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Attorneys for Court-Appointed Receiver R. Wayne Klein

UNITED STATES DISTRICT COURT FOR THE DISTRICT OF UTAH CENTRAL DIVISION

R. WAYNE KLEIN, as Receiver,	
Plaintiff,	COMPLAINT
v. TIMOTHY McKENNA, KELLIE McKENNA, and JOHN DOES 1-5,	(Ancillary to Case No. 2:12-cv-00591) Civil No
Defendant.	

R. Wayne Klein, the Court-Appointed Receiver (the "Receiver" or "Plaintiff") of National Note of Utah, LC ("National Note"), its subsidiaries and affiliates (collectively, unless otherwise stated, National Note and all subsidiaries and affiliated entities are referred to herein as "NNU"), and the assets of Wayne LaMar Palmer ("Palmer"), in the case styled as Securities and Exchange Commission v. National Note of Utah, LC et al., Case No. 2:12-cv-00591 (D. Utah) (Jenkins, J.) (the "SEC Civil Enforcement Case"), hereby files this Complaint against Timothy McKenna ("Timothy"), Kellie McKenna ("Kellie"), and John Does 1-5 ("Defendant Does" and together with Timothy and Kellie, "Defendant"), and states, alleges and avers as follows:

STATEMENT OF THE CASE

1. NNU was operated as an enterprise with all of the characteristics of a Ponzi scheme through which money was solicited from investors. Upon information and belief, Defendant was an NNU investor who received monies from NNU, and the Receiver seeks to avoid the transfers and/or recover the value of the transfers from Defendant for the benefit of the receivership estate established in the SEC Civil Enforcement Case discussed in greater detail below. Additionally, the Receiver seeks a declaration that Defendant has no valid interest in real property of the Receivership Estate.

PARTIES

- 2. Pursuant to an Order Appointing Receiver and Staying Litigation entered on June 25, 2012 in the SEC Civil Enforcement Case (the "Receivership Order"),² Plaintiff is the duly-appointed Receiver for National Note and Palmer "together with any and all subsidiaries and affiliated entities of National Note and Palmer. . . ."³
- 3. Upon information and belief, Defendant Timothy is a resident of or is domiciled in in the State of Nevada.
- 4. Upon information and belief, Defendant Kellie is a resident of or is domiciled in in the State of Nevada.
- 5. Upon information and belief, Defendant Does are currently unknown parties who have received monies or property from NNU, or are persons to whom Timothy or Kellie has

¹ See SEC Civil Enforcement Case, Docket No. 1 (Complaint).

² SEC Civil Enforcement Case, Docket No. 9.

³ *Id.* (Receivership Order, pp. 1-2).

transferred monies or property received from NNU.

JURSIDICTION AND VENUE

- 6. Subject matter jurisdiction is proper in this Court pursuant to 28 U.S.C. §1367.
- 7. The Court has personal jurisdiction over Defendant.
- 8. Venue is proper in this Court pursuant to 28 U.S.C. § 754.

FACTS

The Ponzi Scheme

- 9. Since at least 1994 until the commencement of the SEC Civil Enforcement Case, NNU raised capital by soliciting investors to purchase promissory notes, which typically promised to pay interest at a rate of interest above market rates.
- 10. Upon information and belief, investors understood that they were investing in an enterprise that, among other things, bought and sold mortgage notes, underwrote and made loans, or bought and sold real estate assets through National Note, or one of many affiliated entities subject to the Receivership Order, all of which are referred to herein collectively as "NNU."
- 11. Typically, investment funds were deposited in a commingled bank account controlled by NNU. NNU would then transfer such investor funds to another bank account (the "Investor Account").
- 12. Monies on deposit in the Investor Account were commingled, and transfers to investors by NNU were made from the commingled funds on deposit in that Investor Account.
 - 13. At all times relevant hereto, NNU was insolvent.

Defendant's Investment and the Transfers

14. On or about 2006, Defendant commenced investing with NNU. A history of

Defendant's investment(s) is attached hereto as Exhibit A.

- 15. Defendant paid NNU cash in the total amount of \$100,000.00 in or about 2006 (the "Principal Cash Investment").
- 16. As set forth on Exhibit A, NNU transferred a total of \$116,465.20 in cash to Defendant (the "Total Transfers").
- 17. Of the Total Transfers, \$16,465.20 is an amount that is over and above

 Defendant's Principal Cash Investment (the "False Profit Transfers") (collectively, the Total

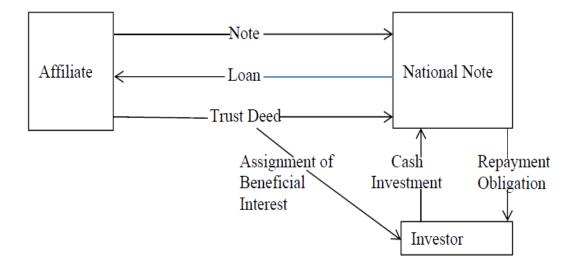
 Transfers and the False Profit Transfers are the "Transfers").4

National Note's Investment Scheme

- 18. National Note represented to investors that their investment in National Note would be secured by real property. National Note did not own real property sufficient to secure these investments. Accordingly, National Note devised a scheme pursuant to which National Note would purport to grant security to investors, when in truth, National Note would take investors' money and give them no security in return. National Note's scheme was as follows.
- 19. First, National Note would lend money to an affiliated entity (the "<u>Affiliate</u>"). The Affiliate would execute a promissory note, pursuant to which it agreed to repay the loan to National Note (the "<u>Affiliate Note</u>"). The <u>Affiliate Note</u> would then be secured by a Trust Deed executed by the Affiliate in favor of National Note (the "<u>Affiliate Trust Deed</u>").
- 20. National Note then solicited money from investors by promising that their investment would be secured by Assignments of Beneficial Interest in Trust Deed (the "ABIs"). The ABIs purported to assign National Note's "right, title and interest" in the Affiliate Trust

⁴ See Exh. A.

