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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 SALE OF REAL PROPERTY (4341 CALLE VIVEZA, FORT MOHAVE, AZ 86427)

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 has sold the real property and improvements commonly known as  
2 4341 Calle Viveza, Fort Mohave, Arizona 86427 (the “Property”), according to the basic terms  
3 set forth in the summary attached as Exhibit A hereto.

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

6           1.       The Property is vacant land, with parcel number 299-14-160 in Mohave  
7 County. It is near South Highway 95, the Colorado River, and Bullhead City. The population of  
8 Fort Mohave is approximately 15,000. The Property was foreclosed on in May 2016.

9           2.       The fee title owner of the Property was American Eagle Mortgage Mexico 400,  
10 LLC (“AEMM 400”).

11           3.       The buyer’s name is Marsha A. Brooks.

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

14           5.       Other than property taxes of \$173.31, the Property was not encumbered by  
15 liens.

16           6.       The material terms and conditions of the sale were: (a) the cash purchase  
17 price was in the amount of \$8,200; (b) the buyer paid a non-refundable earnest money deposit in  
18 the amount of \$500; (c) closing occurred on June 12, 2020; (d) the buyer’s obligation to close  
19 was not subject to any special conditions (sold as-is); (e) closing costs were split between the  
20 Receiver and the buyer; (f) the Receiver was obligated to pay for title insurance; and (g) the  
21 Receiver was obligated to pay, and did pay in connection with the closing, a broker’s  
22 commission to Justin A. Chambers of Chambers Realty Group, in an amount equal to ten percent  
23 (10%) of the gross purchase price.

24           7.       A drive-by broker’s price opinion dated November 8, 2019, valued the  
25 Property at \$8,300. The Property was listed for sale at \$8,900. The Property was recorded on  
26 the books of AEMM 400 with a value of approximately \$43,435.20. After paying taxes and

1 transaction fees, the receivership estate netted \$6,589.79 from the sale.

2 YOU ARE NOTIFIED that unless a creditor or other party with standing notifies  
3 the Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of  
4 this notice, that such party objects to the sale transaction, the sale transaction will be ratified as  
5 described above without further order of the Court. Objections to the sale transaction must refer  
6 to this notice and be delivered or sent, so as to be actually received by the Receiver within 14  
7 calendar days after the date of this notice, as follows:

8 AEM Receiver  
9 c/o Miller Nash Graham & Dunn LLP  
10 Attn: John R. Knapp, Jr.  
11 2801 Alaskan Way, Suite 300  
12 Seattle, Washington 98121  
13 Email: john.knapp@millernash.com  
14 Email: AEMReceiver@Hamstreet.net

15 DATED this 29<sup>th</sup> day of September, 2020.

16 MILLER NASH GRAHAM & DUNN LLP

17 /s/ John R. Knapp, Jr.  
18 John R. Knapp, Jr., P.C., WSB No. 29343

19 Attorneys for Receiver  
20 Clyde A. Hamstreet & Associates, LLC

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**Exhibit A**

**Summary of Basic Terms of Proposed Sale**

## AEM Receivership Notice of Completed Sale Transaction

**4341 Calle Viveza Fort Mohave, AZ 86427**

**Description of Property :**

Vacant Land

Parcel # 299-14-160. Rectangular lot, in residential area. Almost right off S Highway 95, very close to Colorado River and not far from Bullhead City. The Fort Mojave Population currently stands at approximately 15,000.

**Owner:**

American Eagle Mortgage Mexico 400, LLC

**Buyer:**

Marsha A. Brooks

**Buyer's relationship to AEM:**

None Known

**Purchase Price:**

\$8,200

**Earnest Money:**

\$500

**Closing Date:**

12-Jun-20

**Broker:**

Justin A. Chambers

**BPO Value and Date:**

Drive-by BPO done 11/8/2019 values at \$8,300

**Liens affecting the property:**

Property taxes due: \$173.31

**Material terms and conditions of sale:**

Cash; selling as-is. Combined Broker fee is 10% of the selling price. Buyer and seller split closing costs.

**Receiver's comments:**

Sales price inline with BPO. The AEM Mexico 400 LLC net \$6,589.79 after taxes and closing costs.

