



IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA

FILED IN DISTRICT COURT  
OKLAHOMA COUNTY

Oklahoma Department of Securities )  
*ex rel.* Melanie Hall, Administrator, )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
Premier Global Corporation et al., )  
 )  
Defendants. )

MAR 14 2023

RICK WARREN  
COURT CLERK

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Case No. CJ-2022-5066  
Judge Don Andrews

**ORDER ESTABLISHING SALES PROCEDURES FOR  
PURPOSES OF LIQUIDATING CERTAIN REAL AND PERSONAL  
PROPERTY INTERESTS IN CERTAIN FOREIGN ASSETS**

NOW on this 14<sup>th</sup> day of March, 2023, the duly appointed Receiver, Eric L. Johnson's (the "Receiver") Motion for Order Establishing Sales Procedures for Purposes of Liquidating Certain Real and Personal property Interest in Certain Foreign Assets (the "Motion") comes on before the undersigned Judge of the District Court, and the Court finds as follows:

1. Receiver has moved this Court to establish and order certain procedures for the sale of the real and/or personal property interests of the Receivership Defendants<sup>1</sup> in the country of Belize including a Belizean vacation-style resort known as X'Tan Ha (pronounced "Ish-Tan-Ha") (the "Resort Property"), partially developed land situated along Chetumal Bay (the "La Casa de Chelle Property"), and equipment, vehicles, or other personal property valued on an individual basis at less than \$15,000 per item.

<sup>1</sup> Capitalized terms used but not defined herein shall have the same meaning as in the Motion.

2. Among the real and personal interests currently held within the Estate are the interests of defendants Steven Parish, Richard Dean, and Premier Global Corporation in and to certain condominium or “strata” lots at a Belizean resort known as X’Tan Ha.
3. The receivership estate includes certain real and personal property interests located in the country of Belize. Specifically, it includes approximately twenty-five (25) vacation style residential units located within a resort known as X’Tan Ha, which resort is located on Ambergris Caye, near San Pedro town, Belize (the “Resort Units” or individually a “Resort Unit”), together with five (5) undeveloped or partially developed lots located on the western side of Ambergris Caye (“Lagoon Side Parcels”).
4. The Resort Units together with the Lagoon Side Parcels are collectively referenced herein as the “Belize Properties.”
5. The Receiver plans to sell the Belize Properties to recover funds for the estate.
6. Upon consideration of the costs, the seasonality of the island economy and the effects such seasonality has on the opportunity to market and sell vacation property in Belize, together with the desire to ensure that the Receiver at all times operates in a manner that is consistent with Belizean laws, customs, and practices governing sales and transfers of property, and in light of the costs associated with ownership and upkeep of property outside of the United States, the economic health of the X’Tan Ha resort, maintenance and other carry costs associated with property in Belize, and the Receiver’s efforts to maximize recoveries, the Receiver believes that embarking in the near term on a program for the marketing and sale of the Estate’s interests in the Receivership Units is appropriate.

7. Upon discussions with proposed counsel and real estate professionals in Belize, the Receiver's plan consists of a three-step process. First, the Receiver seeks authority to authorize the establishment of and establish a separate Belizean corporate entity for each of the Receivership Units and to cause Legacy Resorts to transfer all interests in and to such Receivership Unit into its designated Belizean entity (each, a "Resort Unit Entity"). Second, the Receiver would cause the Resort Unit Entity holding a Receivership Unit to engage a broker as the exclusive agent to market and sell the Resort Unit Entity. Third, in connection with the sale of a Resort Unit Entity to an arm's length buyer, the Receiver would sell the Resort Unit Entity to the purchaser, subject to the approval of this Court.
8. In addition to X'Tan Ha, Premier Global Corporation and Steven Parish had accumulated five undeveloped parcels of land along the Chetumal Bay referred to as La Casa de Chelle. Chetumal Bay is a large bay of the Caribbean Sea along the southern Yucatan Peninsula bordered by Belize and Mexico.
9. Adjacent to the contiguous lots on La Casa de Chelle is a marina. Receiver has been informed that the marina had been dredged by Mr. Parish at a time when he had lacked title to the adjacent land. There is also some dispute over whether the Mr. Parish obtained necessary permissions from Belizean authorities prior to dredging land in a protected marine environment. In connection with construction of the Marina, the wall encompassing the contiguous lots surpasses by several inches the border of the lots the Defendants had validly acquired. In other words, the wall may need to be removed unless arrangements for keeping it in place can be achieved with the adjacent property owner.