Deed. National Note did not assign its interest in the Affiliate Note to the investors. The following diagram shows National Note's scheme:

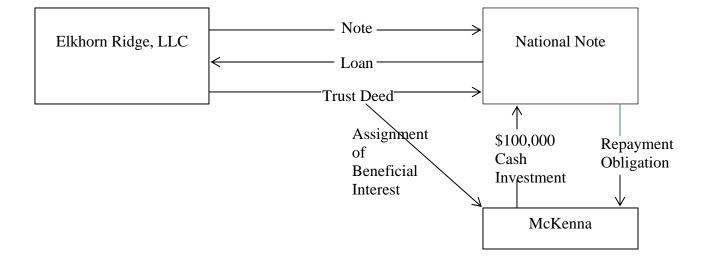


- 21. The investors purportedly received an assignment of National Note's secured interest in real property. This secured interest gave National Note the right to foreclose on the underlying real property if the Affiliate defaulted on the Affiliate Note. If, however, the Affiliate never defaulted and the Affiliate Note was paid, the Affiliate Trust Deed was cancelled and the secured interest disappeared.
- 22. The Affiliate was not a party to any of the ABIs and there was no privity of contract between the Affiliate and the investors. Accordingly, there was no contract pursuant to which the Affiliate was obligated to pay the Affiliate Note payments to the investors instead of National Note. Moreover, the ABI did not assign National Note's rights under the Affiliate Note to the investors. Accordingly, the ABI did not give the Investor the right to demand payment under the Affiliate Note.

23. The end result of this scheme was that the investors received no security at all. If National Note breached its agreement with the investor, the investor had no foreclosure rights as a result of the assignment of National Note's interest in the Affiliate Deed of Trust, because the Affiliate Deed of Trust was security for the Affiliate Note, not the agreement between National Note and the investors.

Defendant Invests \$100,000 with National Note

- 24. On or about 2006, Defendant invested \$100,000.00 with National Note. This agreement was documented in a Promissory Note, dated January 17, 2006 (the "McKenna Note").
- 25. Consistent with the financing scheme outlined above, the McKenna Note was not secured by a deed of trust. Instead, on January 31, 2008, National Note executed an Assignment of Beneficial Interest in Trust Deed in favor of McKenna (the "McKenna ABI"). The McKenna ABI purported to assign National Note's interest in a Trust Deed for real property in Malad, Idaho specifically Lot 30 of the Elkhorn Ridge Estates ("Elkhorn Lot 30"). The Trust Deed was executed by Elkhorn Ridge, LLC in favor of National Note (the "NNU Lot 30 Trust Deed"). The NNU Lot 30 Trust Deed was security for a \$50,700.00 loan between National Note and Elkhorn Ridge, LLC (the "NNU Lot 30 Note"). National Note did not assign its beneficial interest in the NNU Lot 30 Note to Defendant. The following diagram illustrates the transactions:



- 27. National Note did not execute a trust deed for Elkhorn Lot 30 in favor of Defendant. Moreover, Elkhorn Ridge, LLC is not a party to the McKenna ABI. Indeed, there is no privity of contract between Elkhorn Ridge, LLC and Defendant. Finally, the McKenna ABI did not assign National Note's rights under the NNU Lot 30 Note to Defendant. Accordingly, the McKenna ABI did not give Defendant the right to demand payment under the NNU Lot 30 Note.
- 28. All that Defendant purported to receive through the McKenna ABI was an assignment of National Note's security interest in the NNU Lot 30 Trust Deed. National Note's security interest merely gave National Note the right to foreclose on Elkhorn Lot 30 if Elkhorn Ridge, LLC defaulted on the NNU Lot 30 Note. If, however, Elkhorn Ridge, LLC never defaulted and the NNU Lot 30 Note was paid, the NNU Lot 30 Trust Deed was cancelled and the secured interest disappeared, regardless of whether National Note honored the McKenna Note.
- 29. Conversely, the McKenna ABI gave Defendant no right to foreclose on Elkhorn Lot 30, had National Note defaulted on the McKenna Note. This is because the NNU Lot 30

Trust Deed did not secure the McKenna Note. Accordingly, as a matter of law and fact, the McKenna ABI gave no security to Defendant. The McKenna Note was nothing more than an unsecured note.

The SEC Civil Case and the Receiver's Appointment

- 30. On June 25, 2012, the SEC Civil Enforcement Case was filed, alleging that NNU is a Ponzi scheme, and seeking, among other things, orders (a) restraining and enjoining NNU and Palmer from continuing to violate federal securities laws, (b) freezing assets and prohibiting NNU from transferring, changing, wasting, dissipating, converting, concealing, or otherwise disposing of assets, (c) prohibiting NNU from destroying, mutilating, concealing, transferring, altering, or otherwise disposing of NNU's books and records, (d) imposing civil money penalties against NNU and Palmer, and (e) requiring the disgorgement by NNU and Palmer of all ill-gotten gains received by them pursuant to the scheme.⁵
- Action, the Court entered a Temporary Restraining Order and Order to Show Cause against the defendants⁶ and the Receivership Order appointing the Receiver.⁷ Since that time, both National Note and Palmer have stipulated to a Preliminary Injunction Order that prohibits National Note and Palmer from committing any further acts in furtherance of the Ponzi scheme and that prohibits National Note and Palmer from withdrawing, transferring, selling, buying, pledging,

⁵ SEC Civil Enforcement Case, Docket No. 1 (Complaint).

⁶ *Id.*, Docket No. 7.

⁷ *Id.*, Docket No. 9.

encumbering, assigning, dissipating, concealing, or otherwise disposing of any of their assets.⁸

32. On or about May 21, 2013, the Court entered an Order authorizing the Receiver to commence legal proceedings for the benefit of and on behalf of the receivership estate.⁹

FIRST CLAIM FOR RELIEF

(Avoidance of Fraudulent Transfers Under Utah Code Ann. §§ 25-6-5(1)(a) and 25-6-8)

- 33. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.
- 34. NNU was engaged in an enterprise with all of the characteristics of a Ponzi scheme.
 - 35. NNU made the Transfers to Defendant in furtherance of the Ponzi scheme.
 - 36. At all relevant times hereto, NNU had at least one creditor.
- 37. The Transfers were made and any obligations to Defendant incurred with actual intent to hinder, delay or defraud a creditor of NNU.
- 38. Pursuant to Utah Code Ann. §§ 25-6-5(1)(a) and 25-6-8, the Receiver may avoid and recover the Transfers to Defendant.
- 39. Alternatively, to the extent that Defendant took in good faith and for a reasonably equivalent value, the Receiver may avoid and recover the False Profit Transfers from Defendant.

