

For reasons stated in a separate opinion entered concomitantly herewith, the Defendants are **PERMANENTLY ENJOINED AND RESTRAINED FROM** the following:

1. All Defendants are hereby **ENJOINED** from engaging in or assisting others in engaging in violations of the Sherman Act, 15 U.S.C. § 1, and N.C. Gen. Stat. § 75-1. This includes:
 - A. Agreeing to limit bids submitted at any public foreclosure auction;
 - B. Organizing, operating, or taking part in any way in any organization that limits bids at public foreclosure auctions.
2. The Defendants Versa Properties LLC, Red Tree Holdings LLC, and Maldives LLC **SHALL** immediately abandon their bids on the Williams Home and the de Leon/da Costa Home and are **ENJOINED** from taking any further action to consummate the foreclosure sales that they corrupted of the Williams Home and de Leon/da Costa Home, including paying any bid amounts, transferring such interest as they may have to anyone other than the plaintiffs, or accepting deeds from the foreclosure trustee.
3. All Defendants are **ENJOINED** from assisting any other defendant in closing on or taking any action as to the Williams Home and de Leon/da Costa Home other than abandoning their bids.
4. All Defendants and Carissa, LLC, an entity acting in concert with the Defendants, **SHALL** take all necessary steps to reconvey the deed to the

Gustafson home that they acquired through bid rigging and extortion to Mike Gustafson's ex-wife, Karen Brotschol Gustafson.

5. All Defendants are hereby **ENJOINED** from operating the website <http://www.estatestracking.com> in its current form and any website that includes any mechanism to obtain information about interest in a listed property or information about how much money any prospective participant in any foreclosure auction is willing to pay for property being sold at any public foreclosure auction.
6. All Defendants are hereby **ENJOINED** from contacting, approaching, or soliciting any property owner during the public foreclosure bidding process until the property deed has been recorded and all rights as the property owner have vested.
7. Defendants Craig Brooksby, Carolyn Souther, Lynn Pinder, and Tonya Newell are hereby **ENJOINED** from offering any educational, instructional, or consulting services regarding bidding at public real estate foreclosures or purchasing properties through public real estate foreclosures.
8. Defendants Craig Brooksby, Carolyn Souther, Lynn Pinder, and Tonya Newell are hereby **ENJOINED** from acting together, in any combination, or with any other persons or entities other than a spouse or wholly-owned entity to bid directly or indirectly through any entity in which they have any ownership or management in any public real estate foreclosure auction anywhere in the United States for a period of eight years.

9. Defendants Craig Brooksby, Carolyn Souther, Lynn Pinder, and Tonya Newell are hereby **ENJOINED** from acting together, in any combination, or with any other persons or entities to buy or sell directly or indirectly any property obtained through a public real estate foreclosure auction anywhere in the United States for a period of eight years.

10. Within 10 days from the entry of this Order, Defendants **SHALL** deliver copies of this Order as directed below:

A. Defendants Avirta LLC, GG Irrevocable Trust, King Family Enterprises LLC, Maldives LLC, NC Bidding-2 LLC, Red Tree Holdings LLC, The Estates (UT) LLC, The Estates LLC, The Estates Real Estate Group LLC, Timbra of North Carolina LLC, and Versa Properties LLC **SHALL** deliver a copy of this Order to all their principals, officers, directors, managers, employees, and legal counsel.

B. Estates LLC, Estates (UT) LLC and Timbra of North Carolina, LLC **SHALL** deliver a copy of this Order to every former and current subscriber of the Estates Database, which is the online database of properties facing foreclosure that the Defendants maintain, including but not limited to any person who has access to the website <http://www.estatestracking.com> as of the date of this Order.


C. Defendant Carolyn Souther and counsel for the Defendants **SHALL** provide a copy of this Order and the separate opinion entered concomitantly herewith to Carissa, LLC and its managers and members.

D. The Clerk of Court is directed to mail copies of this Order and the separate opinion entered concomitantly herewith to Carissa, LLC, 3225 McLeod Dr, Suite 100, Las Vegas, NV 89121, and to its registered agent and its member-manager as reflected in the online records of the North Carolina Secretary of State.

11. Within 60 days from the entry of this Order, each Defendant **SHALL** file a declaration under oath with the Clerk of Court attesting to their compliance with this Order.

12. If there is a change in law or change in circumstances, any party or person acting in concert with a party may file a motion, supported by a brief and otherwise in compliance with the Local Rules, to modify this permanent injunction.

This the 2nd day of June, 2022.


UNITED STATES DISTRICT JUDGE