



UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND

CHAMBERS OF
Paula Xinis
UNITED STATES DISTRICT JUDGE

6500 Cherrywood Lane
Greenbelt, MD 20770
(301) 344-0653

May 2, 2025

Re: 18-cv-3309, *In re Sanctuary Belize Litigation*

LETTER ORDER

Dear Counsel,

On April 18, 2025, the Court entered an Order scheduling a hearing for May 5, 2025, concerning the Deed of Mortgage held by Agnes A. Nagy Kessler or the Estate of B.F. Kessler or both; dated June 18, 2015; filed in Belize on June 19, 2015, as Instrument LTU-201501011; and filed on the docket for this matter as ECF No. 1565-3 (the "Deed"). ECF No. 1576. The Court required Ms. Nagy Kessler, a representative of the Estate of B.F. Kessler, or their respective counsel to notify the Court by today, Friday, May 2, 2025, at 5 p.m., if they planned to attend. Having not heard from either party or their counsel by that time, the Court finds that Ms. Nagy Kessler and the Estate of B.F. Kessler have no objections to the Receiver's motion to declare no amount owed on the Deed. Because these parties have no objections, the Court **CANCELS** the May 5 hearing.

The Court has seen no evidence to suggest that the Receivership Estate owes any amount under the Deed. So, with no objection from Ms. Nagy Kessler or the Estate of B.F. Kessler, the Court finds that no amount is owed by the Receivership Estate under the Deed. The Court also finds that the holder or holders of the Deed have no claim against the Receivership Estate based on the Deed.

Accordingly, the Court **GRANTS** the Receiver's Motion for Determination that No Amount Is Owed by the Receivership Estate Under the Kessler Lien, ECF No. 1565. And the Court **DIRECTS** the Receiver to take the necessary and proper steps with the Government of Belize to remove the lien associated with the Deed from the certificate of title of the relevant property.

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On April 28, 2025, the Receiver requested that the Court hear argument on the pending Sale-Approval Motions, ECF Nos. 1556, 1562; the pending Motion to Intervene by Bob Yari, ECF No. 1563; and all related filings, *e.g.*, ECF No. 1564. Agreeing with the logic of addressing and resolving all outstanding motions in one hearing, the Court **SETS A HEARING** for

Monday, May 12, 2025, at 10:00 a.m., in the United States District Court for the District of Maryland, Greenbelt Courthouse, Courtroom 2C. If parties or counsel wish to attend, they must do so in person. Attendance via teleconferencing software will not be permitted.

Despite the informal nature of this correspondence, it constitutes an Order of the Court and shall be docketed as such.

Sincerely,

_____/S/
PAULA XINIS
United States District Judge