SECOND CLAIM FOR RELIEF

(Avoidance of Fraudulent Transfers Under Utah Code Ann. §§ 25-6-5(1)(b) and 25-6-8)

40. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.

⁸ *Id.*, Docket Nos. 45 and 46.

⁹ *Id.*, Docket No. 315.

- 41. NNU was engaged in an enterprise that has all of the characteristics of a Ponzi scheme.
 - 42. NNU made the Transfers to Defendant in furtherance of the Ponzi scheme.
 - 43. At all relevant times hereto, NNU had at least one creditor.
- 44. The Transfers were made or the obligations to Defendant were incurred by NNU without receiving a reasonably equivalent value in exchange for the Transfers or obligations.
- 45. At the time the Transfers were made, NNU (a) was engaged or was about to be engaged in a business or transaction for which the remaining assets of NNU were unreasonably small in relation to the business or transaction; or (b) intended to incur, or believed or reasonably should have believed that it would incur, debts beyond its ability to pay as such debts became due.
- 46. Pursuant to Utah Code Ann. §§ 25-6-5(1)(b) and 25-6-8, the Receiver may avoid and recover the Transfers to Defendant.
- 47. Alternatively, to the extent that Defendant took in good faith and for a reasonably equivalent value, the Receiver may avoid and recover the False Profit Transfers from Defendant.

THIRD CLAIM FOR RELIEF

(Avoidance of Fraudulent Transfers Under Utah Code Ann. §§ 25-6-6(1) and 25-6-8)

- 48. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.
 - 49. NNU was engaged in a Ponzi scheme.
 - 50. NNU made the Transfers to Defendant in furtherance of the Ponzi scheme
 - 51. NNU had at least one creditor at the time that the Transfers were made or the

obligation to Defendant was incurred.

- 52. The Transfers were made or the obligation to Defendant was incurred by NNU without NNU receiving a reasonably equivalent value in exchange for the Transfer or obligation.
- 53. NNU was insolvent at the time the Transfers were made or the obligation was incurred, or became insolvent as a result of the Transfers or the obligation incurred.
- 54. Pursuant to Utah Code Ann. §§ 25-6-6(1) and 25-6-8, the Receiver may avoid and recover the Transfers to Defendant.
- 55. Alternatively, to the extent that Defendant took in good faith and for a reasonably equivalent value, the Receiver may avoid and recover the False Profit Transfers from Defendant.

FOURTH CLAIM FOR RELIEF

(Constructive Trust)

- 56. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.
- 57. The Transfers to Defendant were comprised of property of NNU and were made by NNU in furtherance of the Ponzi scheme.
- 58. Allowing Defendant to retain the Transfers would unjustly enrich Defendant and would be inequitable.
 - 59. The Transfers can be traced to wrongful behavior.
 - 60. An injustice would result if Defendant was allowed to keep the Transfers.
- 61. A constructive trust for the benefit of the receivership estate must be imposed for the benefit of the receivership estate in the amount of the Transfers made by NNU to Defendant, or in the alternative if Defendant acted in good faith, for the False Profit Transfers.

FIFTH CLAIM FOR RELIEF

(Unjust Enrichment)

- 62. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.
- 63. The Transfers to Defendant were comprised of property of NNU and were made by NNU in furtherance of the Ponzi scheme.
 - 64. The Transfers conferred a benefit upon Defendant.
 - 65. The Defendant knowingly benefitted from the Transfers.
- 66. Allowing Defendant to retain the Transfers would unjustly enrich Defendant and would be inequitable.
- 67. Absent return of the Transfers, the receivership estate will be damaged by Defendant's unjust enrichment and may have no adequate remedy at law.
- 68. Defendant must disgorge the amount of the Transfers, or if Defendant acted in good faith, the False Profit Transfers, for the benefit of the receivership estate.

SIXTH CLAIM FOR RELIEF

(Disgorgement)

- 69. The Receiver re-alleges and incorporates herein by reference each of the preceding allegations as if set forth completely herein.
 - 70. The Transfers were made as part of and in furtherance of a Ponzi scheme.
 - 71. The Transfers were ill-gotten by Defendant.
- 72. Defendant has no claim to the Transfers made by NNU, or derivatively, from NNU's investors.
 - 73. All Transfers made to Defendant, or if Defendant acted in good faith, the False

Profit Transfers, should be disgorged to the Receiver for the benefit of the receivership estate.

SEVENTH CLAIM FOR RELIEF

(Declaratory Judgment)

- 74. The Receiver incorporates by reference herein all previous paragraphs of this Complaint.
- 75. An actual controversy has arisen between the Receiver and Defendant regarding the enforceability of the McKenna ABI.
 - 76. The Receiver is entitled to a declaratory judgment that:
 - a. The McKenna ABI is invalid and never gave Defendant any security for its \$100,000.00 investment with National Note.
- 77. A judicial declaration is necessary and appropriate at this time under the circumstances in order that the respective rights and duties of the parties may be determined.

PRAYER FOR RELIEF

WHEREFORE, the Receiver prays for Judgment against Defendant as follows:

- A. Pursuant to the Receiver's First Claim for Relief, judgment against Defendant avoiding the Transfers under Utah Code Ann. §§ 25-6-5(a)(1) and 25-6-8, and permitting Plaintiff's recovery of the value of the Transfers in the total amount of \$116,465.20, or alternatively, the amount of the False Profit Transfers, in the total amount of \$16,465.20.
- B. Pursuant to the Receiver's Second Claim for Relief, judgment against Defendant avoiding the Transfers under Utah Code Ann. §§ 25-6-5(a)(2) and 25-6-8, and permitting Plaintiff's recovery of the value of the Transfers in the total amount of \$116,465.20, or alternatively, the amount of the False Profit Transfers, in the total amount of \$16,465.20.

