

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

WOODBIDGE GROUP OF COMPANIES, LLC,  
*et al.*,<sup>1</sup>  
Remaining Debtors.

MICHAEL GOLDBERG, as Liquidating Trustee of  
the Woodbridge Liquidation Trust, successor in  
interest to the estates of WOODBRIDGE GROUP  
OF COMPANIES, LLC, *et al.*,

Plaintiff,

v.

ASCENSUS, LLC d/b/a PROVIDENT TRUST  
GROUP, CUSTODIAN FOR THE BENEFIT OF  
STEVEN MIZEL ROTH IRA; STEVEN MIZEL,

Defendant.

Chapter 11

Case No. 17-12560 (BLS)

(Jointly Administered)

Adv. Proc. No. 19-\_\_\_\_\_ (BLS)

**COMPLAINT FOR AVOIDANCE AND RECOVERY OF  
FRAUDULENT TRANSFERS PURSUANT TO 11 U.S.C. §§ 544, 548 & 550**

Plaintiff Michael Goldberg (the "Plaintiff" or "Trustee"), in his capacity as Liquidating Trustee of the Woodbridge Liquidation Trust, pursuant to the *First Amended Joint Chapter 11 Plan of Liquidation of Woodbridge Group of Companies, LLC and Its Affiliated Debtors* dated August 22, 2018 (the "Plan") of the debtors in the above-captioned cases (the "Debtors"), for his *Complaint for Avoidance and Recovery of Fraudulent Transfers Pursuant to 11 U.S.C. §§ 544, 548 & 550* (the "Complaint") against Ascensus, LLC d/b/a Provident Trust Group, Custodian for

<sup>1</sup>The Remaining Debtors and the last four digits of their respective federal tax identification numbers are as follows: Woodbridge Group of Companies, LLC (3603) and Woodbridge Mortgage Investment Fund 1, LLC (0172). The Remaining Debtors' mailing address is 14140 Ventura Boulevard #302, Sherman Oaks, California 91423.

the Benefit of Steven Mizel Roth IRA and Steven Mizel (collectively, the “Defendant”), alleges as follows:

**Nature of the Action**

1. The Plaintiff brings this action against the Defendant to avoid and recover certain fraudulent transfers that occurred prior to commencement of the Debtors’ bankruptcy cases.

**The Parties**

2. Plaintiff is the duly appointed trustee of the Woodbridge Liquidation Trust (the “Trust”), successor in interest to the Debtors. Pursuant to Paragraph 5.4 of the Plan, the Confirmation Findings (defined below) at paragraphs 13-15, and Article IV of the Liquidating Trust Agreement, the Trustee has the sole authority to pursue claims transferred to the Trust by the Debtors through the Plan and to seek any and all related relief.

3. Upon information and belief, the Defendant Steven Mizel is an individual, a resident of the State of California and a former investor with the Debtors. Upon information and belief, the Defendant Ascensus, LLC d/b/a Provident Trust Group is a limited liability company formed under the laws of the State of Delaware.

**Jurisdiction and Venue**

4. The United States Bankruptcy Court for the District of Delaware (the “Bankruptcy Court”) has jurisdiction over this adversary proceeding under the Bankruptcy Code pursuant to 28 U.S.C. §§ 157(a) and 1334(a).

5. This proceeding is a core proceeding within the meaning of 28 U.S.C. § 157(b) and the Bankruptcy Court may enter final orders for the matters contained herein.

6. Pursuant to Local Bankruptcy Rule 7008-1, the Plaintiff affirms his consent to the entry of final orders or judgments by the Court if it is determined that the Court, absent consent

of the parties, cannot enter final orders or judgments consistent with Article III of the United States Constitution.

7. Venue in this District is proper pursuant to 28 U.S.C. §§ 1408 and 1409(a).

8. This adversary proceeding is commenced pursuant to Rule 7001(1) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) and sections 547 and 550 of the Bankruptcy Code.

### **Case Background**

9. Commencing with the first filings on December 4, 2017, and continuing with other filings through March 27, 2018, Debtors Woodbridge Group of Companies, LLC, *et al.*, each commenced a case by filing a voluntary petition for relief under chapter 11 of the Bankruptcy Code (the “Chapter 11 Cases”). The Chapter 11 Cases are jointly administered under Case No. 17-12560 (BLS).

