

1 IN THE IOWA DISTRICT COURT FOR SIOUX COUNTY

2 _____
3 FOUR COUNTY PIG)
4 PLACEMENT, INC.,) LACV032072
5)
6 Plaintiff,)
7)
8)
9 vs)
10)
11)
12 DEREK NEAL WULF,)
13)
14)
15 Defendant.)
16 _____
17

18 July 13, 2026
19 Sioux County Courthouse
20 Orange City, Iowa
21 Hon. Robert Tiefenthaler

22 * * *

23 A P P E A R A N C E S

24 Jenny Cleveringa
25 Attorney at Law
26 956 N. Main Ave
27 Sioux Center, Iowa 51250

28 Appearing on behalf of the Plaintiff.

29 No appearance by Defendant or on behalf of
30 Defendant.

31
32
33 Misty Bubke, CSR, RDR, CRR
34 Official Court Reporter
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INDEX**Witness****Page**

None.

* * *

EXHIBIT INDEX**No. Description****Admitted**

None.

1 JULY 13, 2026, 1:30 PM

2 * * *

3 THE COURT: We are here in the matter of
4 Four County Pig Placement Incorporated versus Derek
5 Wulf, Case Number LACV032072. Jenny Cleveringa is
6 present on behalf of the Plaintiff. The Defendant
7 is not present, nor is anyone present for him. The
8 Defendant's name was called three times by the court
9 reporter with no response from anyone on behalf of
10 the Defendant.

11 This is the date and time that was set for a
12 debtor's examination pursuant to the default
13 judgment that was entered on April 16, 2026, which
14 issued judgment in favor of the Plaintiff and
15 against the Defendant for the total of \$182,244.70.
16 The motion for debtor's examination was filed on
17 June 18, 2026.

18 There was an Order entered that required the
19 Defendant to appear on July 13, 2026, at 1:00 p.m.
20 It is now 1:31 p.m., and Defendant has not yet
21 appeared. There was an acceptance of service that
22 was filed by Attorney Brian -- I don't know if it's
23 Lalor or Lalor, on behalf of the Defendant who
24 accepted service for the Defendant on June 22, 2026.
25 That attorney is not present either. That being

1 said, he never did file an appearance in this
2 matter, so, technically, he's not attorney of record
3 in this matter; he just accepted service of process
4 of the motion for the debtor's examination and the
5 order requiring the Defendant to appear.

6 Ms. Cleveringa, how would you like to
7 proceed?

8 MS. CLEVERINGA: Thank you, Your Honor. I
9 would like to make a brief record for the Court as
10 far as correspondence which has occurred relating to
11 the promise of payment.

12 THE COURT: Go ahead.

13 MS. CLEVERINGA: I was first contacted by
14 Attorney Lalor on June 16 of 2026. At that initial
15 contact, I was informed by Attorney Lalor that there
16 was a refinance in process which would include
17 payoff of this debt. I received several follow-up
18 messages indicating that the funds had been received
19 and were in his trust account and that I would be
20 receiving payment shortly.

21 I did, on June 22 of 2026, send Mr. Lalor the
22 Motion for Debtor's Examination and Order for
23 Mr. Wulf's signature. He then, in fact, asked if I
24 would revise it and send it so he could accept on
25 Mr. Wulf's behalf.

1 On Monday, June 29, I was informed by
2 Mr. Lalor that there were loan docs for bridge
3 financing sent to them. He had reviewed them and
4 sent to Mr. Wulf with a few questions. He was on
5 track to have the judgments paid this week -- so the
6 week of June 29th -- or the first part of next week.

7 After not receiving payment as promised, or
8 as indicated, I should say, in that email dated
9 June 29, I continued to follow up with Mr. Lalor as
10 to the status of the same.

11 I received an email on July 2 from Mr. Lalor
12 with a payoff amount, including interest, which
13 would be paid off on July 6 of 2026. I confirmed
14 that that payoff was correct and that I would be
15 waiting for the wire. I did provide Mr. Lalor the
16 wire instructions on July 2 of 2026.

17 I informed Mr. Lalor on Wednesday, July 8,
18 that we still had not received payment and to
19 provide an update on Thursday, July 9. I was
20 informed that the guarantors were having attorney
21 review yesterday, and he was waiting for an update
22 on that but that he had the funds in his trust
23 account.

24 The stories in which I have been told have
25 continued to change. I was told that the funds

1 would be sent out early in July. I was guaranteed
2 with a payoff date on July 6.

3 This morning I again informed Attorney Lalor
4 that we still had not received payment. He sent me
5 a wire receipt from U.S. Bank saying, "Attached is
6 the receipt for the wire." I informed him that I
7 have nothing in my account. A huge concern is that
8 this is not the first time a wire has allegedly been
9 initiated. I need proof of the same.

10 He then provided me proof that it's
11 withdrawing from some account. As of the
12 commencement of this hearing, I still have not
13 received any funds in my trust account. The receipt
14 which I was sent by Attorney Lalor was from
15 7:45 a.m. In my experience with wires, it usually
16 does not take that long. Because of the -- the
17 misrepresentations that my client -- Prior to even
18 filing the lawsuit, my client continued to receive
19 representations from Mr. Wulf that a wire had been
20 sent. So when an attorney informed me that a wire
21 had been initiated or the funds were there, I had
22 informed my clients that hopefully there would be
23 more to sustain this representation.

