



No. VLC-S-H-241015  
Vancouver REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

AMBER MORTGAGE INVESTMENT CORP.

PETITIONER

AND:

CHEN'S NORTH AMERICA HOLDINGS NO.1 LTD.,  
MORRIS CHEN,  
MING YAN LIU,  
2098535 ALBERTA LTD.  
PURE WEST PROPERTY INVESTMENTS LTD.,  
SIMON YINSUO FENG,  
CAMERON STEPHENS MORTGAGE CAPITAL LTD.,  
ANY TENANTS OR OCCUPIERS OF THE LANDS AND  
PREMISES

RESPONDENTS

**ORDER MADE AFTER APPLICATION**  
**(Conduct of Sale)**

BEFORE } ASSOCIATE JUDGE *Robertson* } 23/OCT/2025

ON THE APPLICATION of the Petitioner, coming on for hearing today at 800 Smithe Street, Vancouver, British Columbia, V6Z 2E1 and on hearing Recky Lai, Counsel for the Petitioner, and on hearing ~~Jennifer Cockbill~~, Counsel for the Respondent, 2098535 Alberta Ltd, and no one else appearing on behalf of the Respondents although duly served;

*Catherine Ewasjuk*

and *Tina Ye*  
counsel for Ting Sheng Li

THIS COURT ORDERS that:

1. The lands and premises civically located at 2899 No. 3 Road, Richmond, B.C. and legally described as:

LOT 1, BLOCK 5N, PLAN EPP54236, SECTION 21, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

PID: 029-782-937

(the "Richmond Property")

be offered for sale, free and clear of all encumbrances of the parties, but subject to the reservations, provisos, exceptions and conditions expressed in the original grant from the Crown.

2. The Petitioner have exclusive conduct of sale and be at liberty to list the Richmond Property for sale, in substitution of 2098535 ALBERTA LTD., until further Order, and to pay a realtor's commission of up to 3% of the gross selling price, plus applicable taxes, from the sale proceeds of the Richmond Property.
3. Any sale of the Richmond Property be subject to Court approval unless otherwise agreed by the parties.
4. The Respondents, CHEN'S NORTH AMERICA HOLDINGS NO.1 LTD., MORRIS CHEN, and MING YAN LIU, or any person(s) on their behalf including anyone in possession of the Richmond Property, permit any agent of the Petitioner to inspect, appraise, or show to any prospective purchaser the Richmond Property including the interior of the Premises any day between 9:00 o'clock a.m. and 7:00 o'clock p.m., and to post signs on the Premises offering the Richmond Property for sale.
5. The relief sought against the property civically located at 3255 – 72<sup>nd</sup> Street, Delta, B.C. and legally described as:

LOT 3, PLAN LMP43301, SECTION 25, TOWNSHIP 5, NEW WESTMINSTER  
LAND DISTRICT

PID: 024-590-991


(the "Delta Property");

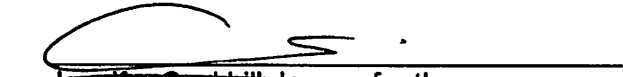
is adjourned generally.


→ This order is effective December 23, 2025

6. The Petitioner have costs at Scale B of and incidental to this application.

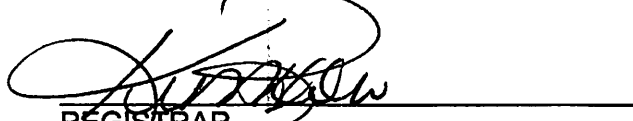
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT

  
\_\_\_\_\_  
Recky Lai, lawyer for the Petitioner

  
\_\_\_\_\_  
~~Jennifer Cockbill, lawyer for the Respondent, 2098535 Alberta Ltd.~~  
Catherine Ewasiwk.

  
\_\_\_\_\_  
Tina Ye lawyer for  
Ting Sheng Li.

BY THE COURT

  
\_\_\_\_\_  
REGISTRAR



IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

AMBER MORTGAGE INVESTMENT CORP.

PETITIONER

AND:

CHEN'S NORTH AMERICA HOLDINGS NO.1 LTD.,  
MORRIS CHEN,  
MING YAN LIU,  
2098535 ALBERTA LTD.  
PURE WEST PROPERTY INVESTMENTS LTD.,  
SIMON YINSUO FENG,  
CAMERON STEPHENS MORTGAGE CAPITAL LTD.,  
ANY TENANTS OR OCCUPIERS OF THE LANDS AND PREMISES

RESPONDENTS

---

**ORDER MADE AFTER APPLICATION**  
**(Conduct of Sale)**

---

46700-0055  
TMC/btbc

---

**RICHARDS BUELL SUTTON LLP**  
**BARRISTERS AND SOLICITORS**  
**700 - 401 WEST GEORGIA STREET**  
**VANCOUVER, B.C. CANADA V6B 5A1**  
**604.682.3664**