

**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 MODIFYING ORDER AUTHORIZING RECEIVER'S SALE OF REAL
PROPERTY LOCATED AT 4633 WALNUT STREET, PHILADELPHIA, PA 19139**

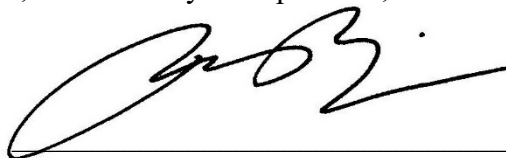
THIS CAUSE comes before the Court upon the Receiver's Motion to Modify the Order Authorizing Receiver's Sale of Real Property Located at 4633 Walnut Street, Philadelphia, PA 19139 ("Motion"), [ECF No. 1704], filed on September 15, 2023. The Court has reviewed the Motion and the record in this matter and is otherwise fully advised.

In the Motion, the Court-Appointed Receiver, Ryan K. Stumphauzer ("Receiver"), asks the Court to modify the Order Authorizing Receiver's Sale of Real Property Located at 4633 Walnut Street, Philadelphia, PA 19139, [ECF No. 1673], to approve and authorize a Change in Terms Addendum to Agreement of Sale ("Amendment") for the property located at 4633 Walnut Street. The Amendment permits the Buyer to assign certain rights under the Purchase and Sale Agreement for the sale of the Walnut Street Property (the "Contract") to a Qualified Intermediary. The assignment to the Qualified Intermediary is necessary to facilitate Buyer's proposed like-kind exchange under Section 1031 of the Internal Revenue Code.

The Receiver has made a sufficient and proper showing in support of the relief requested in the Motion. Accordingly, for the reasons stated in the Motion, it is hereby

ORDERED AND ADJUDGED that the Motion is **GRANTED**. The Order Authorizing Receiver's Sale of Real Property Located at 4633 Walnut Street, Philadelphia, PA 19139, [ECF No. 1673], is hereby modified to authorize and approve the Change in Terms Addendum to Agreement of Sale for the property located at 4633 Walnut Street. All other terms of the Order Authorizing Receiver's Sale of Real Property Located at 4633 Walnut Street, Philadelphia, PA 19139, [ECF No. 1673], remain unchanged.

DONE AND ORDERED in Miami, Florida, this 15th day of September, 2023.

A handwritten signature in black ink, appearing to read 'Rodolfo A. Ruiz II', written over a horizontal line.

RODOLFO A. RUIZ II
UNITED STATES DISTRICT JUDGE

Copies to: Counsel of record