- C. Pursuant to the Receiver's Third Claim for Relief, judgment against Defendant avoiding the Transfers under Utah Code Ann. §§ 25-6-6(1) and 25-6-8, and permitting Plaintiff's recovery of the value of the Transfers in the total amount of \$116,465.20, or alternatively, the amount of the False Profit Transfers, in the total amount of \$16,465.20.
- D. Pursuant to the Receiver's Fourth Claim for Relief, judgment against Defendant imposing a constructive trust for the benefit of the receivership estate on any and all Transfers, or alternatively, all False Profit Transfers.
- E. Pursuant to the Receiver's Fifth Claim for Relief, judgment against Defendant for unjust enrichment, and requiring Defendant to disgorge the Transfers in the total amount of \$116,465.20, or alternatively, the amount of the False Profit Transfers, in the total amount of \$16,465.20.
- F. Pursuant to the Receiver's Sixth Claim for Relief, entry of an Order requiring Defendant to disgorge the Transfers in the total amount of \$116,465.20, or alternatively, the amount of the False Profit Transfers, in the total amount of \$16,465.20.
- G. Pursuant to the Receiver's Seventh Claim for Relief, entry of an Order and Judgment declaring that:
 - a. The McKenna ABI is invalid and never gave Defendant any security for its \$100,000.00 loan to National Note.
- H. Judgment for pre-judgment interest, costs, and fees, including reasonable attorney's fees, as may be allowed by law.

I. For such other and further relief as the Court deems just and proper.

DATED this 21st day of June, 2013.

DORSEY & WHITNEY LLP

/s/ Peggy Hunt
Peggy Hunt
Chris Martinez Jeffrey M. Armington Attorneys for Receiver

EXHIBIT A

Reference

TM06-0117-PY NNU

Printed 02/12/13

Period of 01/01/90 - 12/31/12

Additional information

Regular pmt: 0.01 12.000 12.000 49/ 49 Orig bal: 0.00 Int rate: Rem pmts: Escrow pmt: 0.00 Per diem: 0.93 Orig date: Int calc: **Fixed** 01/17/06 Service fee: 0.00 Pmt type: 1099 T USRule 365 M 02/01/12 Maturity: 01/17/16 Next due: Total pmt: 0.01 NSF fee: 25.00 Arrears: 0.11

rotai piiit.			Reminder: MATURITY DATE	02/01/16	Alledis.				
Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Paym Escrow	nent/Balance Late	Svc
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01/17/06	P	-100000.00	-100000.00 WIRETRAN	0.00	0.00	100000.00	0.00	0.00	0.00
03/01/06	03/01/06 R	1413.70	0.00 16663	0.01 1413.69 Al	0.00	100000.00	0.00	0.00	0.00
03/01/06	Р	0.00	0.00 16663	1413.69	0.00	100000.00	0.00	0.00	0.00
03/01/06	Р	-1413.70	-1413.70 ADD2PRIN	0.00	0.00	101413.70	0.00	0.00	0.00
04/01/06	04/01/06 R	1014.14	0.00 17014	0.01 1014.13 AI	0.00	101413.70	0.00	0.00	0.00
04/01/06	Р	0.00	0.00 17014	1014.13	0.00	101413.70	0.00	0.00	0.00
04/01/06	P	-1014.14	-1014.14 ADD2PRIN	0.00	0.00	102427.84	0.00	0.00	0.00
05/01/06	05/01/06 R	1024.28	0.00 17380	0.01 1024.27 Al	0.00	102427.84	0.00	0.00	0.00
05/01/06	P	0.00	0.00 17380	1024.27	0.00	102427.84	0.00	0.00	0.00
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06/01/06	06/01/06 R	1034.52	2 0.00 17764	0.01 1034.51 AI	0.00	103452.12	0.00	0.00	0.00
06/01/06	P	0.00	0.00 17764	1034.51	0.00	103452.12	0.00	0.00	0.00
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07/01/06	07/01/06 R	1044.87	0.00 18148	0.01 1044.86 Al	0.00	104486.64	0.00	0.00	0.00
07/01/06	Р	0.00	0.00 18148	1044.86	0.00	104486.64	0.00	0.00	0.00
07/01/06	P	-1044.87	-1044.87 ADD2PRIN	0.00	0.00	105531.51	0.00	0.00	0.00
08/01/06	08/01/06 R	1055.32	0.00 18546	0.01 1055.31 Al	0.00	105531.51	0.00	0.00	0.00

Reference

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Escrow	ent/Balance - Late	Svc
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09/01/06	09/01/06 R	1065.87	0.00 18957	0.01 1065.86 AI	0.00	106586.83	0.00	0.00	0.00
09/01/06	Р	0.00	0.00 18957	1065.86	0.00	106586.83	0.00	0.00	0.00
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10/01/06	P	0.00	0.00 19376	1076.52	0.00	107652.70	0.00	0.00	0.00
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10/30/06	11/01/06 R	10000.00	0.00 3506	0.01 756.15 AI	0.00	100000.00	0.00	0.00	0.00
10/30/06	Р	0.00	9243.84 3506	756.15	0.00	90756.16	0.00	0.00	0.00
12/01/06	12/01/06 R	907.56	0.00 20238	0.01 907.55 AI	0.00	90756.16	0.00	0.00	0.00
12/01/06	P	0.00	0.00 20238	907.55	0.00	90756.16	0.00	0.00	0.00
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12/12/06	Р	10000.00	9668.50 3578	331.50	0.00	81995.22	0.00	0.00	0.00
12/18/06	Р	10000.00	9838.26 3586	161.74	0.00	72156.96	0.00	0.00	0.00
Annual To	tal:	48651.99	-72156.96	11172.16	0.00		0.00	0.00	0.00
Escrow Pa	aid Out:						0.00		
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01/16/07	P	15000.00	14642.52 3656	357.48	0.00	57846.56	0.00	0.00	0.00
02/01/07	02/01/07 R	304.29	0.00 21125	0.01 304.28 Al	0.00	57846.56	0.00	0.00	0.00
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02/01/07	P	-304.29	-304.29 ADD2PRIN	0.00	0.00	58150.85	0.00	0.00	0.00

