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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 (19365 N QUINTANA ROAD, WHITE HILLS, AZ 86445)

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 19365 N Quintana Road, White Hills, Arizona 86445 (the “Property”), according to  
3 the 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 4.77 acres of unimproved vacant land in a very rural area.  
7 The Property’s parcel number is 317-45-022 in Mohave County. The Property needs utilities. It  
8 is near the border of Arizona and Nevada, approximately half an hour from Kingman, Arizona,  
9 two hours from Las Vegas, Nevada, and three hours to Flagstaff, Arizona. The Property was  
10 foreclosed on in November 2013.

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

13           3.       The buyers’ names are Alfonso Zambrano and Angelica Zambrano-Tapia.

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

17           5.       Except for liens securing unpaid ad valorem property taxes for 2020 that  
18 are currently due in the amount of approximately \$39.96, the Property is not encumbered by  
19 liens.

20           6.       The material terms and conditions of the proposed sale are: (a) the cash  
21 purchase price is in the amount of \$5,000; (b) the buyers will pay a non-refundable earnest  
22 money deposit in the amount of \$500, which in the event of the buyers’ default will be forfeited  
23 to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on  
24 or after June 5, 2020; (d) the buyers’ obligation to close is not subject to any special conditions  
25 (selling as-is); (e) closing costs are to be split evenly between the buyers and the Receiver; (f) the  
26 Receiver is obligated to pay for title insurance; (g) the sale is subject to a 30-day due diligence

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

4 7. A drive-by broker's price opinion dated November 10, 2019, values the  
5 Property at \$10,000. The Property was listed for sale at \$5,400. The Property is recorded on the  
6 books of AEM 100 with a value of approximately \$90,529.15. The Receiver anticipates that  
7 after paying taxes and transaction fees, the receivership estate will net approximately \$4,500  
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 18<sup>th</sup> day of May, 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

**19365 N Quintana Road, White Hills, AZ 86445**

**Description of Property :**

Vacant Land, 4.77 acres.

Parcel 317-45-022 in Mohave County. Unimproved vacant land. Needs utilities. Very rural area, located near the border of Arizona and Nevada, approximately half an hour from Kingman, AZ, two hours from Las Vegas, NV, and three hours to Flagstaff, AZ.

**Owner:**

American Eagle Mortgage 100, LLC

**Buyer:**

Alfonso Zambrano and Angelica Zambrano-Tapia

**Buyer's relationship to AEM:**

None Known

**Purchase Price:**

\$5,000

**Earnest Money:**

\$500

**Est. Closing Date:**

5-Jun-20

**Broker:**

Justin A. Chambers, Chambers Realty Group, LLC

**BPO Value and Date:**

Drive-by BPO done 11/10/2019 valued at \$10,000

**Liens affecting the property:**

Current property taxes are \$39.96

**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 November of 2013. The property is recorded on the books of Pool 100 with a value of \$90,529.15. The property was listed for sale at \$5,400. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$4,500 from the sale.



Objections to sale must be made within 14 days of posting. Objections should be emailed to [John.Knapp@MillerNash.com](mailto:John.Knapp@MillerNash.com) and to [AEMReceiver@Hamstreet.net](mailto:AEMReceiver@Hamstreet.net).