

**UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF FLORIDA**

CASE NO. 15-CV-80946-MIDDLEBROOKS/BRANNON

**JAMES D. SALLAH, ESQ., not
individually, but solely in his capacity as
Court-Appointed Receiver for JCS
Enterprises Inc., d/b/a JCS Enterprises
Services Inc., T.B.T.I. Inc., My Gee Bo,
Inc., JOLA Enterprise Inc., and PSCS
Holdings, LLC,**

Plaintiff,

-vs.-

**JOSEPH SIGNORE, individually, and
LAURA SIGNORE, individually,**

Defendants.

ORDER

THIS CAUSE comes before the Court on the Receiver's Motion for Approval of: (1) Private Sale of Real Property (Located at 14161 64th Drive North, Palm Beach Gardens, Florida 33418) Free and Clear of Liens, Claims, and Encumbrances; and (2) Form and Manner of Notice of Sale, Bidding, and Auction Procedures (the "Motion") (DE 211). Upon review of the Motion, its exhibits, the entire file, and being otherwise duly advised on the premises after a confirmation hearing held on December 12, 2018, the Court finds granting the Motion to be in the Receivership Estate's best interests.

By Order (DE 230), the Court previously: (1) appointed and took judicial notice of the three appraisals of the real property located at 14161 64th Drive North, Palm Beach Gardens, Florida 33418 (the "Property"); (2) approved and authorized the "AS IS" Residential Contract for Sale and Purchase and its Addendum and exhibit (the "Sales Contract"); (3)

approved and authorized the form, manner, and notice of the sale of real property, as modified; (4) found that the offer in the Sales Contract satisfies the price requirements set forth in 28 U.S.C. § 2001; and (5) found that publication of the approved notice of sale of real property, as modified, in the *Palm Beach Post* newspaper once a week for four weeks satisfies the notice requirements under 28 U.S.C. §§ 2001 and 2002.

On December 12, 2018, the Court held a hearing at the U.S. District Court, West Palm Beach, Florida to confirm the sale of the Property. During the hearing, the Receiver informed the Court that he had published the notice of real property in the *Palm Beach Post* newspaper once a week for four weeks at least ten (10) days prior to the confirmation hearing and that he did not receive any additional offers to purchase the Property. (*See* DE 237). Further, no person or entity appeared at the published hearing to make an offer on the Property.

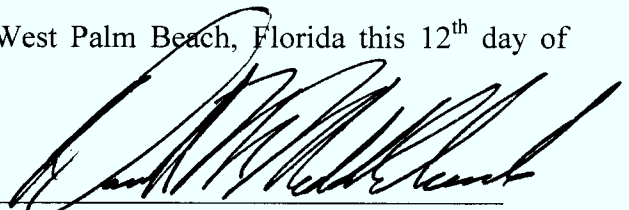
Accordingly, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Receiver's Motion (DE 211) is **GRANTED**;
2. The Court finds the offer of \$860,000.00 as the highest offer for the Property and authorizes the Receiver to sell and close, without further Order from this Court, in accordance with the Sales Contract free and clear of all liens, claims, interests, and encumbrances, with any such liens, claims, interests and encumbrances attaching to the proceeds of the sale;
3. The Court finds that, in accordance with 28 U.S.C. § 2001(b), a reasonable and proper opportunity to object or to be heard regarding the Motion, any proposed auction, and the sale has been afforded to the parties and the public; and

4. The Court finds that the confirmed sale reflects the Receiver's sound business judgment and constitutes a proper exercise of his fiduciary duties.

DONE AND ORDERED in Chambers at West Palm Beach, Florida this 12th day of December, 2018.



DONALD M. MIDDLEBROOKS
UNITED STATES DISTRICT JUDGE

Copies furnished to:

Counsel and Parties of Record