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11 Attorneys for Receiver
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

**AMENDED [PROPOSED] ORDER
(A) APPROVING SALE OF
RESIDENTIAL REAL PROPERTY
(VOSBURG DRIVE PROPERTY),
AND (B) AUTHORIZING PAYMENT
OF BROKER'S COMMISSION**

Date: December 17, 2018
Time: 9:00 a.m.
Ctrm.: 850
Judge: Hon. R. Gary Klausner

1 The Court having reviewed the Motion for (A) Approval of Sale of Residential
2 Real Property (Vosburg Drive Property), and (B) Authority to Pay Broker's
3 Commission ("Motion") of Thomas A. Seaman ("Receiver"), the Court-appointed
4 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, as well as the Notice
9 of Receipt of Qualified Overbid for Vosburg Drive Sale and Lodgment of Amended
10 Proposed Order, including any supporting declarations and objections filed therein,
11 and the Receiver having continued to actively list the Vosburg Drive Property on the
12 MLS, marketed it to potential overbidders, and the Court being so advised in the
13 matter and finding good cause, orders as follows:

14 **IT IS ORDERED:**

- 15 1. The Motion is granted.
- 16 2. The sale of the Property located at 1261 N. Vosburg Drive, Azusa,
17 California, as described in Exhibit A to the Notice of Receipt of Qualified Overbid
18 (Vosburg Drive) and Lodgment of Amended Proposed Order, by Thomas A.
19 Seaman, as receiver for the Receivership Entities, to Brandon Nguyen and Vivian
20 Pham is confirmed and approved;
- 21 3. The purchase price of \$960,000 for the Property is confirmed and
22 approved;
- 23 4. The Receiver is immediately authorized to complete the sale transaction,
24 including executing any and all documents as may be necessary and appropriate to
25 do so;
- 26 5. The Receiver is authorized to immediately pay, upon closing of the sale,
27 a commission of 5% of the final purchase price to broker Keller Williams Realty
28 Pasadena; and

1 6. The Receiver is authorized to immediately pay from receivership funds
2 the amount of the break-up fee, \$7,500, to the Original Buyer, Silvia Chang and
3 Kevin Yang.

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5 Dated: _____

Hon. R. Gary Klausner
Judge, United States District Court

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