

1 GEORGE E. SCHULMAN (State Bar No. 064572)
ges@dgd.com
2 KATHY BAZOIAN PHELPS (State Bar No. 155564)
kbp@dgd.com
3 GILBERT MIKALIAN (State Bar No. 244690)
ggm@dgd.com
4 DANNING, GILL, DIAMOND & KOLLITZ, LLP
2029 Century Park East, Third Floor
5 Los Angeles, California 90067-2904
Telephone: (310) 277-0077
6 Facsimile: (310) 277-5735

7 Attorneys for David A. Gill, Receiver

8 UNITED STATES DISTRICT COURT
9 CENTRAL DISTRICT OF CALIFORNIA

11 SECURITIES AND EXCHANGE)
COMMISSION,)
12)
Plaintiff,)
13)
vs.)
14)
15 DIVERSIFIED LENDING GROUP,)
INC.; APPLIED EQUITIES, INC.; AND)
16 BRUCE FRIEDMAN,)
17 Defendants,)
18 and)
19 TINA M. PLACOURAKIS,)
20 Relief Defendant.)

Case No. CV 09-01533-R (SSx)
**ORDER GRANTING
APPLICATION OF RECEIVER
FOR APPROVAL OF:
(1) SALE OF 5807 WISH
AVENUE IN ENCINO,
CALIFORNIA, FREE AND
CLEAR OF LIENS, CLAIMS
AND ENCUMBRANCES;
AND
(2) PAYMENT OF COSTS
THROUGH ESCROW**

[No hearing requested]

22 The Court having considered the Application of David A. Gill, the Receiver
23 (“Receiver”) in the above-captioned case, for Approval of: (1) Sale of 5807 Wish
24 Avenue in Encino, California, Free and Clear of Liens, Claims and Encumbrances;
25 and (2) Payment of Costs through Escrow (“Application”), and good cause
26 appearing:

27 IT IS HEREBY ORDERED THAT:
28 1. The Receiver’s Application is granted.

1 2. The sale to Karen Z. Nitzkin and Brian I. Nitzkin ("Purchaser") of the
2 real property located at 5807 Wish Avenue in Encino, California (the "Property"), for
3 the purchase price of \$500,000.00 pursuant to the terms set forth in Exhibit "2" to the
4 Declaration of David A. Gill in support of the Application is approved. The legal
5 description of the Property is Lot 176, of Tract No. 20331, in the City of Los
6 Angeles, County of Los Angeles, State of California, as per map recorded in Book
7 576 Pages 9 through 11, inclusive, of Maps, in the office of the County Recorder of
8 Los Angeles County.

9 3. The Receiver is authorized to make reasonable adjustments, through
10 escrow, as agreed to between the Receiver and Purchasers.

11 4. The Receiver is authorized to convey title to the Property as "David A.
12 Gill, Receiver for the estate of Diversified Lending Group, Inc., in the matter
13 *Securities & Exchange Comm. v. Diversified Lending Group, Inc., et al.*, case no. CV
14 09-01533-R-SS in the U.S. District Court, C.D. Calif."

15 5. The Receiver is authorized to pay through escrow upon the close of sale
16 the balance of the loan secured by a deed of trust dated September 7, 2006, in favor
17 of Broadview Mortgage Corporation.

18 6. The Receiver is authorized to pay sales commissions and all undisputed
19 portions of any real property taxes, and all other customary closing costs and
20 charges.

21 7. The sale of the Property is free and clear of all liens, claims or
22 encumbrances against the Property, apparent or of record.

23 8. The Purchaser or his assignee is a good faith purchaser of the Property.

24 9. The Receiver is authorized to execute all documents and otherwise take
25 all actions the Receiver deems necessary and appropriate to close the sale of the
26 Property.

27
28

1 10. The form and manner of notice of the sale and the Application provided
2 by the Receiver is appropriate.

3
4 Dated: August 9, 2010



MANUEL L. REAL
United States District Judge

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28