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UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

INTEGRATED NATIONAL
RESOURCES, INC. dba
WEEDGENICS, ROLF MAX
HIRSCHMANN aka "MAX
BERGMANN," and
PATRICK EARL WILLIAMS,

Defendants, and

WEST COAST DEVELOPMENT
LLC, INR CONSULTING LLC
(WYOMING ENTITY),
OCEANS 19 INC.,
AUTOBAHN PERFORMANCE LLC,
ONE CLICK
GENERAL MEDIA INC.,
OPUS COLLECTIVE,
JOHN ERIC FRANCOM,
INR-CA INVESTMENT HOLDINGS,
LLC,
MICHAEL DELGADO, TOTAL
SOLUTION CONSTRUCTION
LLC,
BAGPIPE HOLDINGS LLC,
BAGPIPE MULTIMEDIA LLC,
TYLER CAMPBELL,
INR CONSULTING LLC
(CALIFORNIA ENTITY).

Case No. 8:23-cv-00855-JWH-KESx

**ORDER REGARDING
RECEIVER'S UNOPPOSED
MOTIONS TO APPROVE SALE OF
PROPERTY [ECF Nos. 276 & 277]**

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HIDDEN SPRINGS HOLDINGS
GROUP LLC, and
ALEXANDRIA PORTER BOVEE aka
“AIA MONTGOMERY,”

Relief Defendants.

1 Before the Court are the Receiver’s two unopposed motions to approve
2 the sale of property and pay the associated broker’s commission.¹ The Court
3 concludes that these matters are appropriate for resolution without a hearing.
4 *See* Fed. R. Civ. P. 78; L.R. 7-15. After considering the Motions and the
5 docketed non-opposition from the affected parties, the Court **GRANTS** the
6 Receiver’s Motions as unopposed.

7 In May 2023, the SEC filed a Complaint seeking a preliminary injunction
8 against Defendants Integrated National Resources Inc. dba WeedGenics
9 (“INR”), Rolf Max Hirschmann aka “Max Bergmann” (“Hirschmann”), and
10 Patrick Earl Williams (collectively, “Defendants”) and various Relief
11 Defendants, including Alexandria Porter Bovee (“Bovee”), West Coast
12 Development LLC, INR Consulting LLC (Wyoming Entity), Oceans 19 Inc.
13 (“Oceans 19”), Autobahn Performance LLC (“Autobahn”), One Click General
14 Media Inc. (“One Click”), and Opus Collective (“Opus”) (collectively, “Relief
15 Defendants”), and seeking the appointment of a permanent receiver over INR
16 and the entity-Relief Defendants.² On the same day, the SEC filed a
17 Memorandum of Points and Authorities, as well as supporting declarations and
18 exhibits, seeking the same relief initially on a temporary basis via a Temporary
19 Restraining Order (“TRO”).³ Three days later, the Court entered the TRO.⁴

20 In June 2023, the Court granted the preliminary injunction and issued
21 orders (1) freezing Defendants’ and Relief Defendants’ assets; (2) appointing
22 Freitag as Permanent Receiver; (3) requiring accountings from Defendants and

23
24 ¹ Receiver’s Mot. for Order (the “First Motion”) [ECF No. 276];
25 Receiver’s Mot. for Order (the “Second Motion”) [ECF No. 277] (jointly, the
“Motions”).

26 ² *See* Compl. (the “Complaint”) [ECF No. 1].

27 ³ SEC’s Mem. of P. & A.; Supporting Declarations [ECF Nos. 4-10.]

28 ⁴ TRO & Orders [ECF No. 17].