10. The Plan was confirmed on October 26, 2018, and became effective on February 19, 2019.

### **Facts**

11. Prior to the commencement of the Chapter 11 Cases, the Debtors operated a fraudulent investment “Ponzi Scheme.” In its *Findings of Fact, Conclusions of Law and Order Confirming the First Amended Joint Chapter 11 Plan of Liquidation of Woodbridge Group of Companies, LLC and its Affiliated Debtors*, entered on October 26, 2018 (the “Confirmation Findings”), at paragraph NN, the Bankruptcy Court found as follows:

**NN. Conduct of a Ponzi Scheme.** The evidence demonstrates, and the Bankruptcy Court hereby finds, that (i) beginning no later than July 2012 through December 1, 2017, Robert H. Shapiro used his web of more than 275 limited liability companies, including the Debtors, to conduct a massive Ponzi scheme raising more than \$1.22 billion from over 8,400 unsuspecting investors nationwide; (ii) the Ponzi scheme involved the payment of purported returns to

existing investors from funds contributed by new investors; and (iii) the Ponzi scheme was discovered no later than December 2017.

12. Through this fraudulent scheme, the Debtors raised over one billion dollars from approximately 10,000 investors as either Noteholders or Unitholders (collectively, “Investors”). Those Investors often placed a substantial percentage of their net worth (including savings and retirement accounts) with the Debtors and now stand to lose a significant portion of their investments and to be delayed in the return of the remaining portion. The quality of the Investors’ lives will likely be substantially and adversely affected by the fraud perpetrated by the Debtors.

13. Investors were often told that they were investing money to be loaned with respect to particular properties owned by third parties, that those properties were worth substantially more than the loans against the properties, and that they would have the benefit of a stream of payments from these third parties for high-interest loans, protected by security interests and/or mortgages against such properties. In reality, these statements were lies. Investors’ money was almost never used to make high-interest loans to unrelated, third-party borrowers, there was no stream of payments, Investors’ money was commingled and used for an assortment of expenses, including maintaining a lavish lifestyle for Shapiro and his family, brokers’ commissions, overhead (largely for selling even more notes and units to investors), and payment of principal and interest to existing investors. The money that was used to acquire property (almost always owned by a disguised affiliate) cannot be traced to any specific Investor. These are typical characteristics of Ponzi schemes.

14. Because the Debtors operated as a Ponzi scheme, obtaining new money from Investors into the Ponzi scheme conferred no net benefit on the Debtors; on the contrary, each new investment was a net negative. Money was siphoned off to pay the expenses described above, so that the Debtors actually received only a fraction of the investment dollars. New money also perpetuated the Ponzi scheme, enabling the Debtors to return fictitious profits to early Investors; in the absence of new investment, the house of cards would fall (as it eventually did). At the same time, each investment created an obligation to return to the defrauded Investor 100% of the investment, such that each new investment increased the Debtors' liabilities and ultimately left them unable to satisfy their aggregate liabilities.

15. Defendant invested with the Debtors through the purchase of notes and/or units and received principal and interest payments from the Debtors with respect to the investment. As of the Petition Date, Defendant had been paid in full for all investments with the Debtors, including interest, and is thus a "Net Winner."

16. During the four years prior to the Petition Date, the Debtors made transfers to Defendant for interest on Defendant's investments in an amount not less than \$204,112.92 (the "Net Winnings" or "Fraudulent Transfers"). A list identifying the Fraudulent Transfers is attached hereto as Exhibit A and is incorporated herein by reference.

17. The Plaintiff is informed and believes that at least one creditor holding an unsecured claim that is allowable under Section 502 of the Bankruptcy Code or that is not allowable under Section 502(e) of the Bankruptcy Code exists who can avoid the Fraudulent Transfers and/or obligations referred to in this Complaint. The Plaintiff may assert the rights of such creditors pursuant to Section 544(b) of the Bankruptcy Code.

**FIRST CLAIM FOR RELIEF**

**(To Avoid Intentionally Fraudulent Transfers under  
11 U.S.C. §§ 544(b) and 548(a)(1)(A), and Cal. Civ. Code § 3439, *et seq.*)**

18. Plaintiff realleges and incorporates by reference each and every allegation in the above paragraphs, as though fully set forth herein.

