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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

AMERICAN EAGLE MORTGAGE 100, LLC; AMERICAN EAGLE MORTGAGE 200, LLC; AMERICAN EAGLE MORTGAGE 300, LLC; AMERICAN EAGLE MORTGAGE 400, LLC; AMERICAN EAGLE MORTGAGE 500, LLC; AMERICAN EAGLE MORTGAGE 600, LLC; AMERICAN EAGLE MORTGAGE MEXICO 100, LLC; AMERICAN EAGLE MORTGAGE MEXICO 200, LLC; AMERICAN EAGLE MORTGAGE MEXICO 300, LLC; AMERICAN EAGLE MORTGAGE MEXICO 400, LLC; AMERICAN EAGLE MORTGAGE MEXICO 500, LLC; AMERICAN EAGLE MORTGAGE MEXICO 600, LLC; AMERICAN EAGLE MORTGAGE I, LLC; AMERICAN EAGLE MORTGAGE II, LLC; and AMERICAN EAGLE MORTGAGE SHORT TERM, LLC.

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL REAL PROPERTY (VACANT LAND, YONDER WAY, SELIGMAN, AZ 86337)

Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver herein (the “Receiver”), gives this notice in accordance with paragraph 2 of the Order Establishing Procedures Regarding Receiver’s Sale of Real Property in the Ordinary Course of Business and Entry of Comfort Orders Approving Such Sales dated August 8, 2019 (the “Sale Order”).

1 The Receiver proposes to sell the real property and improvements commonly
2 known as Vacant Land, Yonder Way, Seligman, AZ 86337 (the “Property”), according to the
3 basic terms set forth in the summary attached as Exhibit A hereto.

4 The following information regarding the proposed sale is provided pursuant to the
5 Sale Order:

6 1. The Property is 36.47 acres located in the Sierra Verde Ranch subdivision,
7 in a very rugged and remote area west of Seligman, Arizona, an off-the-grid, hauled water area.
8 The Property’s parcel number is 301-05-269 in Yavapai County. It is located between Flagstaff,
9 Arizona, which is an hour and a half to the east, and Kingman, Arizona, approximately an hour
10 to the west. The Property was foreclosed on in June 2012.

11 2. The fee title owner of the Property is American Eagle Mortgage 100, LLC
12 (“AEM 100”).

13 3. The buyer’s name is Bennett Family Trust, dated September 16, 2011.

14 4. To the best of the Receiver’s knowledge, the buyer is not related to any of
15 the entities that are the subject of this receivership, to American Equities, Inc., or to Ross Miles.

16 5. Except for liens securing unpaid ad valorem property taxes for 2019 that
17 are currently due in the amount of approximately \$504.14, the Property is not encumbered by
18 liens.

19 6. The material terms and conditions of the proposed sale are: (a) the cash
20 purchase price is in the amount of \$22,000; (b) the buyer will pay a non-refundable earnest
21 money deposit in the amount of \$2,000, which in the event of the buyer’s default will be
22 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to
23 occur on or after April 15, 2020; (d) the buyer’s obligation to close is not subject to any special
24 conditions (selling as-is); (e) closing costs are to be split evenly between the buyers and the
25 Receiver; (f) the Receiver is obligated to pay for title insurance; (g) the sale is subject to a 30-day
26 due diligence period; and (h) subject to the occurrence of closing, the Receiver will be obligated

1 to pay, and will pay in connection with the closing, a broker's commission to Justin A. Chambers
2 of Chambers Realty Group, LLC, in an amount equal to ten percent (10%) of the gross purchase
3 price.

4 7. A drive-by broker's price opinion dated November 10, 2019, values the
5 Property at \$29,000. The Property was listed for sale at \$29,000. The Property is recorded on
6 the books of AEM 100 with a value of approximately \$57,515.17. The Receiver anticipates that
7 after paying taxes and transaction fees, the receivership estate will net approximately \$20,000
8 from the sale.

9 YOU ARE NOTIFIED that unless a creditor or other party with standing notifies
10 the Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of
11 this notice, that such party objects to the proposed sale transaction, the Receiver intends to
12 consummate the sale transaction described above. Objections to the proposed sale transaction
13 must refer to this notice and be delivered or sent, so as to be actually received by the Receiver
14 within 14 calendar days after the date of this notice, as follows:

15 AEM Receiver
16 c/o Miller Nash Graham & Dunn LLP
17 Attn: John R. Knapp, Jr.
18 2801 Alaskan Way, Suite 300
19 Seattle, Washington 98121
20 Email: john.knapp@millernash.com
21 Email: AEMReceiver@Hamstreet.net

22 DATED this 1st day of April, 2020.

23 MILLER NASH GRAHAM & DUNN LLP

24 /s/ John R. Knapp, Jr.
25 John R. Knapp, Jr., P.C., WSB No. 29343

26 Attorneys for Receiver
Clyde A. Hamstreet & Associates, LLC

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Exhibit A

Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

Vacant Land, Yonder Way, Seligman, AZ 86337

Description of Property :	Parcel 301-05-269 in Yavapai County. Vacant Land, 36.47 acres Located in Sierra Verde Ranch subdivision. Property is in a very rugged and remote area west of Seligman, off the grid, hauled water area. Property is located between Flagstaff, AZ, which is approx. an hour and a half east, and Kingman, AZ approximately an hour west.
Owner:	American Eagle Mortgage 100, LLC
Buyer:	Bennett Family Trust, dated Sept 16, 2011
Buyer's relationship to AEM:	None Known
Listing Price:	\$29,000
Purchase Price:	\$22,000
Earnest Money:	\$2,000
Est. Closing Date:	15-Apr-20
Broker:	Justin A. Chambers, Chambers Realty Group, LLC
BPO Value and Date:	Drive-by BPO done 11/10/2019 values at \$29,000
Liens affecting the property:	Current 2019 property taxes are \$504.14
Material terms and conditions of sale:	Cash; selling as-is. Broker fee is 10% of the selling price. Buyer and seller split closing costs. Seller to pay for title insurance. 30-day due diligence period.
Receiver's comments:	This property was foreclosed on in June of 2012. The property was recorded on the books of Pool 100 with a value of \$57,515.17. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$20,000 from the sale.



Objections to sale must be made within 14 days of posting. Objections should be emailed to John.Knapp@MillerNash.com and to AEMReceiver@Hamstreet.net.