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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 (600 CHERRY ST, ANCHORAGE, AK 99504)

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 600 Cherry Street, Anchorage, Alaska 99504(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 900 square foot single-store mobile home in poor  
7 condition on a 0.16-acre lot. The Property’s parcel number is 006-112-34-00014 in the  
8 Municipality of Anchorage. The Property has easy access to employment, shopping, dining,  
9 schools, and public transportation. Anchorage is the largest city in Alaska, with a population of  
10 approximately 290,000. The Property was foreclosed on in February 2014.

11           2.       The fee title owner of the Property is American Eagle Mortgage 600, LLC  
12 (“AEM 600”).

13           3.       The buyer’s name is Jose Eduardo Gomez.

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.       Property taxes are current, and the Property is not encumbered by liens.

17           6.       The material terms and conditions of the proposed sale are: (a) the cash  
18 purchase price is in the amount of \$55,000; (b) the buyer will pay a non-refundable earnest  
19 money deposit in the amount of \$5,000, which in the event of the buyer’s default will be  
20 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to  
21 occur on or after July 2, 2020; (d) the buyer’s obligation to close is not subject to any special  
22 conditions (selling as-is); (e) closing costs are allocated as set forth in the Purchase and Sale  
23 Agreement dated June 12, 2020; (f) the Receiver is obligated to pay for title insurance; and (g)  
24 subject to the occurrence of closing, the Receiver will be obligated to pay, and will pay in  
25 connection with the closing, a broker’s commission to Keller Williams Realty, in an amount  
26 equal to seven percent (7%) of the gross purchase price.

1           7.       A drive-by broker's price opinion dated November 11, 2019, values the  
2 Property at \$37,250. The Property was listed for sale at \$64,999. The Property is recorded on  
3 the books of AEM 600 with a value of approximately \$78,708.32. The Receiver anticipates that  
4 after paying taxes and transaction fees, the receivership estate will net approximately \$47,000  
5 from the sale.

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

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

19           DATED this 17<sup>th</sup> day of June, 2020.

20   MILLER NASH GRAHAM & DUNN LLP

21   /s/ John R. Knapp, Jr.  
22   John R. Knapp, Jr., P.C., WSB No. 29343

23   Attorneys for Receiver  
24   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

**600 Cherry St, Anchorage, AK 99504**

**Description of Property :**

900 sq. ft. single-story mobile home in poor condition on .16 acre lot. Location has easy access to employment, shopping, dining, schools, and public transportation. Anchorage is the largest city in Alaska, with a population of approximately 290,000.

**Owner:**

American Eagle Mortgage 600, LLC

**Buyer:**

Jose Eduardo Gomez

**Buyer's relationship to AEM:**

None known

**Purchase Price:**

\$55,000

**Earnest Money:**

\$5,000

**Est. Closing Date:**

2-Jul-20

**Broker:**

Keller Williams Realty

**BPO Value and Date:**

Drive-by BPO done 11/11/2019 values at \$37,250

**Liens affecting the property:**

Property taxes current.

**Material terms and conditions of sale:**

Cash; selling as-is.

**Receiver's comments:**

This property was foreclosed on in February of 2014. The property is recorded on the books of Pool 600 with a value of \$78,708.32. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 600 will net approximately \$47,000 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).