Reference

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Payme Escrow	nt/Balance - Late	Svc
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03/01/07	Р	0.00	0.00 21587	117.48	0.00	51052.33	0.00	0.00	0.00
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04/01/07	P	0.00	0.00 22049	107.17	0.00	46573.57	0.00	0.00	0.00
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04/30/07	Р	5000.00	4554.93 3791	445.07	0.00	42125.82	0.00	0.00	0.00
05/01/07	05/01/07 R	13.85	0.00 22518	0.01 13.84 AI	0.00	42125.82	0.00	0.00	0.00
05/01/07	Р	0.00	0.00 22518	13.84	0.00	42125.82	0.00	0.00	0.00
05/01/07	P	-13.85	-13.85 ADD2PRIN	0.00	0.00	42139.67	0.00	0.00	0.00
05/25/07	Р	3000.00	2667.50 3821	332.50	0.00	39472.17	0.00	0.00	0.00
05/25/07	Р	2500.00	2500.00 3822	0.00	0.00	36972.17	0.00	0.00	0.00
05/25/07	P	3000.00	3000.00 3823	0.00	0.00	33972.17	0.00	0.00	0.00
06/01/07	06/01/07 R	78.18	0.00 22990	0.01 78.17 Al	0.00	33972.17	0.00	0.00	0.00
06/01/07	P	0.00	0.00 22990	78.17	0.00	33972.17	0.00	0.00	0.00
06/01/07	Р	-78.18	-78.18 ADD2PRIN	0.00	0.00	34050.35	0.00	0.00	0.00
06/12/07	Р	5500.00	5376.86 3848	123.14	0.00	28673.49	0.00	0.00	0.00
07/01/07	07/01/07 R	179.11	0.00 23465	0.01 179.10 Al	0.00	28673.49	0.00	0.00	0.00
07/01/07	Р	0.00	0.00 23465	179.10	0.00	28673.49	0.00	0.00	0.00
07/01/07	Р	-179.11	-179.11 ADD2PRIN	0.00	0.00	28852.60	0.00	0.00	0.00
08/01/07	08/01/07 R	500.00	0.00 23946	0.01 288.52 AI	0.00	28852.60	0.00	0.00	0.00
08/01/07	Р	0.00	211.47 23946	288.52	0.00	28641.13	0.00	0.00	0.00
09/01/07	09/01/07 R	286.41	0.00 2443 0	0.01 286.40 AI	0.00	28641.13	0.00	0.00	0.00

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Payme Escrow	nt/Balance - Late	Sv
09/01/07	P	0.00	0.00 24430	286.40	0.00	28641.13	0.00	0.00	0.0
09/01/07	Р	-286.41	-286.41 ADD2PRIN	0.00	0.00	28927.54	0.00	0.00	0.0
09/20/07	Р	1500.00	1319.30 3986	180.70	0.00	27608.24	0.00	0.00	0.0
10/01/07	10/01/07 R	99.84	0.00 24931	0.01 99.83 AI	0.00	27608.24	0.00	0.00	0.00
10/01/07	Р	0.00	0.00 24931	99.83	0.00	27608.24	0.00	0.00	0.0
10/01/07	P	-99.84	-99.84 ADD2PRIN	0.00	0.00	27708.08	0.00	0.00	0.00
10/25/07	11/01/07 R	2000.00	0.00 25084	0.01 277.07 Al	0.00	27708.08	0.00	0.00	0.0
10/25/07	P	0.00	1722.92 25084	277.07	0.00	25985.16	0.00	0.00	0.00
11/06/07	P	5000.00	4957.28 25585	42.72	0.00	21027.88	0.00	0.00	0.00
12/01/07	12/01/07 R	172.83	0.00 25940	0.01 172.82 AI	0.00	21027.88	0.00	0.00	0.00
12/01/07	Р	0.00	0.00 25940	172.82	0.00	21027.88	0.00	0.00	0.0
12/01/07	Р	-172.83	-172.83 ADD2PRIN	0.00	0.00	21200.71	0.00	0.00	0.0
12/14/07	P	3500.00	3409.39 4123	90.61	0.00	17791.32	0.00	0.00	0.00
Annual Tot	al:	60691.30	54365.64	4634.36	0.00		0.00	0.00	0.00
Escrow Pai	id Out:						0.00		
01/01/08	01/01/08 R	105.28	0.00 26460	0.01 105.28 AI	0.00	17791.32	0.00	0.00	0.00
01/01/08	P	0.00	0.00 26460	105.27 0.01 AI	0.00	17791.32	0.00	0.00	0.00
01/01/08	Р	-105.28	-105.28 ADD2PRIN	0.00 0.01 AI	0.00	17896.60	0.00	0.00	0.00
01/30/08	02/01/08 R	1500.00	0.00 4171	0.01 178.97 AI	0.00	17896.60	0.00	0.00	0.00
01/30/08	Р	0.00	1321.02 4171	178.97	0.00	16575.58	0.00	0.00	0.00
03/01/08	03/01/08 R	165.76	0.00 27497	0.01 165.75 Al	0.00	16575.58	0.00	0.00	0.00
03/01/08	Р	0.00	0.00 27497	165.75	0.00	16575.58	0.00	0.00	0.00
03/01/08	Р	-165.76	-165.76 ADD2PRIN	0.00	0.00	16741.34	0.00	0.00	0.00
04/01/08	04/01/08 R	167.41	0.00 28037	0.01 167.40 AI	0.00	16741.34	0.00	0.00	0.00
04/01/08	P	0.00	0.00 28037	167.40	0.00	16741.34	0.00	0.00	0.00

