

WC 4TH AND RIO GRANDE, LP,

*Plaintiff,*

*v.*

LA ZONA RIO, LLC,

*Defendant.*

§ IN THE DISTRICT COURT  
§  
§  
§ 345<sup>th</sup> JUDICIAL DISTRICT  
§  
§  
§ TRAVIS COUNTY, TEXAS

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**ORDER DENYING MOTION TO SHOW AUTHORITY**

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On this day came on for consideration: (1) *Amended Motion to Show Authority and Request for Rule 13 Sanctions*, and (2) *Receiver's Objection to Affidavit or Testimony by Attorney Mr. Matt Parks in Support of Amended Motion to Show Authority and Request for Rule 13 Sanctions*. After careful consideration, the Court concludes that Receiver's objection should be sustained and the motion to show authority should be denied. It is, therefore,


ORDERED that *Receiver's Objection to Affidavit or Testimony by Attorney Mr. Matt Parks in Support of Amended Motion to Show Authority and Request for Rule 13 Sanctions* is SUSTAINED.

(  ) Mr. Parks's affidavit is struck.

(  ) Mr. Parks is disqualified from this case.

ORDERED that *Amended Motion to Show Authority and Request for Rule 13 Sanctions* is DENIED.

Signed 16 Feb. 2022

  
HON. JUDGE CATHERINE A. MAUZY  
419<sup>TH</sup> DISTRICT COURT  
TRAVIS COUNTY, TEXAS

CAUSE NO. D-1-GN-22-000195

WC 4TH AND RIO GRANDE, LP,  
Plaintiff,

v.

LA ZONA RIO, LLC,  
Defendant.

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IN THE DISTRICT COURT OF

TRAVIS COUNTY, TEXAS

345th JUDICIAL DISTRICT

**ORDER**

Pending before the Court is WC 4th and Rio Grande, LP's Motion to Reconsider Ruling on Motion to Show Authority, to Withdraw Non-Suit, and to Reinstate. Having considered the Motion, Responses, and the arguments of counsel, the Court finds that the Motion to Reconsider Ruling on Motion to Show Authority, to Withdraw Non-Suit, and to Reinstate should be **DENIED** in all respects.

Accordingly, it is hereby **ORDERED** that WC 4th and Rio Grande, LP's Motion to Reconsider Ruling on Motion to Show Authority, to Withdraw Non-Suit, and to Reinstate is, on all grounds, **DENIED**.

SIGNED this \_\_\_ day of \_\_\_\_\_, 2022

*6 July 2022*

  
\_\_\_\_\_  
PRESIDING JUDGE

WC 4TH AND RIO GRANDE, LP,  
Plaintiff,

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IN THE DISTRICT COURT OF

v.

TRAVIS COUNTY, TEXAS

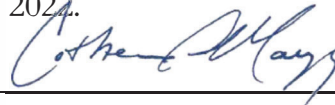
LA ZONA RIO, LLC,  
Defendant.

345th JUDICIAL DISTRICT

**ORDER GRANTING MOTION FOR ENTRY OF ORDER OF DISMISSAL**

On this date the Court considered the Motion for Entry of Order of Dismissal filed by Seth Kretzer, court appointed Receiver for World Class Capital Group, LLC, on behalf of Plaintiff WC 4th and Rio Grande, LP. After considering the Motion, Response, and arguments of counsel, if any, the Court finds that the Motion for Entry of Order of Dismissal is **GRANTED**. Accordingly, the Court **ORDERS** this case **DISMISSED** with prejudice.

SIGNED this \_\_\_\_ day of \_\_\_\_\_, 2022.  
6 July 2022



\_\_\_\_\_  
JUDGE PRESIDING

### Automated Certificate of eService

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Associated Case Party: WC 4TH & RIO GRANDE, LP

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AUG 18 2022 *gpd*

At 3.20p, M.  
Velva L. Price, District Clerk

No. D-1-GN-20-002781

COLORADO THIRD STREET, LLC, <i>Plaintiff,</i>	§	IN THE DISTRICT COURT OF
	§	
	§	
v.	§	TRAVIS COUNTY
	§	
WC 4TH AND COLORADO, LP, <i>Defendant.</i>	§	261 <sup>ST</sup> JUDICIAL DISTRICT

**ORDER DENYING DEFENDANT’S MOTION TO SHOW AUTHORITY AND GRANTING RECEIVER’S JOINT MOTION TO DISMISS WITH PREJUDICE**

On this day came on for consideration: (1) *Defendant’s Motion to Show Authority, to Vacate, and for Sanctions*, and (2) *Receiver’s Agreed Joint Motion to Dismiss with Prejudice*. Having considered the motions, the Court concludes that Mr. Seth Kretzer, Receiver, is solely responsible for the legal matters of WC 4<sup>th</sup> and Colorado, LP. It is, therefore,

**ORDERED** that *Defendant’s Motion to Show Authority, to Vacate, and for Sanctions*, is **DENIED WITH PREJUDICE**. It is, further,

**ORDERED** that *Receiver’s Agreed Joint Motion to Dismiss with Prejudice* is **GRANTED**. All causes of action asserted by Plaintiff Colorado Third Street, LLC against Defendant WC 4th and Colorado, LP are **DISMISSED WITH PREJUDICE**. It is, further,

**ORDERED** that all causes of action asserted by Defendant WC 4th and Colorado, LP against Plaintiff Colorado Third Street, LLC are **DISMISSED WITH PREJUDICE**. It is, further,

**ORDERED** that each party shall bear its own costs and that all relief not specifically granted through this order is denied. This is a final judgment. It is, further,

**ORDERED** that no attorney except Mr. Kretzer or his counsel is authorized to file any post-judgment motion on behalf of WC 4th and Colorado, LP or WC 4th and Colorado GP, LLC.

