



IN THE FIFTH JUDICIAL CIRCUIT, BUCHANAN COUNTY, MISSOURI

Judge or Division: Division 4	Case Number: 23BU-CC00725
Petitioner(s): CoreFirst Bank & Trust	Date Judgment Entered Against Debtor: August 30, 2023
	Original Amount of Judgment: \$3,353,707.92 (Date File Stamp)
Respondent(s): ARK Capital Brookside, LLC, et al.	Please Issue: General Execution For: <input checked="" type="checkbox"/> Real Estate Levy <input type="checkbox"/> Replevin <input type="checkbox"/> Vehicle Levy <input type="checkbox"/> Other Personal Property Levy <input type="checkbox"/> Other: _____
	Requested Return/End Date: <input type="checkbox"/> 30 Days <input checked="" type="checkbox"/> 60 Days <input type="checkbox"/> 90 Days

**Execution Application and Order**

(This form must be completed in full or your request will be returned unprocessed.)

To (County/City of St. Louis): Buchanan	Amount Remaining Unpaid (To be completed by Applicant)
Debtor Name/Address: ARK Capital Brookside, LLC c/o SBLSG Registered Agent, Inc., Registered Agent 2323 Grand Blvd Ste 1000 Kansas City, MO 64108-2669	Judgment Balance Total amount of the judgment awarded on the day judgment is entered including, but not limited to, principal, prejudgment interest, and all costs and/or fees. \$ 3,353,607.92
Debtor SSN (last four digits): XXX-XX- N/A (Business Entity)	Post Judgment Interest \$ 69,461.03
Creditor: CoreFirst Bank & Trust	Post Judgment Costs \$ 141,240.08
Attorney: R. Patrick Riordan	Service Fee for this Levy \$
Missouri Bar No.: 44011	Taxes \$ 0.00
A judgment was entered on the above referenced date and remains unsatisfied.	Child Support/Maint under 12 wks. \$ 0.00
	Child Support/Maint over 12 wks. \$ 0.00
Signature: <u>/s/ R. Patrick Riordan</u>	Other: <u>Prejudgment Int. from 7/31</u> \$ 49,615.02
Date: <u>10/11/2023</u>	Less Credits (\$ 96,905.70)
	<b>TOTAL REMAINING DUE \$ 3,517,018.35</b>
Address & Telephone Number: Riordan, Fincher & Mayo, P.A. 3735 SW Wanamaker Road, Suite A, Topeka, KS 66610; 785-783-8323	

**Description/Address/Legal Description of property to be levied** (To be completed by Applicant):  
1602 Brookside Drive, St. Joseph, Missouri 64506 (complete legal description attached)


**Make Checks Payable To:** CoreFirst Bank & Trust

**Mail Funds To:** Riordan, Fincher & Mayo, P.A. 3735 SW Wanamaker Road, Suite A, Topeka, KS 66610

**Writ of Execution** (To be completed by Court Clerk)

**The State of Missouri to the Sheriff of any County in the State of Missouri**

Because a judgment was entered against the above debtor in this court and there is a balance, accrued interest, and costs as stated above unpaid from said judgment, you are commanded to execute this writ and on the return date shown below to certify to this court how you executed this writ.

 BUCHANAN COUNTY	Issue (County): <b>BUCHANAN</b>	Document ID: <b>23-EXEC-36</b>
	Date Issued: <b>10/17/23</b>	Return Date: <b>12/18/23</b>
	By (Clerk): <b>/S/ YVONNE SNOOK</b>	
	Court Address: <b>411 JULES, RM 331 ST JOSEPH MO 64501</b>	

### Sheriff or Server's Return

I certify that I have executed this writ:

- by collecting the amount owed.
- by levying on and selling the property of the debtor described below and returning to the court the balance shown below.

Date of Levy	Description of Property Levied On and Sold

I did not serve this Writ of Execution because:

- I did not locate the property on which to levy.
- Other (specify): \_\_\_\_\_

Served in \_\_\_\_\_ (County/City of St. Louis), MO, on \_\_\_\_\_ (date)  
 at \_\_\_\_\_ (time).

**Service Fees**

		Sheriff/Server
Summons/Writ	\$ _____	
Non Est	\$ _____	
Sheriff's Deputy Salary		
Supplemental Surcharge	\$ 10.00	
Mileage	\$ _____ ( _____ miles @ \$. _____ per mile)	
<b>Total</b>	\$ _____	

### Instructions to Sheriff/Server

**General Execution**

You are commanded to execute this writ by levying upon the debtor's property.

## Notice to Judgment Debtor

### List of Exempt Property

Certain property cannot be taken to satisfy a general execution. This is called exempt property. Pursuant to Supreme Court Rule 76.075, you are advised that sections 513.430 and 513.440, RSMo, set forth below, make certain property exempt from execution, and you are advised that there are certain exemptions under state and federal law which you may be able to claim with respect to the property levied upon. See sections 452.140, 513.475, and 513.480, set forth below. You may claim any exemption by filing a claim of exemption with the levying officer within twenty days after being served with an execution.

