

1
2
3
4
5
6
7
8 **UNITED STATES DISTRICT COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10

11 FEDERAL TRADE COMMISSION,

12 Plaintiff,

13 v.

14 ASCEND CAPVENTURES INC., also
15 doing business as Ascend Ecom LLC;
16 Ascend Ecomm LLC; ACV; ACV
17 Partners; Accelerated Ecommerce
18 Ventures; Ascend Distribution LLC;
19 Ethix Capital; and ACV Nexus, a
20 Wyoming close corporation profit
21 corporation,
22 ASCEND ECOMMERCE INC., also
23 doing business as Ascend Ecom LLC, a
24 Wyoming close corporation profit
25 corporation,
26 ASCEND ADMINISTRATION INC., a
27 California general stock corporation,
28 ASCEND ECOM LLC, a Wyoming
limited liability company,
ASCEND DISTRIBUTION LLC, a
Texas limited liability company,
WILLIAM MICHAEL BASTA,
individually and as officer and/or owner
of Ascend Ecom LLC, Ascend
Capventures Inc., Ascend Ecommerce

Case No. 2:24-cv-07660-SPG-JPR

**ORDER GRANTING MOTION
FOR ORDER ON
SUPPLEMENTAL REPORT AND
PETITION FOR INSTRUCTIONS
OF RECEIVER REGARDING
REAL PROPERTIES SUBJECT
TO TURNOVER ORDER [ECF
NO. 100]; GRANTING, IN PART,
EX PARTE APPLICATION AND
GRANTING RECEIVER
EXCLUSIVE POSSESSORY
INTEREST IN REAL PROPERTY
LOCATED AT 2010 LINDEN
AVENUE, VENICE,
CALIFORNIA 90291
[ECF NO. 101]**

1 Inc., Ascend Administration Inc., Ascend
2 Distribution LLC, and
3 JEREMY KENNETH LEUNG,
4 individually and as officer and/or owner
5 of Ascend Ecom LLC, Ascend
6 Capventures Inc., Ascend Ecommerce
7 Inc., Ascend Administration Inc., and
8 Ascend Distribution LLC,
9
10 Defendants.

11 This Court is in receipt of the Motion for Order on Supplemental Report and
12 Petition for Instructions of Receiver Regarding Real Properties Subject to Turnover
13 Order (ECF No. 100 (“Motion”)); the Ex Parte Application for Order (1) To Show
14 Cause Why Tia Fourroohi and Berlin Lu Should Not Be Held in Contempt for Failure
15 to Comply With This Court’s Orders, and (2) Affirming Receiver’s Exclusive
16 Control and Authority Over Residential Real Properties (ECF No. 101 (“App.”)); and
17 the Supplemental Brief (ECF No. 109 (“Supp. Brief”)) filed by Stephen J. Donell
18 (the “Receiver”), the Court-appointed permanent receiver in the above-entitled
19 action.¹ The Court GRANTS the Motion and GRANTS, in part, the Application.²
20 The Court ORDERS as follows:

- 21 1. Consistent with the terms of the Court’s December 3, 2024, Order
22 Granting Stipulation to Enter Preliminary Injunction (ECF No. 82

23 ¹ The Court notes that Plaintiff Federal Trade Commission has filed a notice of non-
24 opposition to the Receiver’s Supplemental Brief. *See* (ECF No. 110). Additionally,
25 Defendant Leung has filed a declaration in support of the Receiver’s Supplemental
26 Brief, stating that he did not permit anyone to reside at the properties subject to this
27 Order. *See* (ECF No. 109-1).

28 ² Initially, the Receiver’s Application requested, in part, that the Court order to show
cause why third parties should not be held in contempt for failure to comply with this
Court’s Orders. However, the Receiver’s Supplemental Brief only asks that the
Court issue a possessory order granting him the exclusive possessory interest in the
properties subject to this Order; thus, the Court shall grant the request for a
possessory order.

1 (“December 2024 Order”)), and February 24, 2025, Order Granting
2 Stipulation: (1) Authorizing Turnover of Sales Proceeds by Granite
3 Escrow and Settlement Services; (2) Authorizing Receiver to Manage,
4 Market, and Sell Residential Real Properties; and (3) Releasing
5 Defendants’ Claims to Proceeds Held or Recovered by Receiver (ECF
6 No. 92 (“February 2025 Order”)), the Receiver is granted exclusive
7 possessory interest in the real property commonly known as and located
8 at 2010 Linden Avenue, Venice, California 90291 and bearing the
9 Assessor’s Parcel Number (APN) 4241-030-027 (hereinafter, the
10 “Property”);

11 2. The Receiver’s possessory interest shall include, without limitation, the
12 Receiver’s authority to access, manage, and sell the Property in
13 accordance with the prior Orders of this Court;

14 3. No third party, including but not limited to Mr. Berlin Lu and Ms. Chow
15 Chun Lam, may assert any possessory or controlling interest in the
16 Property without prior, written authorization of this Court; and

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

1 4. This order may be relied upon by all law enforcement services and shall
2 serve as a writ of execution, assistance, or possession directing law
3 enforcement, including but not limited to the Los Angeles County
4 Sheriff, the United States Marshal, and any other law enforcement
5 officer to take possession of the Property and restore the same to the
6 Receiver.³

7
8 **IT IS SO ORDERED.**

9
10 DATED: August 11, 2025



HON. SHERILYN PEACE GARNETT
UNITED STATES DISTRICT JUDGE

11
12
13
14
15
16
17
18
19
20
21
22
23 ³ Pursuant to the Duties and Authority of Receiver section in the December 2024
24 Order, the Receiver has the authority to take exclusive custody, control, and
25 possession of all Assets of the Receivership Entities. (December 2024 Order at 17).
26 Moreover, “[l]aw enforcement personnel, including, but not limited to, police or
27 sheriffs, may assist the Receiver in implementing these provisions in order to keep
28 the peace and maintain security. If requested by the Receiver, the United States
 Marshal will provide appropriate and necessary assistance to the Receiver to
 implement this Order and is authorized to use any necessary and reasonable force to
 do so.” (*Id.* at 18–19).