1 Relief Defendants; and (4) prohibiting the destruction of documents.⁵ Since it
2 issued those initial orders, the Court has issued many follow-on orders variously
3 extending and adjusting the scope of the TRO and PI. Ultimately, the parties
4 stipulated to, and the Court issued, judgment as to Defendant INR and Relief
5 Defendants.⁶

6 With her first Motion, the Receiver seeks authority to sell real property
7 belonging to Defendant and Receivership Entity Autobahn located at 7691
8 Gracemoor Court, Las Vegas, Nevada, and to pay the Broker a commission
9 equaling four percent of the gross sales price.⁷ With her second Motion, the
10 Receiver seeks authority to sell a different real property, also belonging to
11 Autobahn, located at 5963 N. Hacienda Ave., Boise, Idaho, and to pay the
12 Broker a commission equaling four percent of the gross sales price.⁸ Various
13 parties filed notices of non-opposition to the Motions, including Autobahn—the
14 party that would be affected by the sales.⁹ No party has objected to either
15 Motion.

16 For the reasons set forth above, the Court hereby **ORDERS** as follows:

17 1. The Receiver's two Motions are **GRANTED**.

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19

20 ⁵ Prelim. Inj. with Respect to Certain Defs. & Relief Defs. & Orders [ECF
21 No. 33].

22 ⁶ See Stipulation for J. as to Def. INR [ECF No. 230]; Stipulation for J. as to
23 Relief Defs. [ECF No. 231]; J. as to Def. INR [ECF No. 237]; J. as to Relief
24 Defs. [ECF No. 238].

25 ⁷ See generally First Motion.

26 ⁸ See generally Second Motion.

27 ⁹ Defs.' Notice of Non-Opp'n to Motions [ECF No. 283] (Defendants
28 Autobahn, Hirschmann, Oceans 19, One Click General Media, and Opus
Collective); see also Def.'s Notice of Non-Opp'n to Motions [ECF No. 284]
(Defendant Bovee).

1 2. The sale of property located at 7691 Gracemoor Court, Las Vegas,
2 Nevada 89149, as described in Exhibit A to the Declaration of Krista L. Freitag
3 in support of the Motion, by Krista L. Freitag, as Receiver, to Shai and Eden
4 Shnaider Cohen, or their designee, is **CONFIRMED** and **APPROVED**.

5 3. The purchase price of \$1,055,000 for the property is
6 **CONFIRMED** and **APPROVED**.

7 4. The broker's commission of \$15,000 and 2% to a buyer's agent is
8 **APPROVED**, and the Receiver is **AUTHORIZED** to pay such commission.

9 5. The Receiver is **AUTHORIZED** to complete the sale transaction
10 forthwith, including executing any and all documents as may be necessary and
11 appropriate to do so.

12 6. The sale of property located at 5963 N. Hacienda Avenue, Boise,
13 Idaho 83703, as described in Exhibit A to the Declaration of Krista L. Freitag in
14 support of the Motion, by Krista L. Freitag, as Receiver, to Valerie Uhlorn and
15 Brian Portugais, or their designee, is **CONFIRMED** and **APPROVED**.

16 7. The purchase price of \$1,722,050 for the property is
17 **CONFIRMED** and **APPROVED**.

18 8. The broker's commission of 4% of the purchase price is
19 **APPROVED**, and the Receiver is **AUTHORIZED** to pay such commission.

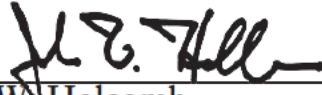
20 9. The Receiver is **AUTHORIZED** to complete the sale transaction
21 forthwith, including executing any and all documents as may be necessary and
22 appropriate to do so.

23 10. In the event that the Winning Bidder fails to close the sale
24 transaction in accordance with RE-21 Real Estate Purchase and Sale Agreement
25 (including the Amendment thereto) attached to the Notice of Results as
26 Exhibit A, then the sale of the Property by the Receiver to Christine Zuk
27 ("Back-Up Bidder") pursuant to the RE-21 Real Estate Purchase and Sale
28 Agreement (including the Amendment thereto) attached to the Notice of

1 Results as Exhibit B for \$1,700,000.00 is **APPROVED** and the Receiver is
2 **AUTHORIZED** to complete the sale to Back-Up Bidder, including executing
3 any and all documents as may be necessary and appropriate to do so.

4 **IT IS SO ORDERED.**

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6 Dated: November 7, 2024

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9 John W. Holcomb
10 UNITED STATES DISTRICT JUDGE
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