

Cause No. 2019-18855

PRINCETON CAPITAL
CORPORATION,
Plaintiff,

v.

GREAT VALUE STORAGE, LLC, and
WORLD CLASS CAPITAL GROUP,
LLC,
Defendants.

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IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

165TH JUDICIAL DISTRICT

ORDER

After careful consideration of the Receiver's report, motions, supporting exhibits, and responses by the Defendants, the Court concludes the following order should issue. The Court takes judicial notice of its file in this cause. It is, therefore,

ORDERED that *Receiver's Motion for Extension of Time to File Report and Application for Receivership Fees* is GRANTED. The Court extends the period for Receiver to file his report and motion for receivership fees to October 31, **2023** which Receiver satisfied by timely filing. It is, further,

ORDERED that Receiver's Report is approved. The Court concludes that the Receiver's diligent efforts and litigation resulted in full payment to Princeton Capital of \$11,372,698.89 and full satisfaction and extinguishment of this Court's March 4, 2021 judgment (the "Judgment"), plus Princeton Capital's related post-judgment interest, legal fees, and expenses. The Court concludes that the Defendants would not have paid this amount to Princeton Capital but for the efforts and litigation of the Receiver. It is, further,

ORDERED that *Receiver's Motion for Award of Receivership Fees* is GRANTED. The Court has reviewed the terms of the order approving the appointment of the Receiver entered by

this Court on September 8, 2021 (“Receivership Order), the various decisions by the First Court of Appeals relating to the Receivership Order and Judgment, most recently affirming the Receivership Order and Judgment in its April 20, 2023 opinion, [and its July 27, 2023 denial of rehearing,](#) taken judicial notice of the Court’s file in this cause, and reviewed the exhibits filed by Receiver in support of his motion, which are hereby admitted. The Court notes that Mr. Kretzer accepted appointment and filed his oath on the terms as set forth in the Receivership Order. Mr. Kretzer and his law firm accepted considerable risk in accepting and pursuing his duties as Receiver. Mr. Kretzer and his law firm carried out his duties appropriately and within the authority granted to him by this Court and in the Receivership Order. The Court finds Mr. Kretzer’s advocacy, effort and representation were proper, reasonable, and effective under the circumstances of this case. Based upon the foregoing, payment of a 25% fee constitutes a reasonable and necessary fee for the Receiver and is consistent with similar awards by other courts for receivers. It is, further,

ORDERED, pursuant to the Receivership Order, the Court finds that Receiver is entitled to receivership fees equal to 25% of \$11,372,698.89, which is the amount of \$2,843,174.70 (“Fee Award”). Sufficient funds to pay this amount are presently held on reserve under the control of the U.S. Bankruptcy Court, Northern District of Texas, in *In re GVS Texas Holdings I, et al*, Case No. 21-31121 (the “GVS Case”). The Receiver is authorized to submit this Order to the court in the GVS Case to obtain payment of the Fee Award. It is, further,

ORDERED that Receiver’s expenses through the date of this Order are approved as reasonable and necessary. It is, further,

ORDERED that Receiver is entitled to recovery and reimbursement of any additional litigation expenses incurred to: (1) effectuate the terms of this Order; (2) submit this Order to

the Court in the GVS Case; (3) take any other steps necessary to obtain payment in full of the Fee Award and related expenses; (4) respond to or dismiss any actions or appeals asserted against him, or his law firm or counsel, in state or federal court in connection with his actions as the Receiver, without further order of this Court; and (5) submit subsequent requests to the Court in the GVS Case for reimbursement of such expenses. It is, further,

ORDERED that Mr. Kretzer shall continue as Receiver until the purposes of this Order are completed, including final conclusion of all litigation against or involving Receiver, payment in full to the Receiver of the Fee Award and expenses related thereto, as well as payment of all other expenses that may become due and owing after the entry of this Order, including, but not limited to the cost of filing notice in all pending cases in which the Receiver has been sued, with a copy of this Order, that the receivership is terminating as set forth herein. Receiver is authorized to respond, dismiss or non-suit lawsuits, claims, or appeals filed against him, or his law firm or counsel, or relating to his actions as Receiver, as he determines appropriate and necessary. After the purposes of this Order are effectuated, and he is paid in full, and all litigation against or involving Receiver is finally concluded, the Receiver will then notify this Court and request closure of the receivership. It is, further,

ORDERED that all pending pleas in intervention,¹ motions, objections, subpoenas, and discovery requests,² are hereby denied and dismissed.