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Payme	nt/Balance - Late	Svc
04/01/08	P	-167.41	-167.41 ADD2PRIN	0.00	0.00	16908.75	0.00	0.00	0.00
05/01/08	05/01/08 R	169.09	0.00 28577	0.01 169.08 AI	0.00	16908.75	0.00	0.00	0.00
05/01/08	P	0.00	0.00 28577	169.08	0.00	16908.75	0.00	0.00	0.00
05/01/08	P	-169.09	-169.09 ADD2PRIN	0.00	0.00	17077.84	0.00	0.00	0.00
06/01/08	06/01/08 R	170.78	0.00 29123	0.01 170.77 AI	0.00	17077.84	0.00	0.00	0.00
06/01/08	Р	0.00	0.00 29123	170.77	0.00	17077.84	0.00	0.00	0.00
06/01/08	Р	-170.78	-170.78 ADD2PRIN	0.00	0.00	17248.62	0.00	0.00	0.00
06/24/08	Р	2500.00	2369.57 4362	130.43	0.00	14879.05	0.00	0.00	0.00
07/01/08	07/01/08 R	34.24	0.00 29681	0.01 34.23 Al	0.00	14879.05	0.00	0.00	0.00
07/01/08	Р	0.00	0.00 29681	34.23	0.00	14879.05	0.00	0.00	0.00
07/01/08	Р	-34.24	-34.24 ADD2PRIN	0.00	0.00	14913.29	0.00	0.00	0.00
08/01/08	08/01/08 R	149.13	0.00 30234	0.01 149.12 AI	0.00	14913.29	0.00	0.00	0.00
08/01/08	Р	0.00	0.00 30234	149.12	0.00	14913.29	0.00	0.00	0.00
08/01/08	P	-149.13	-149.13 ADD2PRIN	0.00	0.00	15062.42	0.00	0.00	0.00
08/11/08	Р	7000.00	6950.48 4437	49.52	0.00	8111.94	0.00	0.00	0.00
09/01/08	09/01/08 R	56.01	0.00 30785	0.01 56.00 Al	0.00	8111.94	0.00	0.00	0.00
09/01/08	Р	0.00	0.00 30785	56.00	0.00	8111.94	0.00	0.00	0.00
09/01/08	Р	-56.01	-56.01 ADD2PRIN	0.00	0.00	8167.95	0.00	0.00	0.00
10/01/08	10/01/08 R	81.68	0.00 31345	0.01 81.67 AL	0.00	8167.95	0.00	0.00	0.00
10/01/08	Р	0.00	0.00 31345	81.67	0.00	8167.95	0.00	0.00	0.00
10/01/08	Р	-81.68	-81.68 ADD2PRIN	0.00	0.00	8249.63	0.00	0.00	0.00
11/01/08	11/01/08 R	82.50	0.00 31906	0.01 82.49 Al	0.00	8249.63	0.00	0.00	0.00
11/01/08	Р	0.00	0.00 31906	82.49	0.00	8249.63	0.00	0.00	0.00
11/01/08	P	-82.50	-82.50 ADD2PRIN	0.00	0.00	8332.13	0.00	0.00	0.00
12/01/08	12/01/08 R	83.32	0.00 32471	0.01 83.31 Al	0.00	8332.13	0.00	0.00	0.00

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Payme Escrow	nt/Balance - Late	Svc
08/01/09	08/01/09 R	90.23	0.00	0.01	0.00	9022.50	0.00	0.00	0.00
			37137	90.22 AI					2.50
08/01/09	Р	0.00	0.00 37137	90.22	0.00	9022.50	0.00	0.00	0.00
08/01/09	Р	-90.23	-90.23 ADD2PRIN	0.00	0.00	9112.73	0.00	0.00	0.00
08/25/09	09/01/09 R	3000.00	0.00 WT082509	0.01 91.12 AI	0.00	9112.73	0.00	0.00	0.00
08/25/09	P	0.00	2908.87 WT082509	91.12	0.00	6203.86	0.00	0.00	0.00
10/01/09	10/01/09 R	750.00	0.00 38339	0.01 62.03 AI	0.00	6203.86	0.00	0.00	0.00
10/01/09	P	0.00	687.96 38339	62.03	0.00	5515.90	0.00	0.00	0.00
11/01/09	11/01/09 R	55.16	0.00 38943	0.01 55.15 AI	0.00	5515.90	0.00	0.00	0.00
11/01/09	Р	0.00	0.00 38943	55.15	0.00	5515.90	0.00	0.00	0.00
11/01/09	P	-55.16	-55.16 ADD2PRIN	0.00	0.00	5571.06	0.00	0.00	0.00
12/01/09	12/01/09 R	55.71	0.00 38557	0.01 55.70 Al	0.00	5571.06	0.00	0.00	0.00
12/01/09	Р	0.00	0.00 38557	55.70	0.00	5571.06	0.00	0.00	0.00
12/01/09	Р	-55.71	-55.71 ADD2PRIN	0.00	0.00	5626.77	0.00	0.00	0.00
Annual Tot		4558.15	2788.68	961.32	0.00		0.00	0.00	0.00
Escrow Pa			···				0.00		
01/01/10	01/01/10 R	56.27	0.00 40184	0.01 56.26 Al	0.00	5626.77	0.00	0.00	0.00
01/01/10	Р	0.00	0.00 40184	56.26	0.00	5626.77	0.00	0.00	0.00
01/01/10	P	-56.27	-56.27 ADD2PRIN	0.00	0.00	5683.04	0.00	0.00	0.00
02/01/10	02/01/10 R	56.83	0.00 40804	0.01 56.82 AI	0.00	5683.04	0.00	0.00	0.00
02/01/10	Р	0.00	0.00 40804	56.82	0.00	5683.04	0.00	0.00	0.00
02/01/10	Р	-56.83	-56.83 ADD2PRIN	0.00	0.00	5739.87	0.00	0.00	0.00
03/01/10	03/01/10 R	57.40	0.00 41440	0.01 57.39 Al	0.00	5739.87	0.00	0.00	0.00
03/01/10	P	0.00	0.00 41440	57.39	0.00	5739.87	0.00	0.00	0.00
03/01/10	P	-57.40	-57.40 ADD2PRIN	0.00	0.00	5797.27	0.00	0.00	0.00
04/01/10	04/01/10 R	57.97	0.00 42072	0.01 57.96 AI	0.00	5797.27	0.00	0.00	0.00