19. As the Debtors operated a Ponzi Scheme, applicable law provides that the Fraudulent Transfers were made to Defendant with an actual intent to hinder, delay, or defraud creditors of the Debtors.

20. Of the Fraudulent Transfers identified in Exhibit A, those made within two years prior to the Petition Date are avoidable pursuant to 11 U.S.C. §548(a)(1)(A) and Cal. Civ. Code § 3439, *et seq.*, and the Transfers made within four years prior to the Petition Date are avoidable under 11 U.S.C. §544(b) and Cal. Civ. Code § 3439, *et seq.* Plaintiff is entitled to an order and judgment that each of the Fraudulent Transfers that constitutes Net Winnings is avoided.

**SECOND CLAIM FOR RELIEF**

**(Recovery of Property – 11 U.S.C. §§ 544(b) and 550,  
and Cal. Civ. Code § 3439, *et seq.*)**

21. Plaintiff realleges and incorporates by reference each and every allegation in the above paragraphs, as though set forth fully herein.

22. Defendant is the initial transferee of the Fraudulent Transfers, or the immediate or mediate transferee of such initial transferee.

23. Plaintiff is entitled to avoid the Net Winnings of the Fraudulent Transfers under Sections 544 and 548 of the Bankruptcy Code, and Cal. Civ. Code § 3439, *et seq.* As Defendant is the initial, immediate, or mediate transferee of Fraudulent Transfers, Plaintiff is entitled to

recover for the estate the proceeds or value of the respective Net Winnings pursuant to under 11 U.S.C. §550 and/or Cal. Civ. Code § 3439, *et seq.*

**WHEREFORE**, Plaintiff prays for judgment as follows:

1. For a determination that each of the Fraudulent Transfers that constitutes Net Winnings is avoidable as a fraudulent transfer under Sections 544 and 548 of the Bankruptcy Code and Section 3439, *et seq.*, of the California Civil Code, and that Plaintiff is entitled to recover the Net Winnings in the total amount of \$204,112.92 under Section 550 of the Bankruptcy Code and Section 3439, *et seq.*, of the California Civil Code;
2. For costs of suit incurred herein, including, without limitation, attorneys' fees;
3. For pre- and post-judgment interest on the judgment amount to the fullest extent allowed by applicable law; and
4. For such other and further relief as the Court may deem just and proper.

Dated: August 16, 2019

/s/ Colin Robinson  
Bradford J. Sandler (DE Bar No. 4142)  
Andrew W. Caine (CA Bar No. 110345)  
Colin Robinson (DE Bar No. 5524)  
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*Counsel to Plaintiff Michael Goldberg, in his  
capacity as Liquidating Trustee of the Woodbridge  
Liquidation Trust*

# **EXHIBIT A**



Exhibit A  
 Net Winner Receipts and Disbursements  
 Bankruptcy Case No. 17-12560