10. The status of title to the contiguous lots is unclear. Receiver has not received to date original title documents concerning the same. Belizean legal professionals surmise that the same may be in a processing phase with the Belizean authorities since title transfers of land in Belize can sometimes take months to complete.
11. Receiver intends to list and sell the La Casa de Chelle lots on an as-is basis to one or more buyers, upon consultation with legal and real estate professionals.
12. Receiver has further discovered that the Estate holds interests in and to certain equipment and vehicles that are located at various sites on Ambergris Caye. The same include the above-mentioned temporary housing units, power generators, water treatment and filtration equipment, solar panels, golf carts, boats, and various and sundry furniture and personal effects of certain of the defendants. The value of many such items is low, ranging from \$0-\$15,000 on an item-by-item basis. Some such property is registered in the name or names of Belizean locals and not in the name of any Receivership Defendant entity. Much of the equipment and vehicle inventory appears to be incapable of securing without incurring prohibitive costs that would work a net financial loss to the Estate and to prospective recoveries.
13. The necessity of preparing and filing individual motions for each item of property also may defeat the Estate's goal of realizing net proceeds from their sale.
14. Additionally, in certain of the Receivership Units there remains personal property and personal effects of the individual defendants in this case, i.e., Steven Parish and Richard Dean, and/or their spouses and relatives. When selling the interest in a Receivership Unit as set forth herein, it is the Receiver's intention to offer of certain personal property, i.e., furniture, artwork, kitchen appliances and housewares contained in the

Receivership Units to any prospective buyer. To the extent the extent a prospective buyer of a Receivership Unit does not want such property, then it will be sold pursuant to the De Minimis Property Sales Protocol below. With respect to personal effects left in the Receivership Units, *i.e.*, family pictures, clothing, etc., the receiver has identified one of the Receivership Units that such property may be stored in on a short-term basis, but will otherwise be disposed of pursuant to the Abandonment Protocol listed below.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that the Receiver is authorized as follows to:

**X'Tan Ha**

- a. designate any unit or units within the Resort Property for marketing and sale;
- b. confer with Belizean counsel and where appropriate instruct Belizean counsel to establish a distinct Belizean corporate entity, created for the exclusive purpose of holding the interests of any Receivership Defendants and of the Estate in and to such designated Resort Unit Entity;
- c. take all steps necessary to cause or to authorize to be caused the transfer of any land certificate or other document or instrument respecting title to a designated unit to the appropriate Resort Unit Entity; and
- d. enter into any appropriate listing agreement for such Resort Unit Entity with the any professional whose engagement is authorized by this Court. As noted above, the engagement application for Jeff Bella of RE/Max Island Real Estate accompanies this Motion.

**La Casa de Chelle**

- e. enter into any appropriate listing agreement for some or all lots comprising the La Casa de Chelle Property with any professional whose engagement is authorized by this Court; and
- f. take such actions and file such documentation as may be necessary or advisable to secure clear title to the La Casa de Chelle Property.

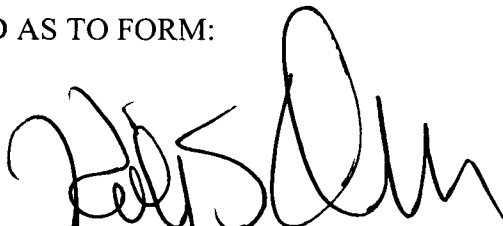
***De Minimis Property and Personal Effects***

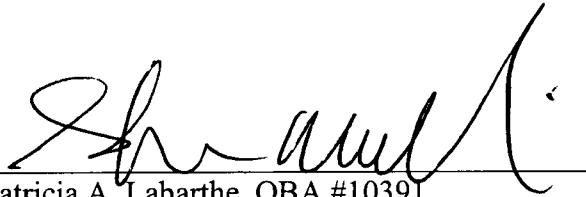
- g. to enter into and to sell de minimis property, to wit personal property with a value of less than \$15,000 per item; and
- h. in connection with any such sale, to file with the Court a *De Minimis* Sale Notice in substantially the format set forth as **Exhibit A** to this Order;
- i. to consummate each and all sales of de minimis property upon the passage of ten (10) business days from the date of filing of a *De Minimis* Sale Notice; and
- j. to abandon certain personal effects located in a Receivership Unit and in connection with any such abandonment, file with the Court a Notice of Abandonment in substantially the format set forth in **Exhibit B** to this Order, dispose of any unclaimed Personal Effect if not claimed within ten (10) business days from the date of filing, and charge a \$375 storage assessment for any claimed Personal Effect until otherwise removed.