SIGNED August 18, 2022



PRESIDING JUDGE

**MAYA GUERRA GAMBLE**

**AGREED AS TO FORM AND SUBSTANCE**

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RECEIVER FOR WORLD CLASS CAPITAL GROUP, LLC  
AND DEFENDANT WC 4TH AND COLORADO, L.P.

CAUSE NO. D-1-GN-20-007177

WC 4TH AND RIO GRANDE, LP, § IN THE DISTRICT COURT OF  
Plaintiff/Counter-Defendant, §  
§  
§  
§  
v. § TRAVIS COUNTY, TEXAS  
§  
§  
LA ZONA RIO, LLC, §  
Defendant/Counter-Plaintiff. § 345th JUDICIAL DISTRICT

**FINAL**  
**AGREED ORDER GRANTING JOINT MOTION TO DISMISS WITH PREJUDICE**

Pending before the Court is Plaintiff/Counter-Defendant WC 4th and Rio Grande, LP and Defendant/Counter-Plaintiff La Zona Rio, LLC's Joint Motion to Dismiss with Prejudice. Having considered the motion, the Court finds that it should be granted. Accordingly, it is hereby

**ORDERED** that Plaintiff/Counter-Defendant WC 4th and Rio Grande, LP and Defendant/Counter-Plaintiff La Zona Rio, LLC's Joint Motion to Dismiss with Prejudice is **GRANTED**. It is further

**ORDERED** that all causes of action asserted by Plaintiff/Counter-Defendant WC 4th and Rio Grande, LP against Defendant/Counter-Plaintiff La Zona Rio, LLC are **DISMISSED WITH PREJUDICE**. It is further

**ORDERED** that all causes of action asserted by Defendant/Counter-Plaintiff La Zona Rio, LLC against Plaintiff/Counter-Defendant WC 4th and Rio Grande, LP are **DISMISSED WITH PREJUDICE**. It is further

**ORDERED** that each party shall bear its own costs and that all relief not specifically granted through this order is denied.

SIGNED December 20, 2021.

  
PRESIDING JUDGE

AGREED AS TO FORM AND SUBSTANCE:

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**RECEIVER FOR WORLD CLASS CAPITAL GROUP, LLC,**



**CORPORATE OWNER OF  
DEFENDANT WC 4TH AND RIO GRANDE, LP**

*/s/ James W. Volberding*

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CORPORATE OWNER OF  
DEFENDANT WC 4TH AND RIO GRANDE, LP**



No. D-1-GN-20-004259

COLORADO THIRD STREET, LLC,  
Plaintiff,  
v.

NATIN PAUL and WORLD CLASS  
CAPITAL GROUP, LLC,  
Defendants,

WC 4TH AND COLORADO, L.P.,  
Intervenor-Plaintiff,  
v.

COLORADO THIRD STREET, LLC,  
MARK RILEY, BRYAN HARDEMAN,  
WILLIAM HARDEMAN, and JUSTIN  
BAYNE  
Intervenor-Defendants.

IN THE DISTRICT COURT OF

TRAVIS COUNTY, TEXAS

126TH JUDICIAL DISTRICT

**AGREED JOINT PARTIAL MOTION TO DISMISS CERTAIN CLAIMS WITH PREJUDICE**

Plaintiff *Colorado Third Street, LLC*, Defendant *World Class Capital Group, LLC*, Intervenor-Plaintiff *WC 4th and Colorado, L.P.*, and Intervenor-Defendant Bryan Hardeman (collectively, the “Agreed Parties”) file this Agreed Joint Partial Motion to Dismiss Certain Claims with Prejudice. The Agreed Parties have resolved certain claims asserted in this case including all of Intervenor-Plaintiff *WC 4th and Colorado, L.P.*’s claims against Intervenor-Defendants, *Colorado Third Street, LLC*, Mark Riley, Bryan Hardeman, William Hardeman, and Justin Bayne, as well as all of *Colorado Third Street, LLC*’s claims against *World Class Capital Group*, and therefore request that the Court enter an order dismissing the Agreed Parties’ respective claims with prejudice. Following dismissal of these claims, the only remaining claims in this case will be the claims asserted by and between *Colorado Third Street, LLC* and Natin Paul.

Respectfully submitted this 18<sup>th</sup> day of March 2022,

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RECEIVER FOR DEFENDANT  
WORLD CLASS CAPITAL GROUP, LLC  
AND INTERVENOR-PLAINTIFF  
WC 4TH AND COLORADO, L.P.

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing document has been forwarded to all counsel of record pursuant to the Texas Rules of Civil Procedure on March 18, 2022.

/s/ James W. Volberding  
James W. Volberding

### Automated Certificate of eService

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Associated Case Party: BRYAN HARDEMAN

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W. Stephen Benesh
Christopher Dodson
Debbie Perrone
Travis DeArman
Carson D.Young
David Schiefelbein
Caroline Burks
Eleanor Callaway

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Louise Root		louise.root@bracewell.com	3/18/2022 11:10:02 AM	SENT





District of Texas, in *In re WC 4th and Colorado, L.P.*, Cause No. 20-10881-tmd, shall be released to Plaintiff Colorado Third Street, LLC.

SIGNED December 8, 2021.



PRESIDING JUDGE  
AURORA MARTINEZ JONES  
126th District Court Judge

AGREED AS TO FORM AND SUBSTANCE:

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