

located at 6 Constitution Avenue, Doylestown, Pennsylvania 18901 (“Constitution Ave Property”) shall be made in accordance with the following procedure:

1. The Constitution Ave Property is owned by Receivership Entity Empire Realty Holdings, LLC, whose sole member is Receivership Entity Atlas Fund Trust. Thus, the Constitution Ave Property is an asset of the Receivership Estate.
2. The May 8, 2025 Stipulated Order for Permanent Injunction, Monetary Judgment and Other Relief (ECF No. 78) (the “Permanent Injunction”) authorizes and directs the Receiver to sell the “nonliquidated assets of the Receivership Estate[, including the Constitution Ave Property,] using commercially reasonable procedure without further order of the Court.” Permanent Injunction § VII ¶ F; *see also id.* § IV ¶¶ C-D.
3. To ensure that the Receiver can comply with the directive to sell the Constitution Ave Property using commercially reasonable procedure, and to maximize value and minimize expense for the Receivership Estate, the Parties hereby agree to waive the requirements of 28 U.S.C. § 2001 with respect to the Constitution Ave Property.
4. The Receiver may engage Julie Short of Berkshire Hathaway HomeServices Fox & Roach (“Seller’s Agent”) to list and sell the Constitution Ave Property for private sale via the Multiple Listing Service (“MLS”), with an agreement to pay five percent (5%) commission, to be split equally between the Seller’s Agent and the Buyer’s Agent.
5. The Receiver may list the Constitution Ave Property for whatever amount he, in consultation with the Seller’s Agent, determines is mostly likely to attract interested buyers and maximize value for the Receivership Estate.

6. The Receiver may make payments and/or disbursements from the Receivership Estate that he, in consultation with the Seller's Agent, deems necessary and/or advisable to maximize the sale value of the Constitution Ave Property or consummate the sale of the Constitution Ave Property.

7. The Receiver may accept whatever offer for private sale of the Constitution Ave Property that he, in consultation with the Seller's Agent, determines is the best offer that will maximize value for the Receivership Estate and/or which is otherwise in the best interests of the Receivership Estate.

8. The Receiver may complete the sale of the Constitution Ave Property without filing any additional motions, appearing before this Court, or obtaining any further Order from this Court.

9. In accordance with Section IV, Paragraph C of the Permanent Injunction, Defendant Peter Prusinowski shall remain ready, willing, and available to assist with the closing process for the Constitution Ave Property and to sign any documents and take any other actions necessary to assist with the smooth transition, transfer of title, mortgage pay-off, and sale of the Constitution Ave Property, as the Receiver may direct and/or request.

It is **SO ORDERED** this 28th day of July, 2025.

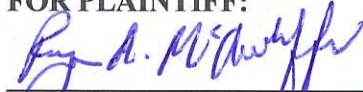
BY THE COURT:

S/ WENDY BEETLESTONE

WENDY BEETLESTONE, J.
UNITED STATES DISTRICT JUDGE

SO STIPULATED AND AGREED:

FOR PLAINTIFF:



Date: 7/8/2025

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FOR DEFENDANTS:

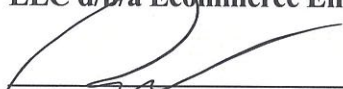
/s/ Gregory Christiansen

Date: July 7, 2025

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**DEFENDANT PETER PRUSINOWSKI,
a/k/a Peter Pru, Individually and as Former Owner and CEO of Empire Holdings Group
LLC d/b/a Ecommerce Empire Builders and Storefunnels.net:**



Date: July 7, 2025

Defendant, Peter Prusinowski, a/k/a Peter Pru, Individually and as Former Owner and CEO of
Empire Holdings Group LLC d/b/a Ecommerce Empire Builders and Storefunnels.net

FOR THE RECEIVER:

/s/ Robin S. Weiss

Date: July 8, 2025

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