**IT IS SO ORDERED.**

  
\_\_\_\_\_  
JUDGE OF THE DISTRICT COURT 3/14/2023

APPROVED AS TO FORM:

  
\_\_\_\_\_  
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Patricia A. Labarthe, OBA #10391

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Brad Davenport, OBA #18687

Oklahoma Department of Securities

204 North Robinson, Suite 400

Oklahoma City, Oklahoma 73102

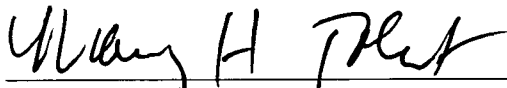
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Attorney for DDI Advisory Group, LLC  
and Richard Dale Dean

**EXHIBIT A**

**IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA**

Oklahoma Department of Securities	)	
<i>ex rel.</i> Melanie Hall, Administrator,	)	
	)	
Plaintiff,	)	
	)	
v.	)	
	)	
Premier Global Corporation et al.,	)	
	)	Case No. CJ-2022-5066
Defendants.	)	Judge Don Andrews
	)	

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**NOTICE OF SALE OF DE MINIMIS VALUE PERSONAL PROPERTY**

**TO THE COURT AND ALL PARTIES AND PARTIES-IN-INTEREST PLEASE TAKE NOTICE:**

Eric L. Johnson (the “Receiver”) in his capacity as Receiver for Premier Global Corporation, Premier Factoring, LLC, PF-2, LLC, PF-3, LLC, PF-4, LLC, PF-5, LLC, PF-6, LLC, PF-7, LLC, Premier Factoring Group, LLC, KCI Business Services, LLC, DDI Advisory Group, LLC, Steven J. Parish, and Richard Dale Dean, (collectively, the “Receivership Defendants”) will and by this Notice does hereby give notice that unless a timely objection is filed with the Court, that on or after [DATE] the Receiver shall sell, transfer, and convey all of the right, title, and interest of the within receivership estate in and to the following property to the purchaser(s) identified below (the “De Minimis Property Sale”).

The Property to be sold pursuant to this De Minimis Property Sale Notice by the Receiver is as follows:

Item Description	Registration No.	Other Description	Proposed Purchaser	Purchase Price	Estimated Net Proceeds	Basis for Value

**PLEASE TAKE FURTHER NOTICE** that any objection to the above-described De Minimis Property Sale must be filed with the Court and served upon the Receiver on or before [OBJECTION DEADLINE]. Pursuant to the Court’s Order Approving Sales Procedures [Dkt. \_\_\_\_], entered on the Court’s docket on [ORDER DATE], the failure to timely object and to serve such objection on the Receiver shall constitute a waiver of any objection, and shall constitute consent to the proposed sale.

Dated:

\_\_\_\_\_  
[Signature block]

**EXHIBIT B**

**IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA**

Oklahoma Department of Securities	)	
<i>ex rel.</i> Melanie Hall, Administrator,	)	
	)	
Plaintiff,	)	
	)	
v.	)	
	)	
Premier Global Corporation et al.,	)	
	)	
Defendants.	)	Case No. CJ-2022-5066
	)	Judge Don Andrews

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**PERSONAL EFFECT ABANDONMENT NOTICE**

**TO THE COURT AND ALL PARTIES AND PARTIES-IN-INTEREST PLEASE TAKE NOTICE:**

Eric L. Johnson (the "Receiver") in his capacity as Receiver for Premier Global Corporation, Premier Factoring, LLC, PF-2, LLC, PF-3, LLC, PF-4, LLC, PF-5, LLC, PF-6, LLC, PF-7, LLC, Premier Factoring Group, LLC, KCI Business Services, LLC, DDI Advisory Group, LLC, Steven J. Parish, and Richard Dale Dean, (collectively, the "Receivership Defendants") will and by this Notice hereby abandons the following described assets located at the resort property, X'Tan Ha, on the Belizean island of Ambergris Caye:

*[General Identification of Personal Effects to be Abandoned]* (the "Personal Effects")

The receivership estate intends to liquidate the resort unit that where the Personal Effects are currently located. The Receiver has determined that such Personal Effects have inconsequential value and/or are burdensome to the receivership estate.

**PLEASE TAKE FURTHER NOTICE** that if the Personal Effects are not claimed or otherwise removed by **[Date]**, the Receiver will dispose of the Remaining Personal Property at that time. If the Personal Effects are claimed, then the claiming party shall make necessary arrangements for its disposition; provided, however, that the claiming party will be assessed a \$375 weekly storage charge to compensate the receivership estate for ongoing storage until such time as the Personal Effects are removed.

