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12 Thomas A. Seaman

13 **UNITED STATES DISTRICT COURT**  
14 **CENTRAL DISTRICT OF CALIFORNIA**  
15 **WESTERN DIVISION**

16 SECURITIES AND EXCHANGE  
COMMISSION,

17 Plaintiff,

18 v.

19 STEVE CHEN, USFIA, INC.,  
20 ALLIANCE FINANCIAL  
GROUP, INC., AMAUCTION, INC.,  
21 ABORELL MGMT I, LLC, ABORELL  
22 ADVISORS I, LLC, ABORELL  
REIT II, LLC, AHOME REAL  
23 ESTATE, LLC, ALLIANCE  
NGN, INC., APOLLO REIT I, INC.,  
24 APOLLO REIT II, LLC, AMKEY, INC.,  
25 US CHINA CONSULTATION  
ASSOCIATION, and QUAIL RANCH  
26 GOLF COURSE, LLC,

27 Defendants.  
28

Case No. 2:15-cv-07425 RGK PLA

**NOTICE OF RECEIPT OF  
QUALIFIED OVERBIDS FOR  
MOTION FOR APPROVAL OF SALE  
OF RESIDENTIAL REAL  
PROPERTY (ALHAMBRA  
GARDENS PROPERTY) [DKT.  
NO. 253]**

Date: July 10, 2017  
Time: 9:00 a.m.  
Ctm.: 850  
Judge: Hon. R. Gary Klausner

1           **TO THE HONORABLE COURT, ALL PARTIES, AND THEIR**  
2 **COUNSEL OF RECORD:**

3           **PLEASE TAKE NOTICE** that Thomas A. Seaman ("Receiver"), the Court-  
4 appointed receiver for Defendants USFIA, Inc., Alliance Financial Group, Inc.,  
5 Amauction, Inc., Aborell Mgmt I, LLC, Aborell Advisors I, LLC, Aborell  
6 REIT II, LLC, Ahome Real Estate, LLC, Alliance NGN, Inc., Apollo REIT I, Inc.,  
7 Apollo REIT II, LLC, Amkey, Inc., US China Consultation Association, Quail  
8 Ranch Golf Course, LLC, and their subsidiaries and affiliates, hereby submits this  
9 Notice of Receipt of Qualified Overbid to provide notice to this Court and all parties  
10 that a qualified overbid has been received in connection with the Receiver's proposed  
11 sale of the residential real property located at and commonly known as the Alhambra  
12 Gardens.

13           In the Receiver's Motion for (A) Approval of Sale of Residential Real Property  
14 (Alhambra Gardens Property), and (B) Authority to Pay Broker's Commission  
15 ("Alhambra Sale Motion"), which seeks approval of the proposed sale of the  
16 Alhambra Gardens Property, the Receiver proposed a deadline for submission of  
17 qualified overbids by no later than 3:00 p.m. PST on June 30, 2017 ("Overbid  
18 Deadline").

19           Since the Alhambra Sale Motion was filed, and as proposed therein, the  
20 Receiver has published notice of the proposed sale and the overbid deadline once a  
21 week for four weeks in the San Gabriel Valley Daily Tribune in compliance with the  
22 requirements for a public auction pursuant to 28 U.S.C. § 2001(a), and has further  
23 provided notice of the proposed sale and Overbid Deadline to all prospective  
24 purchasers and other such would-be interested parties.

25           As a result of these efforts, three qualified overbids were received prior to the  
26 Overbid Deadline. Moreover, the existing buyer has indicated it intends to bid  
27 further. The Receiver, therefore, will conduct an auction at the Alhambra Gardens  
28 Property on July 10, 2017. At the conclusion of the auction, the Receiver will report

1 to the Court regarding the highest bid, as well as the next highest "back up" bid, and  
2 submit an amended proposed order approving both bids such that the Receiver can  
3 proceed to close with the highest bidder or, in the event the highest bidder fails to  
4 close the sale, the Receiver can immediately proceed to close with the approved back  
5 up bidder.

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Dated: June 30, 2017

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

By:           /s/ Edward G. Fates

EDWARD G. FATES  
Attorneys for Receiver  
Thomas A. Seaman