452.140. No property shall be exempt from attachment or execution in a proceeding instituted by a person for maintenance, nor from attachment or execution upon a judgment or order issued to enforce a decree for alimony or for the support and maintenance of children. And all wages due to the defendant shall be subject to garnishment on attachment or execution in any proceedings mentioned in this section, whether the wages are due from the garnishee to the defendant for the last thirty days' service or not.

513.430.1. The following property shall be exempt from attachment and execution to the extent of any person's interest therein:

- (1) Household furnishings, household goods, wearing apparel, appliances, books, animals, crops or musical instruments that are held primarily for personal, family or household use of such person or a dependent of such person, not to exceed \$3,000 in value in the aggregate;
- (2) A wedding ring not to exceed \$1,500 in value and other jewelry held primarily for the personal, family or household use of such person or a dependent of such person, not to exceed \$500 in value in the aggregate;
- (3) Any other property of any kind, not to exceed in value \$600 in the aggregate;
- (4) Any implements or professional books or tools of the trade of such person or the trade of a dependent of such person not to exceed \$3,000 in value in the aggregate;
- (5) Any motor vehicles, not to exceed \$3,000 in value in the aggregate;
- (6) Any mobile home used as the principal residence but not attached to real property in which the debtor has a fee interest, not to exceed \$5,000 in value;
- (7) Any one or more unmaturred life insurance contracts owned by such person, other than a credit life insurance contract;
- (8) The amount of any accrued dividend or interest under, or loan value of, any one or more unmaturred life insurance contracts owned by such person under which the insured is such person or an individual of whom such person is a dependent; provided, however, that if proceedings under Title 11 of the United States Code are commenced by or against such person, the amount exempt in such proceedings shall not exceed in value \$150,000 in the aggregate less any amount of property of such person transferred by the life insurance company or fraternal benefit society to itself in good faith if such transfer is to pay a premium or to carry out a nonforfeiture insurance option and is required to be so transferred automatically under a life insurance contract with such company or society that was entered into before commencement of such proceedings. No amount of any accrued dividend or interest under, or loan value of, any such life insurance contracts shall be exempt from any claim for child support. Notwithstanding anything to the contrary, no such amount shall be exempt in such proceedings under any such insurance contract which was purchased by such person within one year prior to the commencement of such proceedings;
- (9) Professionally prescribed health aids for such person or a dependent of such person;
- (10) Such person's right to receive:
  - (a) A Social Security benefit, unemployment compensation or a public assistance benefit;
  - (b) A veteran's benefit;
  - (c) A disability, illness or unemployment benefit;
  - (d) Alimony, support or separate maintenance, not to exceed \$750 a month;
  - (e) Any payment under a stock bonus plan, pension plan, disability or death benefit plan, profit-sharing plan, nonpublic retirement plan or any plan described, defined, or established pursuant to section 456.014, the person's right to a participant account in any deferred compensation program offered by the state of Missouri or any of its political subdivisions, or annuity or similar plan or contract on account of illness, disability, death, age or length of service, to the extent reasonably necessary for the support of such person and any dependent of such person unless:
    - a. Such plan or contract was established by or under the auspices of an insider that employed such person at the time such person's rights under such plan or contract arose;
    - b. Such payment is on account of age or length of service; and
    - c. Such plan or contract does not qualify under Section 401(a), 403(a), 403(b), 408, 408A or 409 of the Internal Revenue Code of 1986, as amended, (26 U.S.C. Section 401(a), 403(a), 403(b), 408, 408A or 409); except that any such payment to any person shall be subject to attachment or execution pursuant to a qualified domestic relations order, as defined by Section 414(p) of the Internal Revenue Code of 1986, as amended, issued by a court in any proceeding for dissolution of marriage or legal separation or a proceeding for disposition of property following dissolution of marriage by a court which lacked personal jurisdiction over the absent spouse or lacked jurisdiction to dispose of marital property at the time of the original judgment of dissolution;
    - (f) Any money or assets, payable to a participant or beneficiary from, or any interest of any participant or beneficiary in, a retirement plan, profit-sharing plan, health savings plan, or similar plan, including an inherited account or plan, that is qualified under Section 401(a), 403(a), 403(b), 408, 408A or 409 of the Internal Revenue Code of 1986, as amended, whether such participant's or beneficiary's interest arises by inheritance, designation, appointment, or otherwise, except as provided in this paragraph. Any plan or arrangement described in this paragraph shall not be exempt from the claim of an alternate payee under a qualified domestic relations order; however, the interest of any and all alternate payees under a qualified domestic relations order shall be exempt from any and all claims of any creditor, other than the state of Missouri through its department of social services. As used in this paragraph, the terms "alternate payee" and "qualified domestic relations order" have the meaning given to them in Section 414(p) of the Internal Revenue Code of 1986, as amended. If proceedings under Title 11 of the United States Code are commenced by or against such person, no amount of funds shall be exempt in such proceedings under any such plan, contract, or trust which is fraudulent as defined in subsection 2 of

section 428.024 and for the period such person participated within three years prior to the commencement of such proceedings. For the purposes of this section, when the fraudulently conveyed funds are recovered and after, such funds shall be deducted and then treated as though the funds had never been contributed to the plan, contract, or trust;

- (11) The debtor's right to receive, or property that is traceable to, a payment on account of the wrongful death of an individual of whom the debtor was a dependent, to the extent reasonably necessary for the support of the debtor and any dependent of the debtor.
- (12) Firearms, firearm accessories, and ammunition, not to exceed \$1,500 in value in the aggregate.