Dated:

\_\_\_\_\_  
[Signature block]

**EXHIBIT A**

	Monthly HOA	Quarterly HOA (Monthly x3)	Add'l Monthly	Add'l Quarterly	Insurance	Taxes (Annual) Due 4/1	Resort Program / Rental Pool****
1A (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
1B (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
1C (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
2A (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
2B (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
4A (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
4C (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
4D (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
5B (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
5D (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
6A (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
6B (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
6C (Premier Global)	\$474.00	\$1,422.00			Covered until June	\$750.00	\$0.00
6D (Steve Parish)	\$474.00	\$1,422.00		\$1,136.96	Covered until June	\$750.00	\$0.00
8A (Premier Global)	\$474.00	\$1,422.00		\$1,136.96	Covered until June	\$750.00	\$0.00
8B (Premier Global)	\$474.00	\$1,422.00		\$1,136.96	Covered until June	\$750.00	\$0.00
8C (Steve Parish-Puerto)	\$512.00	\$1,536.00	954.59*		Covered until June	\$750.00	\$0.00
Casita 2 (Premier Global)	\$440.00	\$1,320.00			Covered until June	\$750.00	\$0.00
GV 10 (Premier Global)	\$522.00	\$1,566.00			Covered until June	\$750.00	\$0.00
GV 12A (Steve Parish)	\$522.00	\$1,566.00			Covered until June	\$750.00	\$0.00
GV 12B (Premier Global)	\$394.00	\$1,182.00	1,132.28**		Covered until June	\$750.00	\$0.00
GV14 (Dean - others paying)	\$512.00	\$1,536.00			Covered until June	\$900.00	\$0.00
GV 17 (Premier Global)	\$512.00	\$1,536.00			Covered until June	\$750.00	\$0.00
GV 18 (Premier Global)	\$512.00	\$1,536.00			Covered until June	\$900.00	\$0.00
GV 19 (Premier Global - Personal)	\$604.00	\$1,812.00			Covered until June	\$1,500.00	\$0.00
GV 21 (Premier Global)	\$500.00	\$1,500.00	2,641.98**		Covered until June	\$750.00	\$0.00
GV 22 (Dean)***	\$522.00	\$1,566.00			Covered until June	\$750.00	\$0.00
Subtotal (82D)	\$12,102.00	\$36,306.00		\$3,410.88	Covered until June	\$21,300.00	\$0.00
<b>Subtotal USD</b>	<b>\$6,051.00</b>	<b>\$18,153.00</b>		<b>\$1,705.44</b>		<b>\$10,650.00</b>	





EXHIBIT C

IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA

Oklahoma Department of Securities  
*ex rel.* Melanie Hall, Administrator,

Plaintiff,

v.

Premier Global Corporation et al.,

Defendants.

Case No. CJ-2022-5066  
Judge Don Andrews

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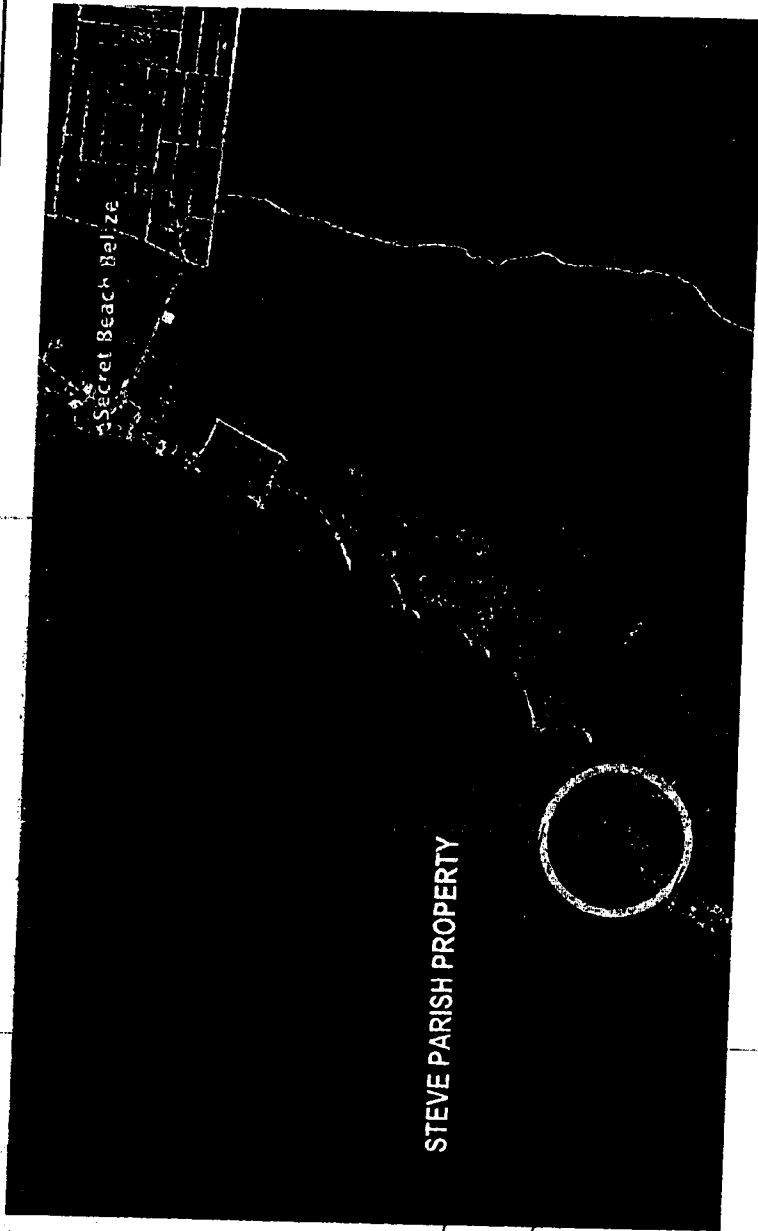
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Dated:

