

the relief requested in the Motion after having given due deliberation upon the Motion and all of the proceedings had before the court in connection with the Motion. Therefore, it is hereby

ORDERED that:

1. The Motion is **GRANTED**;
2. The Receiver may sell, transfer and convey the Subject Assets to Torok;¹
3. The Receiver will hold a 30-day open bid period commencing on the day after the entry of this Order;
4. The Receiver will not place any restrictions on who may bid on the Subject Assets, except having sufficient financing to close the transaction;
5. The Receiver may consider Torok to have submitted a bid of \$450,000;
6. On the last day of the Bid Period, the Receiver will hold a public auction on the steps of the courthouse located at Federal Building, 101 East Pecan Street, Room 216, Sherman, Texas 75090 from 9:00 am until 12:00 pm (noon) CST;
7. The Receiver will open the auction with the highest bid received during Bid Period (the "Opening Bid") and will accept any bids at the auction that exceed the Opening Bid;
8. The Opening Bid will be from Torok for \$450,000 unless a higher offer is received during the Bid Period;
9. The sale of the Subject Assets will be conducted "AS IS – WHERE IS", and no warranties of any kind will be provided;
10. The Receiver shall be allowed to sell the Subject Assets to the highest bidder at the auction without further approval of this court so long as the Receiver files a notice of sale. The notice of sale shall identify at minimum: (i) the addresses for each of the Subject Assets; (ii)

¹ All capitalized terms not defined herein are given the meaning ascribed to them in the Motion.

terms of sale; (iii) price to be paid; and (iv) the name of the buyer. If no objection is filed to the notice of sale within three (3) business days, the sale will be deemed approved, and the Receiver shall be entitled to close the transaction;

11. The Notice shall also include instructions on the disbursement of the \$450,000 deposited into the Court Registry. If Torok is the highest bidder, the court will instruct the Clerk of the Court to release the \$450,000 to the Receiver. If Torok is not the highest bidder, the court will instruct the Clerk of the Court to release the \$450,000 to Torok;

12. The Receiver is authorized to execute any assignment, allonge, or other title or note curative documents needed to transfer title of the Subject Assets to Torok on behalf of the Assignees identified in Exhibit B to the Motion;

13. Within a reasonable time after this Order is entered, the Receiver shall post this Order on www.stewardshipfundreceivership.com.

So **ORDERED** and **SIGNED** on September 12, 2013.



Ron Clark, United States District Judge