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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 (11190 PRIVATE ROAD 6104, KEMP, TX 75143)

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 11190 Private Road 6104, Kemp, Texas 75143(the “Property”), according to the basic
3 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 a manufactured home on .0345 acres. The home is 35
7 years old, 1556 square feet, and in poor condition. The Property’s parcel number is R00007086
8 in Kaufman County. It is located approximately an hour outside of Dallas, Texas, and the closest
9 town, nine miles away, is Kemp, Texas, with a population of 2,000. The Property was
10 foreclosed on in May 2012.

11 2. The fee title owner of the Property is American Eagle Mortgage 200, LLC
12 (“AEM 200”).

13 3. The buyers’ names are Juan Ruben De Leon and Brandy Irene De Leon.

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 \$108.94, 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 \$10,750; (b) the buyer will pay a non-refundable earnest
22 money deposit in the amount of \$500, which in the event of the buyer’s 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 May 26, 2020; (d) the buyer’s obligation to close is not subject to any special conditions
25 (selling as-is); (e) closing costs are allocated as set forth in the Unimproved Property Contract
26 dated May 5, 2020; (f) the Receiver is obligated to pay for title insurance; (g) the sale is subject

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Exhibit A

Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

11190 Private Road 6104, Kemp, TX 75143

Description of Property : Manufactured Home, 0.345 acres

The 35 year old single story manufactured home is a 1556 sq. ft., and is in poor condition. The property is approximately a hour outside of Dallas. At 9 miles away, the closest town is Kemp, TX , which has a population of 2,000.

Owner: American Eagle Mortgage Mexico 200, LLC

Buyer: Juan Ruben De Leon and Brandy Irene De Leon

Buyer's relationship to AEM: None known

Purchase Price: \$10,750

Earnest Money: \$500

Est. Closing Date: 26-May-20

Broker: Wendy Power-Faircloth, Miller Homes Group

BPO Value and Date: Drive-by BPO done 11/09/2019 values at \$45,000

Liens affecting the property: Current Property Taxes are \$108.94

Material terms and conditions of sale: This is a cash sale of the property in "as in" condition. It is subject to a 15 day due diligence period.

Receiver's comments: The BPO value assumes that the mobile home on the property is "average to fair" condition. Upon inspection my the broker, it was determined that the home was not habitable and would need to be torn down by the buyer. The property has been listed for 6 months and the most recent listing price was \$19,900.

This property was foreclosed on in May of 2012. The property is recorded on the books of Mexico 200 with a value of \$41,568.71. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage Mexico 200 will net approximately \$9,000 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.