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UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF CALIFORNIA

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

GINA CHAMPION-CAIN AND ANI
DEVELOPMENT, LLC

Defendants,

AMERICAN NATIONAL
INVESTMENTS, INC.,

Relief Defendant.

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

**ORDER GRANTING
JOINT MOTION FOR ORDER
GRANTING SEATTLE FUNDING
GROUP RELIEF FROM
PRELIMINARY INJUNCTION TO
FORECLOSE ON REAL PROPERTY
[DOCKET NO. 379]**

[901-915 West Washington, San Diego]

The unopposed Joint Motion for Order Granting Seattle Funding Group Relief from Preliminary Injunction to Foreclose on Real Property [Docket No. 379] is **GRANTED.**

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1 With respect to the property located at located at 901, 903 & 915 West
2 Washington Street, San Diego, California, APN 444-611-12-00 (the “W. Washington
3 Property”), SFG Income Fund VI, LLC (the “Lender”) is granted limited relief from
4 the prohibitions set forth in Section XIII B and C of the Appointment Order [Docket 6]
5 for the purposes of permitting the Lender to enforce the security interests created under
6 its deed of trust by commencing and prosecuting non-judicial foreclosure proceedings.
7 Such foreclosure proceedings may be consummated without the necessity of any further
8 order of the Court. The successful bidder at any foreclosure sale may acquire and take
9 possession of the W. Washington Property free and clear of any interest of the
10 receivership estate.

11 Such relief from the prohibitions under Section XIII, set forth in the Appointment
12 Order, shall be limited to the above-named Lender and shall not extend to any other
13 creditor of the Receivership Entities. The Lender retains all other rights and remedies it
14 may currently have, including without limitation the right to petition this Court for
15 further relief. The Receiver and Champion-Cain will execute and deliver to Lender such
16 documents as the Lender may reasonably request in order to complete its nonjudicial
17 foreclosure proceedings.

18 Nothing herein shall preclude the Receiver from soliciting or developing offers
19 for the W. Washington Property pending the foreclosure sale. In the event an offer in
20 an amount sufficient to pay secured claims and property taxes and to provide a net
21 recovery for the receivership estate is secured, and the buyer has released

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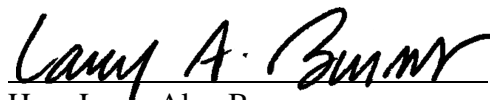
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1 contingencies, the Receiver will confer with Lenders and seek Court approval of the
2 sale.

3 **IT IS SO ORDERED.**

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5 DATE: July 10, 2020



Hon. Larry Alan Burns
Chief United States District Judge

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