

UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
SOUTHERN DIVISION

In re SANCTUARY BELIZE LITIGATION

No: 18-cv-3309-PX

**ORDER GRANTING MOTION FOR ORDER APPROVING THE SALE OF
UNIMPROVED REAL PROPERTY COMMONLY KNOWN AS 3154 BUCKEYE
CIRCLE, CAPE GIRARDEAU, MISSOURI**

The Motion for Order Approving the Sale of Unimproved Real Property Commonly Known as 3154 Buckeye Circle, Cape Girardeau, Missouri (“Motion”) was brought by the Receiver, Marc-Philip Ferzan of Ankura Consulting Group, LLC (“Receiver”). The Court, having read and considered the Motion, Memorandum of Points and Authorities in support of the Motion, and Declaration of Marc-Philip Ferzan, and opposition to the Motion, if any, and having held a hearing, if any, and due and proper notice of the Motion having been given to the parties and any other parties in interest, and good cause appearing therefore, it is

ORDERED as follows:

1. The Motion is granted.
2. The Receiver is authorized to sell the property commonly known as 3154 Buckeye Circle, Cape Girardeau, Missouri, 63701 (the “Property”).
3. The sale of the Property is hereby confirmed pursuant to 28 U.S.C. §2001(b), including that the appraisal and publication requirements are satisfied under the facts and circumstances set forth in support of the Motion.

4. The Receiver is authorized to complete the sale of the Property pursuant to the terms of the Vacant Land and Lot Sales Contract and Compensation Agreement Rider attached to the Declaration of Marc Ferzan as Exhibit A (the “Sales Contract”) to the buyer identified therein (“Buyer”).

5. The sale to the Buyer is on a “where is, as is” basis, without any warranties or representations.

6. The sale to Buyer is an arm’s length transaction and the purchase price of \$28,250 is fair and reasonable. The sale is in the best interests of the receivership estate.

7. The Receiver is authorized to execute all documents and instruments necessary or appropriate to complete, implement, effectuate and close the sale of the Property to Buyer, including but not limited to a deed conveying title to the Property, and including executing documents on behalf of receivership entity Prodigy Management Group, LLC to effectuate the transfer of the Property as necessary.

8. The Receiver is authorized to permit and/or cause to be paid from the proceeds of the sale any ordinary and customary closing costs attributable to seller and any costs and expenses required to be paid by seller pursuant to the Sales Contract. The Receiver is authorized to pay a 6% commission to the receivership’s broker from the proceeds of the sale.

9. All net proceeds from the sale of the Property, after payment of costs of sale pursuant to the foregoing paragraph (“Net Proceeds”) shall be paid to the receivership estate, the Receiver shall have the sole and exclusive right to oversee all of the Net Proceeds from the sale, on behalf of the receivership estate, and the Net Proceeds shall become property of the receivership estate free and clear of all liens and encumbrances, if any exist.

10. Any licensed title insurer and the Buyer may rely on this Order as authorizing the Receiver to transfer legal title to the Property, free and clear of any liens and encumbrances.

11. This Court shall retain jurisdiction over any dispute involving the Receiver in connection with the sale and related receivership matters.

Dated: August 20, 2025

/S/

HONORABLE PAULA XINIS
UNITED STATES DISTRICT JUDGE