Debtor	Bank Account	Date	Ck. No.	Name	Memo	Receipts	Disbursements
Woodbridge Mortgage Investment Fund 2	1894723483	04/05/16	29313	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR NORTH 18, WI - INT MAR		1,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/05/16	29313	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR OREGON, NY - INT MAR		637.50
Woodbridge Mortgage Investment Fund 2	1894723483	04/05/16	29313	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR SAG HARBOR BUNDLE, NY - INT MAR		1,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/05/16	32445	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR 3RD, AL - INT MAR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/05/16	32445	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR CORRAL, CO - INT MAR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/05/16	32445	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR PARK ST, FL 1 - INT MAR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/05/16	32445	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR PARK ST, FL 2 - INT MAR		375.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/20/16	29404	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR NORTH 18, WI INT APR 18 DAYS		599.94
Woodbridge Mortgage Investment Fund 2	1894723483	04/20/16	29403	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR NORTH 18, WI RETURN		100,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/22/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR BEVERLY GROVE, CA RETURN		50,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/25/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR 3RD, AL RETURN		100,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/26/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	CORRAL RETURN		100,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR CLEARVIEW, NY - INT APR		1,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR GREEN LAKE, NY - INT APR		1,008.33
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR LEDYARD, NY - INT APR		1,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR PINEY BRANCH, VA - INT APR		1,283.33
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WHARTON, TX - INT APR		583.33
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 1 - INT APR		400.00
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	27174	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 2 - INT APR		1,250.00
Woodbridge Mortgage Investment Fund 1	1894630647	04/28/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	GREEN LAKE RETURN		110,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/28/16	30051	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR BEVERLY GROVE, CA - INT APR		375.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/28/16	30051	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR MIDWAY, WI - INT APR		1,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	04/28/16	30051	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR OREGON, NY - INT APR		637.50
Woodbridge Mortgage Investment Fund 2	1894723483	04/28/16	30051	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR SAG HARBOR BUNDLE, NY - INT APR		1,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/28/16	34592	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR 3RD, AL - INT APR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/28/16	34592	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR CORRAL, CO - INT APR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/28/16	34592	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR PARK ST, FL 1 - INT APR		750.00
Woodbridge Mortgage Investment Fund 3	1894942992	04/28/16	34592	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG3 SR PARK ST, FL 2 - INT APR		375.00
Woodbridge Mortgage Investment Fund 2	1894723483	05/02/16	30058	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR NORTH 18, WI ADDTL INT APR 2 DAYS		66.66
Woodbridge Mortgage Investment Fund 1	1894630647	05/03/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	PINEY BRANCH RETURN		140,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/06/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR CLEARVIEW 5 DAYS INT		166.67
Woodbridge Mortgage Investment Fund 1	1894630647	05/06/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR CLEARVIEW, NY RETURN		100,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 1 RETURN - INT10 DAYS MAY		416.70
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 2 RETURN - INT 10 DAYS MAY		133.30
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 1 FEES		83.30
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 2 RETURN - FEES		186.70
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 2 RETURN		40,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/10/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WYONA, NY 1 RETURN		125,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/12/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	PROV-STEVEN MIZEL INT OVERAGE REFUND		(262.49)
Woodbridge Mortgage Investment Fund 1	1894630647	05/12/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG 1 SR WHARTON RETURN - INTEREST 12 DAYS MAY		233.28
Woodbridge Mortgage Investment Fund 1	1894630647	05/12/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG 1 SR WHARTON RETURN FEES		120.72
Woodbridge Mortgage Investment Fund 1	1894630647	05/12/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR WHARTON RETURN		70,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/13/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG 1 SR LEDYARD RETURN - INTEREST 12 DAYS MAY		399.96
Woodbridge Mortgage Investment Fund 1	1894630647	05/13/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG 1 SR LEDYARD RETURN - FEES		120.04
Woodbridge Mortgage Investment Fund 1	1894630647	05/13/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG1 SR LEDYARD RETURN		100,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	05/13/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	13 DAYS INT MAY		276.25
Woodbridge Mortgage Investment Fund 2	1894723483	05/13/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR OREGON RETURN		85,000.00
Woodbridge Mortgage Investment Fund 1	1894630647	05/19/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MIDWAY MTG2 RETURN - INTEREST 19 DAYS MAY		633.27
Woodbridge Mortgage Investment Fund 1	1894630647	05/19/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MIDWAY MTG 2 FEES		136.73
Woodbridge Mortgage Investment Fund 1	1894630647	05/19/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MIDWAY MTG2 RETURN		100,000.00
Woodbridge Mortgage Investment Fund 2	1894723483	05/23/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	23 DAYS INT MAY		766.59
Woodbridge Mortgage Investment Fund 2	1894723483	05/23/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	MTG2 SR SAG HARBOR RETURN		100,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	05/25/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	25 DAYS INT MAY		625.00
Woodbridge Mortgage Investment Fund 3	1894942992	05/25/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	25 DAYS INT MAY		312.50
Woodbridge Mortgage Investment Fund 3	1894942992	05/25/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	PARK ST #1 RETURN		100,000.00
Woodbridge Mortgage Investment Fund 3	1894942992	05/25/16	WIRE	PROVIDENT TRUST GROUP, LLC FOR THE BENEFIT OF STEVEN MIZEL ROTH IRA	PARK ST #2 RETURN		50,000.00
						\$ 3,152,555.00	\$ 3,356,667.92
						Net Disbursements	\$ 204,112.92