

UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF FLORIDA

CASE NO.: 17-CV-61937-DIMITROULEAS/SNOW

FEDERAL TRADE COMMISSION,

Plaintiff,

v.

STUDENT DEBT DOCTOR LLC, a Florida
limited liability company,

and

GARY BRENT WHITE, JR., individually and
as an officer of Defendant Student Debt Doctor LLC,

Defendants.

ORDER

THIS CAUSE comes before the Court on the Motion for Approval of: (1) Private Sale of Real Property (Located at 140 SE 4th Terrace, Pompano Beach, FL 33060) Free and Clear of Liens, Claims, and Encumbrances; and (2) Form and Manner of Notice of Sale, Bidding, and Auction Procedures (ECF No. 106), and the Order preliminarily granting same (ECF No. 108). Upon review of the Motion and Order, pertinent portions of the record, and after a hearing held on July 2, 2019, the Court finds granting the Motion to be in the Receivership Estate's best interests.

By prior Order (ECF No. 108), the Court previously: (1) appointed and took judicial notice of the three appraisals of the real property located at 140 SE 4th Terrace, Pompano Beach, FL 33060 (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 *Sun-Sentinel* newspaper once a week for four weeks satisfies the notice requirements under 28 U.S.C. §§ 2001 and 2002.

On July 2, 2019, the Court held a hearing at the U.S. District Court, Fort Lauderdale, 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 *Sun-Sentinel* 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* ECF No. 113). 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 (ECF No. 106) is **GRANTED**;
2. The Court finds the offer of \$505,000.00 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 Fort Lauderdale, Florida this 2nd day of July, 2019.

Lurana S. Snow

LURANA S. SNOW
UNITED STATES MAGISTRATE JUDGE

Copies to:

Counsel of record