2. Nothing in this section shall be interpreted to exempt from attachment or execution for a valid judicial or administrative order for the payment of child support or maintenance any money or assets, payable to a participant or beneficiary from, or any interest of any participant or beneficiary in, a retirement plan which is qualified pursuant to Sections 408 and 408A of the Internal Revenue Code of 1986, as amended.

513.440. Each head of a family may select and hold, exempt from execution, any other property, real, personal or mixed, or debts and wages, not exceeding in value the amount of \$1,250 plus \$350 for each of such person's unmarried dependent children under the age of twenty-one years or dependent as defined by the Internal Revenue Code of 1986, as amended, determined to be disabled by the Social Security Administration, except ten percent of any debt, income, salary or wages due such head of a family.

513.475.1. The homestead of every person, consisting of a dwelling house and appurtenances, and the land used in connection therewith, not exceeding the value of \$15,000, which is or shall be used by such person as a homestead, shall, together with the rents, issues and products thereof, be exempt from attachment and execution. The exemption allowed under this section shall not be allowed for more than one owner of any homestead if one owner claims the entire amount allowed under this subsection; but, if more than one owner of any homestead claims an exemption under this section, the exemption allowed to each of such owners shall not exceed, in the aggregate, the total exemption allowed under this subsection as to any one homestead.

2. Either spouse separately shall be debarred from and incapable of selling, mortgaging or alienating the homestead in any manner whatever, and every such sale, mortgage or alienation is hereby declared null and void; provided, however, that nothing herein contained shall be so construed as to prevent the husband and wife from jointly conveying, mortgaging, alienating or in any other manner disposing of such homestead, or any part thereof.

513.480. Whenever an execution shall be levied upon the real estate of any person, of which such homestead may be a part, or upon such part of any homestead as may be in excess of the limitation of the value thereof created in section 513.475, such person shall have the right to designate and choose the part thereof to which the exemption created in section 513.475 shall apply, not exceeding the limited value; and upon such designation and choice, or in case of a refusal to designate or choose, the sheriff levying the execution shall appoint three disinterested appraisers, who shall, first being sworn to a faithful discharge of their duties, fix the location and boundaries of such homestead, and the sheriff shall then proceed with the levy of such execution upon the residue of such real estate as in other cases; and such proceedings in respect to the homestead shall be stated in the return upon such execution.

**NOTES: No money or assets payable under a retirement plan qualifying under the Internal Revenue Code are exempt from execution or garnishment for the purpose of collecting child support or maintenance due under a valid judicial or administrative order.**

**No property is exempt from seizure and sale for the payment of taxes due this state, or any city, town or county thereof. (Section 513.562, RSMo)**

Legal Description of Property to be sold pursuant to Execution Application and Order in Case No. 23-BU-CC00725

PART OF LOTS NINETEEN (19) AND (20), BROOKSIDE ADDITION, AN ADDITION TO THE CITY OF ST. JOSEPH BUCHANAN COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20 BROOKSIDE ADDITION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 A DISTANCE OF 245.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, SAID CORNER BEING ON THE WEST LINE OF BROOKSIDE DRIVE AS NOW DEDICATED; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 20 AND 19 AND THE WESTERLY LINE OF BROOKSIDE DRIVE, A DISTANCE OF 139.77 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 19 THAT IS 30.47 FEET NORTHERLY FROM THE SOUTH CORNER SAID LOT 19, MEASURED ALONG THE EASTERLY LINE OF SAID LOT THENCE NORTH 69 DEGREES 30 MINUTES A DISTANCE OF 42.17 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 19 THAT IS 48.44 FEET NORTHWESTERLY FROM SOUTH CORNER OF SAID LOT, MEASURED ALONG SOUTHWESTERLY LINE,, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID LOT 20; THENCE NORTH 31 DEGREES MINUTES WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, A DISTANCE OF 273.06 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID BROOKSIDE ADDITION AND 254.01 FEET SOUTH THEREOF; THENCE WEST ALONG SAID LINE A OF 105.05 FEET TO WEST LINE OF SAID LOT 20; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 386.14 FEET TO THE POINT OF BEGINNING.

Commonly known as 1602 Brookside Dr., St. Joseph, Missouri 64506