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20 Attorneys for Receiver  
21 KRISTA FREITAG

22 UNITED STATES DISTRICT COURT  
23 SOUTHERN DISTRICT OF CALIFORNIA

24 SECURITIES AND EXCHANGE  
25 COMMISSION,

26 Plaintiff,

27 v.

28 GINA CHAMPION-CAIN and ANI  
DEVELOPMENT, LLC,

Defendants,

AMERICAN NATIONAL  
INVESTMENTS, INC.,

Relief Defendant.

Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S NOTICE OF MOTION  
AND MOTION FOR (A) APPROVAL  
OF SALE OF TENNYSON STREET  
PROPERTY AND (B) RECOVERY  
OF PRIOR EARNEST MONEY  
DEPOSIT FROM ESCROW**

Date: August 3, 2020

Time: 2:00 p.m.

Courtroom: TBD

Mag. Judge: Hon. Allison H. Goddard

1 **TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:**

2 **NOTICE IS HEREBY GIVEN** that on August 3, 2020, at 2:00 p.m. in a  
3 Courtroom to be determined of the United States District Court, Southern District of  
4 California, located at 221 West Broadway, San Diego, California 92101, Krista  
5 Freitag ("Receiver"), the Court-appointed permanent receiver for Defendant ANI  
6 Development, LLC, Relief Defendant American National Investments, Inc., and  
7 their subsidiaries and affiliates ("Receivership Entities"), will, and hereby does,  
8 move this Court for (A) Approval of Sale of Tennyson Street Property and (B)  
9 Recovery of Prior Earnest Money Deposit from Escrow ("Motion").

10 This Motion is based upon this notice, the accompanying Memorandum of  
11 Points and Authorities and Declaration of Krista L. Freitag, all pleadings and papers  
12 on file in this action, and upon such other matters as may be presented to the Court  
13 at the time of hearing.

14 **Procedural Requirements:** If you oppose the Motion, you are required to  
15 file your written opposition with the Office of the Clerk, United States District  
16 Court, Southern District of California, 333 West Broadway, Suite 420, San Diego,  
17 California 92101, and serve the same on the undersigned no later than 14 calendar  
18 days prior to the hearing date. An opposing party's failure to file an opposition to  
19 any motion may be construed as consent to the granting of the motion pursuant to  
20 Civil Local Rule 7.1(f)(3)(c).

21  
22 Dated: June 22, 2020

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

23  
24 By:           s/Edward G. Fates          

25 DAVID R. ZARO  
26 EDWARD G. FATES  
27 NORMAN M. ASPIS  
28 Attorneys for Receiver  
KRISTA FREITAG