¹ The pleas in Intervention include: (1) January 10, 2023, “Third Amended Plea in Intervention and Motion to Void Actions of Receiver,” purportedly on behalf of 8 Nate Paul-controlled companies: World Class Holdings, LLC, World Class Holding Company, LLC, WC 707 Cesar Chavez, LLC, WC Galleria Oaks, LLC, WC Parmer 93, LP, WC Paradise Cove Marina, LP, WC MRP Independence Center, LLC, and WC Subsidiary Services, LLC, amended April 21, 2023 as “Third Amended Plea in Intervention and Motion to Void Actions of Receiver;” (2) November 29, 2022, “WC 4th and Colorado, LP’s Plea in Intervention and Motion to Void Actions of Receiver, amended April 21, 2023 as “WC 4th and Colorado, LP’s Amended Plea in Intervention and Motion to Void Actions of Receiver;” (3) November 1, 2022, “First Amended Plea in Intervention,” purportedly on behalf of Nate Paul-controlled entity, World Class Holdings, LLC; and (4) October 31, 2022, “WC 4th and Rio Grande, LP’s Plea in Intervention,” purportedly on behalf of WC 4th and Rio Grande, LP, amended April 21, 2023 as “WC 4th and Rio Grande, LP’s Amended Plea in Intervention and Motion to Void Actions of Receiver.”

² The subpoenas and discovery requests include: (1) November 3, 2022 *Notice of Intention to Take Deposition with Subpoena Duces Tecum* of Mr. Kretzer, Receiver, purportedly by Defendants and Mr. Paul; (2) November 3, 2022 *Notice of Intention to Take Deposition by Written Questions with Subpoena Duces Tecum of La Zona Rio, LLC*, purportedly by Defendants and Mr. Paul; (3) November 3, 2022 *Notice of Intention to Take Deposition by Written Questions with Subpoena Duces Tecum of Colorado Third Street, LLC*, purportedly by Defendants and Mr. Paul, purportedly by Defendants and Mr. Paul; (4) November 3, 2022 *Notice of Intention to Take Deposition of Timber Culebra, LLC, With Production of Documents*, purportedly by Defendants; (5) November 3, 2022 *Notice of Intention to Take Deposition with Subpoena Duces Tecum of Mr. Bryan Hardeman*, purportedly by Defendants; (6) November 3, 2022 *Notice of Intention to Take Deposition with Subpoena Duces Tecum of Mr. William Hardeman*, purportedly by Defendants; (7) November 3, 2022 *Notice of Intention to Take Deposition with Subpoena Duces Tecum of Mr. Mark Riley*, purportedly by Defendants; (8) November 3, 2022 *Notice of Intention to Take Deposition with Subpoena Duces Tecum of Mr. Justin Bayne*, purportedly by Defendants; (9) November 7, 2022 *Notice of Intention to Take Deposition by Written Questions of Mr. Kretzer, Receiver*, purportedly by Defendants; (10) November 7, 2022 *Subpoena Duces Tecum to Mr. Seth Kretzer, Receiver*, purportedly by Defendants; (11) November 7, 2022 *Notice of Intention to Take Deposition by Written Questions of Colorado Third Street, LLC, Mr. Justin Bayne*, purportedly by Defendants; (12) November 7, 2022 *Subpoena Duces Tecum to Colorado Third Street, LLC, Mr. Justin Bayne*, purportedly by Defendants; (13) November 7, 2022 *Notice of Intention to Take Deposition by Written Questions of La Zona Rio, LLC, Mr. Justin Bayne*, purportedly by Defendants; (14) November 7, 2022 *Subpoena Duces Tecum to La Zona Rio, LLC, Mr. Justin Bayne*, purportedly by Defendants; (15) November 21, 2022 *Notice of Intention to Take Deposition by Written Questions of Colorado Third Street, LLC and Subpoena Duces Tecum, Mr. Justin Bayne*, purportedly by Defendants; (16) November 21, 2022 *Notice of Intention to Take Deposition by Written Questions of La Zona Rio, LLC and Subpoena Duces Tecum, Mr. Justin Bayne*, purportedly by Defendants; (17) *Deposition Subpoena to Mr. Kretzer*, purportedly by WC 4th and Colorado, LP, dated January 26, 2023; (18) *Deposition Subpoena to Kretzer & Volberding, P.C.*, purportedly by WC 4th and Rio Grande, LP, dated January 26, 2023, (19) *Deposition Subpoena to Mr. Kretzer*, purportedly by Defendant Entities, dated January 24, 2023; (20) *Deposition Subpoena to Kretzer & Volberding, P.C.*, purportedly by WC 4th and Colorado, LP, dated January 26, 2023; (21) *Deposition Subpoena to Mr. Kretzer*, purportedly by WC 4th and Rio Grande, LP, dated February 1, 2023.

It is, further,

ORDERED that all relief not herein granted is hereby DENIED.

Signed _____.



HON. JUDGE URSULA A. HALL

165th District Court
Harris County, Texas

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Dana Lipp on behalf of Dana Lipp

Bar No. 24050935

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Filing Code Description: No Fee Documents

Filing Description: Receivers Letter to Court Regarding First Court of Appeals Decision With Proposed Final Orders

Status as of 4/28/2023 9:47 AM CST

Case Contacts

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Dana Lipp on behalf of Dana Lipp

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