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[Signature block]

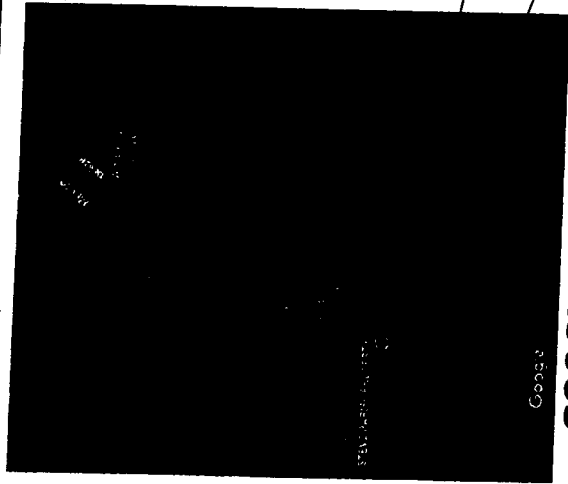
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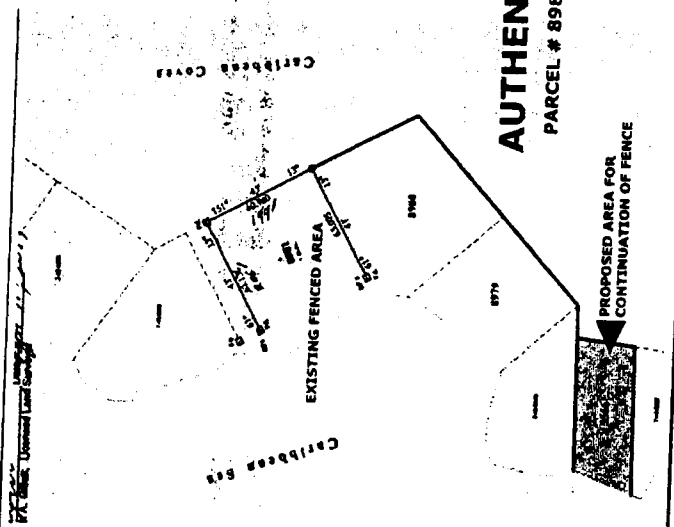
**SITE LOCATION PLAN**

*San Pedro Ambergris Caye- Belize, C. A.*

Secret Beach area 3.1 miles north San Pedro A.C. Belize C.A.



**GOOGLE SITE MAP**



**AUTHENTIC SURVEY PLAN**

PARCEL # 8981 SOUTH SECRET BEACH AREA

PROJECT:  
**PROPOSED REINF'D. CONCRETE FENCE**  
 FOR: **MR. STEVE PARISH**  
 NORTH SAN PEDRO TOWN, SECRET BEACH  
 AREA, SAN PEDRO A.C. BELIZE C.A.

APPROVED BY:

REVISIONS:

Drawn By:	Sheet #
Scale: A3 Shown	01
Date: May - 2008	

Caribbean Sea

Caribbean Coves

