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11 *Counsel for Allen D. Applbaum as Receiver*

12 **IN THE UNITED STATES DISTRICT COURT**
13 **FOR THE DISTRICT OF ARIZONA**

14 United States Securities and Exchange
15 Commission,

16 Plaintiff,

17 v.

18 Jonathan Larmore, et al.,

19 Defendants, and

20 Michelle Larmore; Marcia Larmore;
21 CSL Investments, LLC;
22 MML Investments, LLC;
23 Spike Holdings, LLC;
24 and JMMAL Investments, LLC,

25 Relief Defendants.

Case No. CV-23-02470-PHX-DLR

**NOTICE OF AUCTION RESULTS
FOR REAL PROPERTIES SUBJECT
TO LOANS SERVICED BY RIALTO
CAPITAL ADVISORS, LLC**

26 ¹ Admitted *pro hac vice*.

27 ² Admitted *pro hac vice*.

28 ³ Admitted *pro hac vice*.

1 Allen D. Applbaum, as receiver for ArciTerra Companies, LLC, and related entities,
2 by and through his counsel, Archer & Greiner, P.C., hereby files this notice, as follows:

3 1. On September 16, 2024, the Receiver filed the *Receiver's Motion for Orders*
4 *(I) Approving (A) the Engagement and Compensation of Marcus & Millichap Real Estate*
5 *Investment Services as Broker for the Sale of Real Properties Subject to Loans Serviced by*
6 *Rialto Capital Advisors, LLC, and (B) the Sale and Auction Procedures for the Sale of the*
7 *Properties; (II) Approving the Sale of the Properties After Auction, Free and Clear of All*
8 *Liens, Claims, Encumbrances and Interests; and (III) Granting Related Relief [ECF 230]*
9 *(the “Motion”).*

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12 2. On October 17, 2024, the Court entered the *Order Approving (A) the*
13 *Engagement and Compensation of Marcus & Millichap Real Estate Investment Services*
14 *as Broker for the Sale of Real Properties Subject to Loans Serviced by Rialto Capital*
15 *Advisors, LLC; (B) the Sale and Auction Procedures for the Sale of the Properties; and (C)*
16 *Granting Related Relief [ECF No. 246] (the “Rialto Procedures Order”).*

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18 3. From October 29, 2024 to October 31, 2024, the Auction⁴ was conducted
19 pursuant to the Rialto Procedures Order.
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28 ⁴ Capitalized, undefined terms shall have the meaning ascribed to them in the Motion.

4. At the conclusion of the Auction, the Receiver accepted the following offers:

Property	Winning Bid	Winning Bidder
5339 Elvis Presley Boulevard, Memphis, Tennessee 38116	\$1,908,929.00	Safeway Group, Inc.
700 North Grand Ave., Mt. Pleasant, Iowa 52641	\$1,750,000.00	The Katare Family LLC
8001 Vaughn Road, Montgomery, Alabama 36116	\$2,500,000.00	Pacific West Land, LLC
601 Trenton Road, McAllen, Texas 78504	\$2,955,000.00	Casablanca Bay, LLC
60 Colonial Promenade Parkway Alabaster, Alabama 35007	\$3,100,000.00	Pacific West Land, LLC
81 Jameson Lane, Greenville, Alabama 36037	\$1,050,000.00	Jack Collins
752 S. Andy Griffith Parkway, Mt. Airy, North Carolina 27030	\$1,550,000.00	Abdullah Obaid
1921 Gallatin Pike North, Madison, Tennessee 37115	\$2,550,000.00	RGH Investors LLC
5450 US Highway 80 East, Pearl, Mississippi 39208	\$2,822,000.00	Franks Family Trust
412 Cross Oaks Mall, Plainwell, Michigan 49080	\$675,000.00	Jin Zheng
2513-2521 E North St., Kendallville, Indiana 46755	\$905,000.00	Susgenix, LLC

5. As provided in the Rialto Procedures Order, the sale of the Properties will be considered by the Court at the Sale Hearing scheduled for November 13, 2024 at 10:00 A.M. (Phoenix Time).

1 6. As provided in the Rialto Procedures Order, any objection to these sales must
2 be filed in writing with the Court on or before November 6, 2024 at 5:00 P.M. (Phoenix
3 Time).
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5 Dated: November 5, 2024

ARCHER & GREINER, P.C.

6
7 By:  _____

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