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Escrow	Late	Svo
04/01/10	P	0.00	0.00 42072	57.96	0.00	5797.27	0.00	0.00	0.00
04/01/10	P	-57.97	-57.97 ADD2PRIN	0.00	0.00	5855.24	0.00	0.00	0.00
05/01/10	05/01/10 R	1000.00	0.00 42701	0.01 58.54 AI	0.00	5855.24	0.00	0.00	0.00
05/01/10	Р	0.00	941.45 42701	58.54	0.00	4913.79	0.00	0.00	0.00
06/01/10	06/01/10 R	49.14	0.00 43342	0.01 49.13 Al	0.00	4913.79	0.00	0.00	0.00
06/01/10	Р	0.00	0.00 43342	49.13	0.00	4913.79	0.00	0.00	0.00
06/01/10	P	-49.14	-49.14 ADD2PRIN	0.00	0.00	4962.93	0.00	0.00	0.00
07/01/10	07/01/10 R	49.63	0.00 43976	0.01 49.62 Al	0.00	4962.93	0.00	0.00	0.00
07/01/10	Р	0.00	0.00 43976	49.62	0.00	4962.93	0.00	0.00	0.00
07/01/10	Р	-49.63	-49.63 ADD2PRIN	0.00	0.00	5012.56	0.00	0.00	0.00
08/01/10	08/01/10 R	50.13	0.00 44616	0.01 50.12 AI	0.00	5012.56	0.00	0.00	0.00
08/01/10	P	0.00	0.00 44616	50.12	0.00	5012.56	0.00	0.00	0.00
08/01/10	P	-50.13	-50.13 ADD2PRIN	0.00	0.00	5062.69	0.00	0.00	0.00
09/01/10	09/01/10 R	1500.00	0.00 45266	0.01 50.62 AI	0.00	5062.69	0.00	0.00	0.00
09/01/10	P	0.00	1449.37 45266	50.62	0.00	3613.32	0.00	0.00	0.00
10/01/10	10/01/10 R	1200.00	0.00 45929	0.01 36.12 AI	0.00	3613.32	0.00	0.00	0.00
10/01/10	P 11/01/10 R	0.00	1163.87 45929	36.12	0.00	2449.45	0.00	0.00	0.00
11/01/10	P	24.49	0.00 46597	0.01 24.48 Al	0.00	2449.45	0.00	0.00	0.00
11/01/10		0.00	0.00 46597	24.48	0.00	2449.45	0.00	0.00	0.00
11/01/10	P	-24.49	-24.49 ADD2PRIN	0.00	0.00	2473.94	0.00	0.00	0.00
12/01/10 12/01/10	12/01/10 R P	24.74 0.00	0.00 47274 0.00	0.01 24.73 Al 24.73	0.00	2473.94	0.00	0.00	0.00
12/01/10	P	-24.74	47274 -24.74	0.00	0.00	2473.94 2498.68	0.00	0.00	0.00
			ADD2PRIN			2430.00			
Annual Tota Escrow Pai		4126.60	3128.09	571.91	0.00		0.00 0.00	0.00	0.00

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Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Escrow	ent/Balance - Late	Svc
01/01/11	01/01/11 R	24.99	0.00 47993	0.01 24.98 AI	0.00	2498.68	0.00	0.00	0.00
01/01/11	Р	0.00	0.00 47993	24.98	0.00	2498.68	0.00	0.00	0.00
01/01/11	Р	-24.99	-24.99 ADD2PRIN	0.00	0.00	2523.67	0.00	0.00	0.00
02/01/11	02/01/11 R	25.24	0.00 48670	0.01 25.23 AI	0.00	2523.67	0.00	0.00	0.00
02/01/11	Р	0.00	0.00 48670	25.23	0.00	2523.67	0.00	0.00	0.00
02/01/11	P	-25.24	-25.24 ADD2PRIN	0.00	0.00	2548.91	0.00	0.00	0.00
03/01/11	03/01/11 R	25.49	0.00 49353	0.01 25.48 Al	oʻ.00	2548.91	0.00	0.00	0.00
03/01/11	Р	0.00	0.00 49353	25.48	0.00	2548.91	0.00	0.00	0.00
03/01/11	Р	-25.49	-25.49 ADD2PRIN	0.00	0.00	2574.40	0.00	0.00	0.00
04/01/11	04/01/11 R	25.74	0.00 50049	0.01 25.73 Al	0.00	2574.40	0.00	0.00	0.00
04/01/11	Р	0.00	0.00 50049	25.73	0.00	2574.40	0.00	0.00	0.00
04/01/11	Р	-25.74	-25.74 ADD2PRIN	0.00	0.00	2600.14	0.00	0.00	0.00
05/01/11	05/01/11 R	26.00	0.00 5074 0	0.01 25.99 AI	0.00	2600.14	0.00	0.00	0.00
05/01/11	Р	0.00	0.00 50740	25.99	0.00	2600.14	0.00	0.00	0.00
05/01/11	P	-26.00	-26.00 ADD2PRIN	0.00	0.00	2626.14	0.00	0.00	0.00
06/01/11	06/01/11 R	26.26	0.00 51439	0.01 26.25 AI	0.00	2626.14	0.00	0.00	0.00
06/01/11	. P	0.00	0.00 51439	26.25	0.00	2626.14	0.00	0.00	0.00
06/01/11	P	-26.26	-26.26 ADD2PRIN	0.00	0.00	2652.40	0.00	0.00	0.00
07/01/11	07/01/11 R	26.52	0.00 52148	0.01 26.51 AI	0.00	2652.40	0.00	0.00	0.00
07/01/11	Р	0.00	0.00 52148	26.51	0.00	2652.40	0.00	0.00	0.00
07/01/11	P	-26.52	-26.52 ADD2PRIN	0.00	0.00	2678.92	0.00	0.00	0.00
08/01/11	08/01/11 R	26.79	0.00 52862	0.01 26.78 AI	0.00	2678.92	0.00	0.00	0.00
08/01/11	Р	0.00	0.00 52862	26.78	0.00	2678.92	0.00	0.00	0.00
08/01/11	Р	-26.79	-26.79 ADD2PRIN	0.00	0.00	2705.71	0.00	0.00	0.00
09/01/11	09/01/11 R	27.06	0.00 53581	0.01 27.05 AI	0.00	2705.71	0.00	0.00	0.00

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Period of 01/01/90 - 12/31/12

