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11 Attorneys for Receiver
12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT
14 SOUTHERN DISTRICT OF CALIFORNIA

15
16 SECURITIES AND EXCHANGE
COMMISSION,
17 Plaintiff,
18
19 v.
20 GINA CHAMPION-CAIN and ANI
DEVELOPMENT, LLC,
21 Defendants,
22 AMERICAN NATIONAL
INVESTMENTS, INC.,
23 Relief Defendant.
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27
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Case No. 3:19-cv-01628-LAB-AHG
**RECEIVER'S NOTICE OF MOTION
AND MOTION FOR APPROVAL OF
SALE OF THE SWELL COFFEE
RESTAURANT PROPERTY AND
ASSOCIATED PERSONAL
PROPERTY**
Date: April 27, 2020
Time: 2:00 p.m.
Courtroom: 3B
Mag. Judge: Hon. Allison H. Goddard

1 **TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:**
2 **NOTICE IS HEREBY GIVEN** that on April 27, 2020, at 2:00 p.m. in
3 Courtroom 3B of the United States District Court, Southern District of California,
4 located at 221 West Broadway, San Diego, California 92101, Krista Freitag
5 ("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 Approval of Sale of The Swell Coffee Restaurant Property and
9 Associated Personal Property ("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).

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22 Dated: March 12, 2020

ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP

23
24 By: s/Edward G. Fates

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