24 At this point in time, based upon the past
25 misrepresentations of Mr. Wulf and the fact that

1 promises have been ongoing since late June, I'm
2 requesting that a warrant be issued for Mr. Wulf's
3 failure to appear at the debtor's exam. Again,
4 there's been sufficient time for Mr. Wulf to prepare
5 for this debtor's exam, bring the information
6 requested, or simply successfully initiate a wire
7 which has been promised now for several weeks.
8 Thank you, Your Honor.

9 THE COURT: I guess one question -- at
10 least one of the questions that I have.

11 MS. CLEVERINGA: Yes.

12 THE COURT: The attorney told you he had
13 the money in his trust account?

14 MS. CLEVERINGA: That is correct, Your
15 Honor. And I don't want to misstate the record, so
16 if I could find that specific email, I will tell you
17 exactly what was said. But it was my understanding
18 that the funds were in the trust account on July 2.
19 That might have been on a phone call. The email
20 that was sent on July 2 says, "Will you send me wire
21 instructions for your trust account and best number
22 to call to confirm. I should have authority to
23 initiate the payoff by Monday."

24 And then on July 13, Attorney Lalor indicated
25 that he signed loan docs over to creditor's counsel

1 and waiting for approval to initiate the wire to my
2 trust.

3 The wire receipt I did receive shows that it
4 came from -- I received at 12:19 an initial wire
5 transfer coming from Wandro and Associates, which
6 would be the same law firm that Mr. Lalor is
7 affiliated with. But again, I have not received any
8 funds.

9 THE COURT: Is that who just tried to call
10 you?

11 MS. CLEVERINGA: It is, Your Honor. He
12 left a voicemail if would you like me to check it.

13 THE COURT: Let's go off the record and you
14 can check your voicemail.

15 * * *

16 OFF-THE-RECORD DISCUSSION HELD

17 * * *

18 THE COURT: While we were off the record,
19 the Court did hear a voicemail that was left by the
20 attorney supposedly representing the Defendant. It
21 appears that he said a wire transfer had been
22 completed.

23 Ms. Cleveringa, what can you tell me about
24 that for purposes of the record?

25 MS. CLEVERINGA: Yes, Your Honor. After

1 receiving that voicemail, I did log in to my bank
2 account, and it does show that there is now a
3 pending wire in the amount of \$185,137.98. So it is
4 not marked as posted; it is marked as pending. But
5 it does show that it's pending.

6 THE COURT: It's been awhile since I have
7 been involved with wire transfers, but if it's
8 pending, that probably means it's going to go
9 through, is that correct, they just haven't
10 officially put it in the account? Or is there a
11 chance that could get reversed?

12 MS. CLEVERINGA: Typically, it is only
13 reversed if the funds aren't there or someone asks
14 that it be reversed. But since it is pending, it is
15 a high likelihood that the funds will come through.

16 THE COURT: Assuming that that does post,
17 would there be any reason for a debtor's exam at
18 this point in time?

19 MS. CLEVERINGA: No. If this goes through,
20 there would be no reason for a debtor's exam.

21 THE COURT: Here's what I'm going to do.
22 I'm going to let you be the notification person in
23 this case. I'm going to consider the matter
24 resolved. I'm not going to issue an Order yet. I
25 want to you let me know, if you can by email, if it

1 posts, if it does post today. Or let me know for
2 some reason that it gets reversed, then what I will
3 probably do is issue a warrant.

4 So he should have been here. His attorney
5 should have been here. Now, if they didn't --
6 Although, albeit it's about a half hour late, but
7 realistically, it's still going to resolve the issue
8 if the judgment is paid in full. There really would
9 be no reason for a debtor's examination.

10 So again -- I take that back. If for some
11 reason it gets reversed, file a notification that it
12 got reversed and did not post, and then I will issue
13 the order with the warrant. Otherwise, I'm just
14 going to wait until I hear from you. If you let me
15 know it did post, then you can just let me know by
16 email. If it didn't, please file something so they
17 will know why the warrant is getting issued.

18 MS. CLEVERINGA: Certainly, Your Honor.

19 THE COURT: Anything further,
20 Ms. Cleveringa?

21 MS. CLEVERINGA: No. Thank you.

22 THE COURT: With that, we're adjourned.
23 Parties are excused.

24 * * *

25 END OF PROCEEDINGS ON JULY 13, 2026, 1:44 PM

C E R T I F I C A T E

I, Misty Bubke, Registered Diplomate Reporter and Certified Shorthand Reporter for the Third Judicial District of Iowa, do hereby certify that I was present during the foregoing proceedings and took down in shorthand the testimony and other proceedings; that said shorthand notes were transcribed by me by way of computer-aided transcription; and that the foregoing pages of transcript contain a true, complete, and correct transcript of said shorthand notes so taken.

Dated July 13, 2026.

/s/Misty Bubke

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