

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

CASE NO. 20-CIV-81205-RAR

**SECURITIES AND EXCHANGE
COMMISSION,**

Plaintiff,

v.

**COMPLETE BUSINESS SOLUTIONS
GROUP, INC. d/b/a PAR FUNDING, et al.,**

Defendants.

**ORDER ON RECEIVER'S EXPEDITED MOTION TO EXPAND
RECEIVERSHIP TO INCLUDE 19 COUNTRY DRIVE, MORRISTOWN, NJ 07960**

THIS CAUSE comes before the Court upon the Receiver's Expedited Motion to Expand the Receivership to Include 19 Country Drive, Morristown, NJ 07960 [ECF No. 1180] ("Motion"), filed on March 9, 2022. In the Motion, the Receiver seeks to expand the scope of the Court's Amended Order Appointing Receiver dated August 13, 2020 [ECF No. 141] ("Receivership Order"), to include the property located at 19 Country Drive, Morristown, NJ 07960 ("Property").

More specifically, the Receiver seeks to temporarily restrain and enjoin the sale of the Property until non-parties Daniel Scaramellino and One Nine Country Drive, LLC are provided notice and an opportunity to respond to the Motion. *See CCUR Aviation Fin., LLC v. S. Aviation, Inc.*, 21-CV-60462, 2021 WL 1738764, at *3 (S.D. Fla. May 3, 2021).

The Court finds that the Receiver has made a sufficient and proper showing in support of the relief requested. Accordingly, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Court finds that the Property was purchased with, and represents proceeds of, commingled investor funds and, thus, constitutes Recoverable Assets under the terms of the Receivership Order.

2. Given the potential for dissipation, as the Receiver has adequately explained in the Motion, all parties receiving notice of this Order shall **temporarily be restrained and enjoined** from directly or indirectly selling, assigning, or transferring any interest in the Property, or otherwise assisting with any such sale, assignment, or transfer, pending further order of this Court.

3. By no later than **March 17, 2022**, the Receiver shall file a notice with the Court confirming that he has served a copy of the Motion, this Order, and the Receivership Order upon Daniel Scaramellino and the registered agent for One Nine Country Drive, LLC, the entity that is the record owner of the Property, indicating the date of service.

4. Daniel Scaramellino and One Nine Country Drive, LLC shall file a response to the Motion, if any, by no later than **March 24, 2022** (“Response Deadline”). Daniel Scaramellino and One Nine Country Drive, LLC’s failure to file a timely response may result in the Motion being granted by default, which would expand the Receivership to include the Property.

5. Upon Daniel Scaramellino and One Nine Country Drive, LLC’s filing of a response to the Motion or, if no response is filed, the expiration of the Response Deadline, the Court will determine whether to issue an Order expanding the Receivership over the Property or, alternatively, requesting the Receiver to file a reply.

DONE AND ORDERED Fort Lauderdale, Florida, this 10th day of March, 2022.



RODOLFO A. RUIZ II
UNITED STATES DISTRICT JUDGE

Copies to: Counsel of Record