absent execution of the quitclaim deed, Anne Nadel Walbridge and Thomas Walbridge shall appear in **Courtroom 10B** of the United States District Court, Middle District of Florida, Tampa Division, located in the Sam M. Gibbons U.S. Courthouse, 801 N. Florida Avenue, Tampa, FL 33602, at **11:00 a.m. on Friday, March 25, 2016**, to show cause why they should not be held in contempt of Court for failing to execute the relevant quitclaim deed in violation of the Order Appointing Receiver (Dkt. 8) and the Order approving the settlement between the Receiver and Ms. Nadel Walbridge (Dkt. 1036).

DONE and ORDERED in Chambers in Tampa, Florida this 16th day of March, 2016.



RICHARD A. LAZZARA
UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO:

Counsel of Record
Any *pro se* parties