

530619

STATE OF RHODE ISLAND  
KENT, SC.

SUPERIOR COURT

NICHOLAS CAMBIO, ET AL

:  
:  
:  
:  
:

VS.

C.A. NO. KC-2018-1325

MELISSA FARIA, ET AL

2019 MAY 28 PM 2:31  
RECORDED  
SECRETARY  
COURT CLERK

**ORDER APPOINTING TEMPORARY RECEIVER**

This cause came on to be heard upon the plaintiff's Petition for Appointment of a Receiver and, upon consideration thereof, it is hereby:

**ORDERED, ADJUDGED AND DECREED**

1. For the purposes of this order, wherever the word defendant or respondent is used, the term shall include each of the following entities:

- a. Ace Property Management Corporation,
- b. Universal Auto Sales, Inc,
- c. CEN Companies, LLC,
- d. DDM Properties, LLC,
- e. DJF Properties, LLC d/b/a Centre Realty

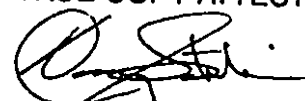
2. That Michael B. Forte, Jr., Esq. of Warwick, Rhode Island, be and hereby is appointed Temporary Receiver (the "Receiver") of the defendant.

3. That said Receiver shall, no later than five (5) days from the date hereof, file a bond in the sum of \$10,000 with any surety company authorized to do business in the State of Rhode Island as surety thereon, conditioned that the Receiver will well and truly perform the duties of said office and duly account for all monies and property which may come into the Receiver's hands and abide by and perform all things which the Receiver will be directed to do by this Court.

4. That said Receiver is authorized to take possession and charge of the property and assets of the defendant, to collect the debts and property belonging to it and to preserve the same until further order of this Court.

19 MAY 21 PM 2:28  
NANCY STRIULI, CLERK  
KENT SUPERIOR COURT  
FILED

TRUE COPY ATTEST



NANCY STRIULI, CLERK  
KENT COUNTY SUPERIOR COURT

5. That said Receiver is authorized until further order of this Court, in the Receiver's discretion and as said Receiver deems appropriate and advisable, to conduct the business of said defendant, to borrow money from time to time, to purchase for cash or upon credit, merchandise, materials and other property, to engage appraisers and/or employees and assistants, clerical or otherwise, and to do and perform or cause to be done and performed all other acts and things as are appropriate in the premises.

6. That pursuant to and in compliance with Rhode Island Supreme Court Executive Order No. 95-01, this Court finds that the designation of the aforescribed person for appointment as Receiver herein is warranted and required because of the Receiver's specialized expertise and experience in operating businesses in receivership and in administering non-routine receiverships which involve unusual or complex legal, financial or business issues.

7. That the commencement, prosecution or continuance of the prosecution, of any action, suit, arbitration proceeding, hearing or any foreclosure, reclamation or repossession proceeding, both judicial and non-judicial or any other proceeding, in law, or in equity or under any statute, or otherwise, against said defendant or any of its property, in any court, agency, tribunal, or elsewhere, or before any arbitrator, or otherwise by any creditor, stockholder, corporation, partnership or any other person, or the levy of any attachment, execution or other process upon or against any property of said defendant, or the taking or attempting to take into possession any property in the possession of the defendant or of which the defendant has the right to possession, or the cancellation at any time during the receivership proceeding herein of any insurance policy, lease or other contract with defendant, by any of such parties as aforesaid other than the Receiver designated as aforesaid, or the termination of telephone, electric, gas or other utility service to defendant, by any public utility, without prior approval thereof from this Honorable Court, in which connection said Receiver shall be entitled to prior notice and an opportunity to be heard, are hereby restrained and enjoined until further order of this Court.

8. That a citation be issued to said defendant, returnable to the Superior Court sitting at Kent County, Rhode Island, on July 1, 2019 at 9:30 a.m., at which time and place the cause is set down for hearing on the prayer for the Appointment of a Permanent Receiver; that the clerk of this Court shall give notice of the pendency of the Petition herein by publishing a copy of the annexed Receivership Notice once in the *Providence Journal* on or before June 3, 2019, so long as the Receiver's Bond has been filed, and the Receiver shall give further notice by mailing, on or before June 13, 2019, a copy of said Order Appointing Temporary Receiver to each of defendant's creditors and stockholders whose address is known or may become known to the Receiver.

9. This order is entered by virtue of and pursuant to this Court's equity powers and pursuant to its powers as authorized by the laws and statutes of the State of Rhode Island.

ENTERED as an Order of this Court this 21<sup>st</sup> day of May, 2019.

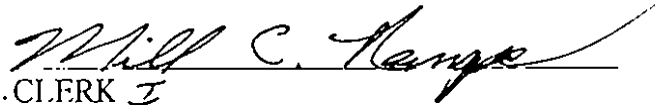
ENTER:

BY ORDER:

JUDGE



5/21/19



CLERK I

Presented by: /s/ Michael B. Forte, Jr.  
Michael B. Forte, Jr., Esq.  
OLENN & PENZA, LLP  
Special Master  
530 Greenwich Avenue  
Warwick, RI 02886  
PHONE: (401) 737-3700  
FAX: (401) 737-5499

#### CERTIFICATION

I hereby certify that on the 21<sup>st</sup> day of May, 2019, I filed and served this document through the electronic filing system on the following parties. The document electronically filed and served is available for viewing and/or downloading from the Rhode Island Judiciary's Electronic Filing System.

