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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

**ORDER GRANTING MOTION OF  
RECEIVER, JEFFREY E.  
BRANDLIN, FOR ORDER:**

- (1) AUTHORIZING SALE OF  
MONTE CARLO DRIVE  
PROPERTY; AND**
- (2) AUTHORIZING PAYMENT OF  
CERTAIN LIENS, CLAIMS,  
BROKER'S COMMISSION,  
AND ORDINARY COSTS OF  
SALE**

DATE: July 6, 2020

TIME: 1:30 p.m.

CTRM: 10A

First Street Courthouse  
350 W. 1<sup>st</sup> Street,  
Los Angeles, California

JUDGE: Hon. Stephen V. Wilson

The Court, having reviewed the motion (the "Motion") filed on June 4, 2020, by Jeffrey E. Brandlin, the Court-appointed receiver (the "Receiver") of NTV Financial Group, Inc. ("NTV Financial") and bank accounts held by or for the benefit of defendant Richard Nguyen and relief defendant Mai Do, and property acquired in whole or in part with investor funds (collectively, the "Receivership Entity"), for an order: (1) authorizing sale of Monte Carlo Drive Property and (2) authorizing payment of certain liens, claims, broker's commission, and ordinary costs of sale (the "Motion"), all papers and evidence filed in support of and response to the Motion, and the arguments presented at the July 6, 2020 hearing, and having found good cause, orders as follows:

**IT IS ORDERED:**

(1) The Motion is granted in its entirety;

(2) The Receiver is authorized to sell the real property located at 2506 Monte Carlo Drive #3, Santa Ana, CA 92706, Assessor's Parcel Number 935-720-03, to the Buyers<sup>1</sup>, the Successful Bidder, or the Back-Up Bidder, free and clear of all liens, claims, and encumbrances on an as-is, where-is basis, without representations or warranties;

(3) The terms of the Purchase Agreement or the terms of a substantially similar purchase agreement are approved;

(4) The Receiver is authorized to reimburse the Broker for the costs incurred in connection with preparing the Property for sale from the proceeds from the sale of the Property;

(5) The Receiver is authorized to pay the valid liens, taxes, and any other claims on the Property, in full from the proceeds of sale without further order of the Court;

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<sup>1</sup> All capitalized terms not expressly defined herein shall have the meanings ascribed to them in the Motion.

1 (6) The Receiver is authorized to pay the Broker's commission and  
2 ordinary costs of sale of the Property from the proceeds of sale without  
3 further order of the Court; and

4 (7) The Receiver is authorized to take any and all actions  
5 reasonably necessary to consummate the sale of the Property.

6 IT IS SO ORDERED.

7  
8 Dated: July 6, 2020



STEPHEN V. WILSON

United States District Judge

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