-							Payme	ent/Balance	
Pay Date	Due/Type	Amount	RetCap/Ref	Income	DiscEarn	Basis	Escrow	Late	Sv
09/01/11	P	0.00	0.00 53581	27.05	0.00	2705.71	0.00	0.00	0.0
09/01/11	P	-27.06	-27.06 ADD2PRIN	0.00	0.00	2732.77	0.00	0.00	0.0
10/01/11	10/01/11 R	27.33	0.00 54305	0.01 27.32 AI	0.00	2732.77	0.00	0.00	0.0
10/01/11	Р	0.00	0.00 54305	27.32	0.00	2732.77	0.00	0.00	0.0
10/01/11	Р	-27.33	-27.33 ADD2PRIN	0.00	0.00	2760.10	0.00	0.00	0.0
11/01/11	11/01/11 R	27.60	0.00 55029	0.01 27.59 AI	0.00	2760.10	0.00	0.00	0.0
11/01/11	Р	0.00	0.00 55029	27.59	0.00	2760.10	0.00	0.00	0.0
11/01/11	Р	-27.60	-27.60 ADD2PRIN	0.00	0.00	2787.70	0.00	0.00	0.0
12/01/11	12/01/11 R	27.88	0.00 55758	0.01 27.87 AI	0.00	2787.70	0.00	0.00	0.0
12/01/11	Р	0.00	0.00 55758	27.87	0.00	2787.70	0.00	0.00	0.0
12/01/11	Р	-27.88	-27.88 ADD2PRIN	0.00	0.00	2815.58	0.00	0.00	0.0
Annual Tot	al:	316.90	-316.90	316.90	0.00		0.00	0.00	0.0
Escrow Pa							0.00		
01/01/12	01/01/12 R	28.16	0.00 56254	0.01 28.15 Al	0.00	2815.58	0.00	0.00	0.0
01/01/12	Р	0.00	0.00 56254	28.15	0.00	2815.58	0.00	0.00	0.0
01/01/12	Р	-28.16	-28.16 ADD2PRIN	0.00	0.00	2843.74	0.00	0.00	0.0
Annual Tot	al:	28.16	-28.16	28.16	0.00		0.00	0.00	0.0
Escrow Pa	id Out:						0.00		
Report Tot		130638.30	-2843.74	19308.94	0.00		0.00	0.00	0.0
Escrow Pa		. 50000.00	2010114				0.00		-10
Balances:			·			2843.74	0.00	0.00	0.0

Taxable: 19308.94

JS 44 (Rev. 12/12)

CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

I. (a) PLAINTIFFS R. Wayne Klein, as Rece	eiver			DEFENDAN' TIMOTHY McKI	TS ENNA	, KELI	LIE McKENNA,	and JOHN	DOES	1-5,
(b) County of Residence of (E	of First Listed Plaintiff (Salt Lake ASES)		County of Reside NOTE: IN LAND THE TRA		(IN U.S.	sted Defendant PLAINTIFF CASES OF TOON CASES, USE TOON CLYED.			
(c) Attorneys (Firm Name, Peggy Hunt Dorsey & Whitney, LLP 136 South Main Street #	•	,		Attorneys (If Know	w <i>n)</i>					
II. BASIS OF JURISD	ICTION (Place an "X" in G	One Box Only)	III. CI	L TIZENSHIP OF	PRI	NCIP	AL PARTIES	(Place an "X" in	One Box	for Plaintit
☐ 1 U.S. Government Plaintiff	■ 3 Federal Question (U.S. Government	Not a Party)		(For Diversity Cases Onless of This State		DEF		and One Box fincipal Place		
 2 U.S. Government Defendant 	4 Diversity (Indicate Citizens)	nip of Parties in Item III)	Citize	en of Another State	D 2	□ 2	Incorporated and P of Business In A		1 5	1 5
IV. NATURE OF SUIT	C (W)			en or Subject of a reign Country	3	□ 3	Foreign Nation		<u> </u>	□ 6
CONTRACT		ORTS	FC	DREETURE/PENALT	Y I	BA	NKRUPTCY	OTHER	STATU	res
□ 110 Insurance □ 120 Marine □ 130 Miller Act □ 140 Negotiable Instrument □ 150 Recovery of Overpayment Æ Enforcement of Judgment □ 151 Medicare Act □ 152 Recovery of Defaulted Student Loans (Excludes Veterans) □ 153 Recovery of Overpayment of Veteran's Benefits □ 160 Stockholders' Suits ☒ 190 Other Contract □ 195 Contract Product Liability □ 196 Franchise □ REAL PROPERTY □ 210 Land Condemnation □ 220 Foreclosure □ 230 Rent Lease & Ejectment □ 240 Torts to Land □ 245 Tort Product Liability □ 290 All Other Real Property	PERSONAL INJURY 310 Airplane 315 Airplane Product Liability 320 Assault, Libel &	PERSONAL INJUR 365 Personal Injury - Product Liability 367 Health Care/ Pharmaceutical Personal Injury Product Liability 368 Asbestos Personal Injury Product Liability PERSONAL PROPER 370 Other Fraud 371 Truth in Lending 380 Other Personal Property Damage Property Damage 785 Property Damage Product Liability PRISONER PETITION Habeas Corpus: 463 Alien Detaince 510 Motions to Vacate Sentence	Y	5 Drug Related Seizure of Property 21 USC 88 0 Other LABOR 0 Fair Labor Standards Act 0 Labor/Management Relations 0 Railway Labor Act 1 Family and Medical Leave Act 0 Other Labor Litigation 1 Employee Retirement Income Security Act IMMIGRATION 2 Naturalization Applicat 5 Other Immigration Actions		422 App 423 Wit 28 1 PROPE 820 Cop 830 Pate 840 Trac SOCIA 861 HIA 862 Blac 863 DIV 864 SSII 865 RSI FEDER 870 Tax or I 871 IRS	peal 28 USC 158 hdrawal USC 157 CRTY RIGHTS pyrights ent	375 False C 400 State R 410 Antitru 430 Banks : 450 Commo 460 Deports 470 Rackets Corrupt 490 Cable/S 850 Securit Exchar 890 Other S 891 Agricul 893 Enviror 895 Freedor Act 896 Arbitra 899 Admini Act/Rev	claims Ace eapportic st and Bank erce to the control of the contro	or the comment of the
	moved from	Remanded from C Appellate Court	J 4 Reins Reop		ther D		☐ 6 Multidistri Litigation	ict		
VI. CAUSE OF ACTIO	N Brief description of ca	tute under which you ar tuse: alue of transfers fro		o not cite jurisdictional s	statutes			e.		
VII. REQUESTED IN COMPLAINT:	CHECK IF THIS UNDER RULE 2	IS A CLASS ACTION	DI	EMAND \$ 116,465.20		(CHECK YES only IURY DEMAND:		compla No	
VIII. RELATED CASE IF ANY	(See instructions):	JUDGE Jenkins				DOCKI	ET NUMBER 2:1	2-cv-00591		
DATE O / 2 / 1 / 3 FOR OFFICE USE ONLY		SIGNATURE OF ATA	OPNEY O	P RECORD						
	OUNT	APPLYING IFP		JUDGE			MAG. JUD	OGE		