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UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA

FEDERAL TRADE COMMISSION,

Plaintiff,

v.

AUTOMATORS LLC, et al.,

Defendants.

PEREGRINE WORLDWIDE, LLC, a  
Delaware limited liability company,

Relief Defendant.

Case No.: 3:23-cv-01444-DMS-BGS

Assigned to Hon. Dana M. Sabraw

**ORDER APPROVING AND  
CONFIRMING SALE OF REAL  
PROPERTY COMMONLY  
KNOWN AS 4560 VIA GAVIOTA,  
RANCHO SANTA FE,  
CALIFORNIA 92091**

1 The Receiver’s Motion seeking approval and confirmation of the sale of  
2 the property located at 4560 Via Gaviota, Rancho Santa Fe, California 92067 (the  
3 “Motion”) (ECF No. 102) came on for hearing at the above-referenced date, time,  
4 and place before the Honorable Dana M. Sabraw, United States District Judge  
5 presiding. Appearances were as noted on the record. The Court, having reviewed  
6 and considered the Motion and all pleadings and papers filed in support thereof,  
7 and oppositions or responses to the Motion, if any, and good cause appearing  
8 therefor,

9 IT IS ORDERED that:

10 1. The Motion is hereby granted in its entirety. Capitalized terms not  
11 otherwise defined in this Order shall have the same meaning assigned to them in  
12 the Motion.

13 2. The sale of the real property commonly known as 4560 Via Gaviota,  
14 Rancho Santa Fe, California 92091, Assessor’s Parcel No. 268-031-13-00  
15 (“Property”), by private sale to the Parekh Verma Family Trust or its assigns (the  
16 “Successful Bidder”) for the price of \$6,900,000.00 is approved and confirmed.

17 3. The Receiver is authorized to execute all documents and instruments  
18 necessary or appropriate to complete, implement, effectuate and close the sale of  
19 the Property to the Successful Bidder, including but not limited to the deed  
20 conveying title to the Property to the Successful Bidder.

21 4. The sale of the Property to the Successful Bidder is being sold in an  
22 “as is” condition, without any warranties or representations, with all faults known  
23 and unknown, as more particularly set forth in the Purchase Agreement.

24 5. The sale to the Successful Bidder is an arm’s length transaction and  
25 the purchase price is fair and reasonable.

26 6. The Receiver is authorized to permit and/or cause to be paid from  
27 the proceeds of sale all ordinary and customary closing costs, all costs and  
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1 expenses required to be paid pursuant to the terms of the Purchase Agreement by  
2 the Receiver from the proceeds of sale, the sales commission to the Broker, all  
3 real property tax liens and prorated real property taxes due up to the date of  
4 closing, the amounts owed under the promissory note secured by the deed of trust  
5 in favor of The consensual lien is in favor of Sylvia Sears Danner Irrevocable  
6 2018 Trust dated November 13, 2018 in the principal amount of \$1 million.

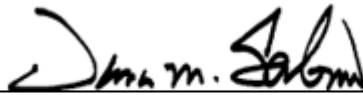
7 7. All net proceeds from the sale of the Property, after payment of the  
8 valid liens and encumbrances and costs of sale (“Net Proceeds”), shall be paid  
9 to the Receiver on behalf of the receivership estate, that the Receiver shall have  
10 the sole and exclusive right to all of the Net Proceeds from the sale, on behalf of  
11 the receivership estate, and that the Net Proceeds shall become property of the  
12 receivership estate free and clear of all other liens and encumbrances, if any exist.

13 8. Any licensed title insurer, the Initial Purchaser, or the Successful  
14 Bidder may rely on this Order as authorizing the Receiver to transfer legal title  
15 to the Property free and clear of all liens and encumbrances.

16 9. The Court will provide any additional and further relief as may be  
17 necessary or appropriate to enable the Receiver to effectuate the sale of the  
18 Property, including without limitation the entry of an order authorizing such sale  
19 in form acceptable to the title company insuring title in connection with such sale.

20 IT IS SO ORDERED.

21 Dated: May 20, 2024

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24 Hon. Dana M. Sabraw, Chief Judge  
25 United States District Court  
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