John O. Mancini, Esq.  
Mancini Carter, PC  
56 Pine Street, 3<sup>rd</sup> Floor  
Providence, RI 02903

Daniel Flaherty, Esq.  
33 College Hill Road, Suite 20D  
Warwick, RI 02886

Steven Boyajian, Esq.  
Robinson & Cole LLP  
One Financial Plaza, Suite 1430  
Providence, RI 02903

Michael A. Kelly, Esq.  
Michael D. Resnick, Esq.  
Kelly, Souza, Rocha & Parementer, P.C.  
128 Dorrance Street, Suite 300  
Providence, RI 02903

Vincent A. Indeglia, Esq.  
Ryan J. Lutrario, Esq.  
Indeglia & Associates  
The Summit East, Suite 300  
300 Centerville Road  
Warwick, RI 02886

J. Richard Ratcliffe, Esq.  
Ratcliffe Harten Galamaga LLP  
40 Westminster Street  
7th Floor, Suite 700  
Providence, RI 02903

Bruce W. Gladstone, Esq.  
Cameron & Mittleman  
301 Promenade Street  
Providence, RI 02903

Ronald Markoff, Esq.  
Karenann McLoughlin, Esq.  
Law Office of Ronald C. Markoff  
144 Medway Street  
Providence, RI 02906

A. Neil Hartzell, Esq.  
Freeman Mathis & Gary, LLP  
60 State Street, 6<sup>th</sup> Floor  
Boston, MA 02109

/s/ Michael B. Forte, Jr.

May 24, 2019

To Creditors and Other Parties in Interest

Re: Receivership of:

Ace Property Management Corporation  
Universal Auto Sales, Inc.  
CEN Companies, LLC  
DDM Properties, LLC  
DJF Properties, LLC d/b/a Centre Realty  
C.A. No. KC-2018-1325  
Our File No. 7491/6

On May 21, 2019, the Rhode Island Superior Court sitting in Kent County (the "Court") entered an order appointing the undersigned as Temporary Receiver of the assets of the above-referenced companies.

A Receivership is a state court insolvency proceeding. The Receiver is an officer of the court, appointed to represent the interests of all creditors and parties in interest. The Receiver has been appointed as a neutral, impartial Receiver, for the purpose of liquidating the assets of the above-referenced entities, continuing in their business operations if applicable, and marketing and selling the business and assets for the highest value in order to maximize recovery for creditors.

In connection with the Receivership, pursuant to paragraph 2, the enclosed order appointing Temporary Receiver, all creditors are enjoined and stayed from taking any action to enforce their claims against the above-referenced entities and/or their assets.

At this early stage of the case, I am unable to determine if there will be money available for distributions to unsecured creditors at the end of this case. To have your claim considered for approval and for any possible distribution thereon, all of which must first be approved by the superior court, and to receive notice of proceedings in this Receivership case, you must timely file a Proof of Claim with the Receiver. You will be provided with a Proof of Claim form following the hearing on the appointment of a Permanent Receiver in this case, along with further information.

To Creditors and Other Parties in Interest  
May 24, 2019  
Page 2

As indicated in the enclosed order, the Rhode Island Superior Court has scheduled a hearing on continuation of the undersigned as Permanent Receiver for 9:30 a.m. at July 1, 2019. Creditors and other interested parties are welcome to attend, but are not required to do so.

In the meantime, if you have any questions, please feel free to contact me.

Very truly yours,

Michael B. Forte, Jr.,  
Temporary Receiver of:

Acc Property Management Corporation  
Universal Auto Sales, Inc.  
CEN Companies, LLC  
DDM Properties, LLC  
DJF Properties, LLC d/b/a Centre Realty

MBF:MJT:lm1 \Corres\74916 2 To Creditors re Temp Receiver 5-24-19  
Enclosure



OLENN & PENZA

ATTORNEYS AT LAW - LLP

May 24, 2019

RI Secretary of State  
Corporation Division  
148 River Street  
Providence, RI 02904

Re: Receivership of:

Ace Property Management Corporation  
Universal Auto Sales, Inc.  
CEN Companies, LLC  
DDM Properties, LLC  
DJF Properties, LLC d/b/a Centre Realty

Our File No. 7491/6

Dear Sir or Madam:

Enclosed you will find a copy of the court order appointing me as a temporary receiver for the following entities:

- Ace Property Management Corporation, ID #001662693;
- Universal Auto Sales, Inc., ID #000506067;
- CEN Companies, LLC, ID #000530619;
- DDM Properties, LLC, ID #001099926; and
- DJF Properties, LLC d/b/a Centre Realty, ID #000578425.

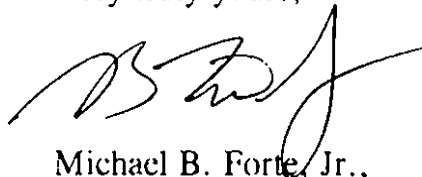
A copy of the corporations database information related to these entities is enclosed for your reference.

Enclosed you will also find a copy of the Notice to Creditors and the court order, which I would ask that you please scan into the database.

RI Secretary of State  
Corporations Division  
May 24, 2019  
Page 2

If you have any questions, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Forte, Jr.", written in a cursive style.

Michael B. Forte, Jr.,  
Temporary Receiver of:  
Ace Property Management Corporation  
Universal Auto Sales, Inc.  
CEN Companies, LLC  
DDM Properties, LLC  
DJF Properties, LLC d/b/a Centre Realty

MBF:MJT:lm1 \Corres\74916 5 To Sec of State Corp Div 5-24-19  
Enclosures