

UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
SOUTHERN DIVISION

In re SANCTUARY BELIZE LITIGATION

No: 18-cv-3309-PX

**ORDER GRANTING MOTION FOR APPROVAL OF REDRESS DISTRIBUTIONS,
ESTABLISHMENT OF RESERVE AND RELATED RELIEF**

The Motion for Approval of Redress Distributions, Establishment of Reserve and Related Relief (the “Motion”) filed by the Receiver, Marc-Philip Ferzan of Ankura Consulting Group, LLC (“Receiver”), came before this Court for determination pursuant to regularly noticed motion. The Court, having read and considered the Motion and all pleadings and evidence filed in support thereof, and opposition to the Motion, if any, and the Court having determined that notice of the Motion was sufficient, and good cause appearing therefore, it is

ORDERED that:

1. The Motion is granted;
2. The Receiver is authorized to and shall make a \$20,000,000 distribution on a pro rata basis to Consumers¹ of Sanctuary Belize lots with Claim Applications deemed eligible in accordance with the notifications provided by the Receiver on or about February 9, 2023 (“Eligible Claim Notifications”). The calculation for pro rata distribution payments shall be based on the Amount Paid set forth in the Eligible Claim Notification for each Sanctuary Belize

¹ Capitalized terms in this Order shall have the meaning ascribed to them in the Redress Plan (Doc. 1117-1) unless otherwise expressly defined herein.

lot divided by the aggregate Amounts Paid set forth in all Eligible Claim Notifications associated with Sanctuary Belize lots.

3. The Receiver is authorized to and shall make a \$2,836,838.22 distribution on a pro rata basis to Consumers of Kanantik lots and other qualifying covered development area lot purchasers (“Other lots”) with Eligible Claim Notifications. The calculation for pro rata distribution payments shall be based on the Amount Paid set forth in the Eligible Claim Notification for each Kanantik lot or Other lot divided by the aggregate Amounts Paid set forth in all Eligible Claim Notifications associated with Kanantik lots and Other lots.

4. The receivership estate is authorized to reserve the remaining funds in the estate of approximately \$5.325 million, in addition to the Individual Lot Purchase Proceeds (as defined in the Motion) being held by the estate, including for the payment of expenses of the receivership estate, including, without limitation, Court approved professional fees and costs.

5. The Receiver is authorized to destroy the Physical Records (as defined in the Motion) by no earlier than January 15, 2026, subject to confirming there is no objection by the Federal Trade Commission or the prosecution or defense in the criminal proceedings against Mr. Pukke in the Southern District of New York.

Dated: January 12, 2026

/S/

HONORABLE PAULA XINIS
UNITED STATES DISTRICT JUDGE