

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. 20-CV-81205-RAR

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

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

Defendants.

**ORDER GRANTING RECEIVER'S MOTION FOR ORDER: (1) AUTHORIZING
RECEIVER'S SALE OF ALL REAL PROPERTY WITHIN THE RECEIVERSHIP
ESTATE; AND (2) COMPELLING LISA MCELHONE AND
JOSEPH LAFORTE TO VACATE AND SURRENDER HAVERFORD HOME OR,
IN THE ALTERNATIVE, PAY OBLIGATIONS FOR SINGLE-FAMILY HOMES**

THIS CAUSE comes before the Court upon the Receiver's Motion for Order: (1) Authorizing Receiver's Sale of All Real Property Within the Receivership Estate; and (2) Compelling Lisa McElhone and Joseph LaForte to Vacate and Surrender Haverford Home or, in the Alternative, Pay Obligations for Single-Family Homes [ECF No. 1484] ("Motion"), filed on January 10, 2023. Having reviewed the Motion and being otherwise duly advised, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Receiver's Motion is **GRANTED**.
2. The Receiver is authorized to begin the process of marketing the 25 properties within the Receivership Estate, which are either directly or indirectly owned by Lisa McElhone, as identified in the Motion (collectively, the "Receiver-Controlled Properties"), including retaining real estate brokers/agents, appraisers, and other professionals and consultants, but shall not sell any of the properties without further order of the Court.

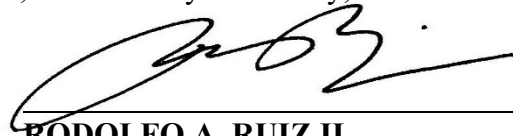
3. In the event the Receiver seeks to sell any of the Receiver-Controlled Properties through a private sale, the Receiver shall file a motion asking the Court to authorize the Receiver to sell and transfer title to such property, pursuant to such procedures as may be required by this Court and additional authority, such as 28 U.S.C. §§ 2001 and 2004.

4. Lisa McElhone and Joseph LaForte must vacate and surrender to the Receiver the property located at 568 Ferndale Lane in Haverford, Pennsylvania (“Haverford Home”) within **ninety (90) days** from the date of this Order, subject to the following conditions:

a. If, within 30 days from the date of this Order, McElhone and LaForte pay to the Receiver the past due rent for the Haverford Home, and other residential expenses and carrying costs for all three Single-Family Homes within the Receivership Estate (107 Quayside Drive in Jupiter Florida, 105 Rebecca Court in Paupack, Pennsylvania, and the Haverford Home), which the Receiver has calculated as of the date of the Motion to be \$61,481.17, the Haverford Home shall be excluded from the Receiver-Controlled Properties the Receiver has been authorized under this Order to begin the process of marketing and selling.

b. If McElhone and LaForte make the payment described in paragraph 4(a) herein, the Court acknowledges the Receiver’s agreement to allow McElhone and LaForte to continue to occupy the Haverford Home, until such future time that the Receiver seeks an order authorizing the Receiver to begin the process of marketing and selling the Haverford Home, or requiring McElhone and LaForte to vacate and surrender the Haverford Home to the Receiver.

DONE AND ORDERED in Miami, Florida, this 10th day of January, 2023.



RÓDOLFO A. RUIZ II
UNITED STATES DISTRICT JUDGE