

**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 Evergreen, Jefferson County, Colorado (the "Motion") (Dkt. <sup>104</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 30393 Upper Bear Creek Road in Evergreen, Jefferson County, Colorado 80439, 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, that the notice provision of 28 U.S.C. §2001(b) is waived, and the Receiver is hereby directed to transfer free and clear of all claims, liens, and encumbrances to Robert C. Marshall and Betty Jean Marshall, by way of Receiver's Deed, pursuant to Purchase and Sale Agreement, title to the real property located in Evergreen, Jefferson County, Colorado, which bears the following legal description:

That part of the North ½ Northwest ¼ of Section 9, Township 5 South, Range 71 West, of the 6<sup>th</sup> P.M., described as follows:

Beginning at a point marked by a cross on a rock 600 feet South of the North boundary of said Section 9, and 800 feet West of the East boundary of the Northwest ¼ of said Section 9; thence West 374.3 feet to a second point marked by a cross on a rock; thence South 13.1 feet; thence West to the middle of Bear Creek; thence following the middle of the creek in a Southeasterly direction to a point directly South of the point of beginning; thence North to the bank of the creek at a point marked by a cross on a rock; thence North 321.6 feet to a point of beginning.

A strip of land situated in the North ½ Northwest ¼ of Section 9, Township 5 South, Range 71 West, of the 6<sup>th</sup> P.M., which lies between the centerline of Bear Creek and the main highway and is South of and contiguous to that parcel acquired by Ted A. Chapman and Gladys M. Chapman by deed recorded on August 7, 1958, in Book 1134 at page 597, the Western and Eastern boundaries of this strip being the Western and Eastern boundaries respectively of the said parcel described in Book 1134 at Page 597, extended South to said main highway, County of Jefferson, State of Colorado.

Also known as: 30393 Upper Bear Creek Road, Evergreen, Colorado 80439

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

July, 2013.

  
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RICHARD A. LAZZARA  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record