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10 *Attorneys for Receiver*
Geoff Winkler of American Fiduciary Services

11
12 UNITED STATES DISTRICT COURT

13 DISTRICT OF NEVADA

14 SECURITIES AND EXCHANGE
COMMISSION,

15 Plaintiff,

16 v.

17 PROFIT CONNECT WEALTH
18 SERVICES, INC., JOY I. KOVAR, and
BRENT CARSON KOVAR,

19 Defendants.

Case No. 2:21-cv-01298-JAD-BNW

**ORDER GRANTING MOTION FOR
ORDER IN AID OF RECEIVERSHIP
TO APPROVE (1) STIPULATION
WAIVING REQUIREMENTS OF 28
U.S.C. § 2001 WITH RESPECT TO THE
SALE OF RESIDENTIAL REAL
PROPERTY, (2) RETENTION OF
BRAUN INTERNATIONAL REAL
ESTATE TO LIST AND MARKET
RESIDENTIAL REAL ESTATE
LOCATED IN NORTH LAS VEGAS
AND PARCELS LOCATED IN
SEARCHLIGHT, (3) SALE OF
RESIDENTIAL REAL PROPERTY,
AND (4) AUCTION OF PARCELS IN
SEARCHLIGHT**

ECF Nos. 74, 74-2

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26 On February __, 2022, the Court held a hearing on the *Motion for Order in Aid*
27 *of Receivership to Approve (1) Stipulation Waiving Requirements of 28 U.S.C. § 2001*
28 *with Respect to the Sale of Residential Real Property, (2) Retention of Braun*

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1 *International Real Estate to List and Market Residential Real Estate Located in*
2 *North Las Vegas and Parcels in Searchlight, (3) Sale of Residential Real Property,*
3 *and (4) Auction of Parcels in Searchlight* (the "Motion"). Appearances were as noted
4 on the record. The Court having found that notice of the Motion was proper and for
5 the reasons urged in the Motion and the declarations and evidence submitted in
6 support of the Motion, and for the reasons stated on the record,

7 **IT IS ORDERED THAT**

8 (1) The Motion **[ECF No. 74] is GRANTED;**

9 (2) The Stipulation to Waive Requirements of 28 U.S.C. § 2001 with Respect
10 to the Sale of Residential Real Property **[ECF No. 74-2] is approved;**

11 (3) Geoff Winkler, the Receiver, is authorized to retain Braun International
12 and Premier Estates Auction Company pursuant to the terms in the listing and
13 auction agreements attached to the declaration of Geoff Winkler in support of the
14 Motion;

15 (4) The Receiver is authorized to sell the residential real property that is
16 located at 7043 Calvert Cliffs Street, North Las Vegas, Nevada and that has the
17 following legal description: "Lot 30, as shown on the Final Map of Villages at Tule
18 Springs Village 3 – Parcel 3.04, Unit 2, in Book 156 of Plats, Page 69, Clark County
19 Records" (the "Residential Property"). The Receiver may sell the Residential Property
20 to the party with the highest and best offer as identified in the exercise of the
21 Receiver's business judgment, with the sale to be by private sale and not subject to
22 overbid and the sale of be free and clear of liens. The Receiver is authorized to pay
23 the broker's commission, costs of sale, and any pro-rated property taxes or
24 homeowners' association dues or fees required to be paid from the proceeds of the sale
25 of the Residential Property at the close of escrow;

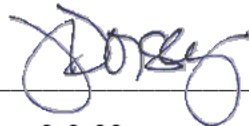
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1 (5) Any title company is authorized to rely on the Order as authority for the
2 sale of the Residential Property by the Receiver without the necessity of a further
3 Court order;

4 (6) The Receiver, in the exercise of his business judgment, is authorized
5 without the necessity of a further Court order to sell one or more of the Searchlight
6 Parcels, which parcels bear Assessor's Parcel Numbers 243-34-101-006, 243-27-801-
7 004, 243-27-801-006, 243-27-701-004, 243-27-701-005, 243-34-201-014, 243-34-301-
8 007, and 243-34-201-002, by online auction pursuant to the terms of the auction
9 agreement approved in this Order and, in that event, the sale of the Searchlight
10 Parcels free and clear of liens is authorized, and the Receiver may pay any costs of
11 sale, pro-rated property taxes, and marketing expenses at the closing of the sale(s);
12 and

13 (7) In the event of a sale of one or more of the Searchlight Parcels by an
14 online auction, any title company is authorized to rely on the Order as authority for
15 the sale of the Searchlight Parcels by the Receiver without the necessity of a further
16 Court order.

17 **IT IS SO ORDERED.**



18 _____
19 DATED: 3-3-22
20 _____

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