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Attorneys for Jeffrey E. Brandlin,  
Receiver

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

RICHARD VU NGUYEN, A/K/A  
NGUYEN THANH VU, AND NTV  
FINANCIAL GROUP, INC.,

Defendants,

and

MAI DO,

Relief Defendant.

Case No. 8:19-cv-01174-SVW-KES

**NOTICE OF OPPORTUNITY TO  
OVERBID ON COMMERCIAL  
REAL PROPERTY LOCATED AT  
900 W. 17<sup>th</sup> St., SUITE B, SANTA  
ANA, CALIFORNIA**

**Hearing/Auction:**

**DATE: October 19, 2020**

**TIME: 1:30 p.m.**

**CTRM: 10A**

**Deadline to Submit Overbids:**

**October 9, 2020 at 5:00 p.m.**

**TO ALL PARTIES INTERESTED IN BIDDING ON THE REAL PROPERTY  
LOCATED AT 900 W. 17<sup>TH</sup> St., SUITE B, SANTA ANA, CALIFORNIA:**

**PLEASE TAKE NOTICE** that on **October 19, 2020, at 1:30 p.m.** in Courtroom 10A of the United States District Court, Central District of California, located at 350 W. 1<sup>st</sup> Street, Los Angeles, California 90012, the Court is scheduled to hold a hearing on the motion of Jeffrey E. Brandlin, the permanent receiver (the "Receiver") appointed in this case, for an order authorizing the Receiver to sell the real property located at 900 W. 17<sup>th</sup> Street, Suite B, Santa Ana, California (the "Property"). The opening bid is \$181,000. The sale is as-is, where-is and without any buyer contingencies.

If you are interested in submitting an overbid or in viewing the Property, the deadline for the Receiver's real estate broker to receive the overbid is **October 9, 2020, at 5:00 p.m.** Overbids and deposits must be delivered to Kidder Matthews, attn: Brandon Rohe, 5 Park Plaza, Suite 1700, Irvine, CA 92614.

Qualified overbids must be in the amount of at least \$186,000, on substantially the same terms and conditions as the current offer, be accompanied by evidence of the overbidder's financial qualification to timely close the sale in the agreed amount of time, and be accompanied by a deposit payable to Granite Escrow in an amount equal to 10% of the overbid, or such other amount as the Receiver agrees to accept in his sole discretion.

If the Receiver determines the overbid is from a qualified bidder, then all qualified bidders must attend the auction, which will be conducted at the hearing on the sale motion. Late bids will not be accepted. Please contact Kyra Andrassy at [kandrassy@swelawfirm.com](mailto:kandrassy@swelawfirm.com) with any questions.

Respectfully submitted,

DATED: September 10, 2020 SMILEY WANG-EKVALL, LLP

By: /s/ Michael L. Simon

Michael L. Simon  
Counsel for Jeffrey E. Brandlin,  
Receiver

SMILEY WANG-EKVALL, LLP

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**PROOF OF SERVICE**

1 **STATE OF CALIFORNIA, COUNTY OF ORANGE**

2 At the time of service, I was over 18 years of age and not a party to this action. I am  
3 employed in the County of Orange, State of California. My business address is 3200 Park Center  
Drive, Suite 250, Costa Mesa, CA 92626.

4 On **09/10/2020**, I served true copies of the following document(s) described as **NOTICE**  
5 **OF OPPORTUNITY TO OVERBID ON COMMERCIAL REAL PROPERTY LOCATED AT 900**  
6 **W. 17th St., SUITE B, SANTA ANA, CALIFORNIA** on the interested parties in this action as  
follows:

7 **SEE ATTACHED SERVICE LIST**

8 **(X) (BY COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"))** – Pursuant to United States  
District Court, Central District of California, Local Civil Rule 5-3, the foregoing document will be  
9 served by the court via NEF and hyperlinked to the document. On **09/10/2020**, I checked the  
CM/ECF docket for this case and determined that the aforementioned person(s) are on the  
10 Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated.

11 **( ) (BY MAIL).** I enclosed the document(s) in a sealed envelope or package and placed the  
envelope for collection and mailing, following our ordinary business practices. I am readily  
12 familiar with the practice of Smiley Wang-Ekvall, LLP for collecting and processing  
correspondence for mailing. On the same day that correspondence is placed for collection and  
13 mailing, it is deposited in the ordinary course of business with the United States Postal Service, in  
a sealed envelope with postage fully prepaid. I am a resident or employed in the county where  
14 the mailing occurred. The envelope was placed in the mail at Costa Mesa, California.

15 **( ) (BY E-MAIL).** By scanning the document(s) and then e-mailing the  
resultant pdf to the e-mail address indicated above per agreement. Attached to  
16 this declaration is a copy of the e-mail transmission.

17 **( ) (BY FACSIMILE).** I caused the above-referenced documents to be  
transmitted to the noted addressee(s) at the fax number as stated. Attached to this  
18 declaration is a "TX Confirmation Report" confirming the status of transmission.  
Executed on \_\_\_\_\_, at Costa Mesa, California.

19 **( ) STATE** I declare under the penalty of perjury under the laws of the State of  
20 California that the above is true and correct.

21 **(X) FEDERAL** I declare that I am employed in the office of a member of the bar  
22 of this court at whose direction the service was made.

23 Executed on September 10, 2020, at Costa Mesa, California.

24  
25 /s/ Gabriela Gomez-Cruz  
26 Gabriela Gomez-Cruz  
27  
28

**SERVICE LIST**

**BY COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):**

- **Kyra E Andrassy**  
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