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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 (PARCEL 17-4, MOUNTAIN MEADOW ESTATES UNIT 2, KINGMAN, AZ 86401)

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 Parcel 17-4, Mountain Meadow Estates Unit 2, Kingman, Arizona 86401 (the  
3 “Property”), according to 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 39.92 acres of unimproved vacant land. The Property’s  
7 parcel number is 344-03-037 in Mohave County. Approximately 90% of the site is unbuildable  
8 due to slope. It is located in a rural area, with dirt roads and mountain views, 16 miles outside of  
9 Kingman, Arizona, and approximately an hour and a half from Las Vegas, Nevada. The  
10 Property was foreclosed on in in January 2014.

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

13           3.       The buyers’ name are Jimmy McClain and Elsie L. Roest-McClain.

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 2019 that  
18 are currently due in the amount of approximately \$358.22, 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 \$12,000; (b) the buyers will pay a non-refundable earnest  
22 money deposit in the amount of \$1,000, which in the event of the buyers’ default will be  
23 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to  
24 occur on or after October 16, 2020; (d) the buyers’ obligation to close is not subject to any  
25 special conditions (selling as-is); (e) closing costs are to be split evenly between the buyers and  
26 the Receiver; (f) the Receiver is obligated to pay for title insurance; (g) the sale is subject to a

1 30-day due diligence period; and (h) subject to the occurrence of closing, the Receiver will be  
2 obligated to pay, and will pay in connection with the closing, a broker's commission to Justin A.  
3 Chambers of Chambers Realty Group, LLC, in an amount equal to ten percent (10%) of the gross  
4 purchase price.

5 7. A drive-by broker's price opinion dated November 11, 2019, values the  
6 Property at \$30,000. The Property was listed for sale at \$14,900. The Property is recorded on  
7 the books of AEM 100 with a value of approximately \$235,326.79. The Receiver anticipates  
8 that after paying taxes and transaction fees, the receivership estate will net approximately \$9,500  
9 from the sale.

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

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

23 DATED this 28<sup>th</sup> day of September, 2020.

24 MILLER NASH GRAHAM & DUNN LLP

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

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

### Parcel 17-4, Mountain Meadow Estates Unit 2, Kingman, AZ 86401

**Description of Property :**

Vacant land, 39.92 acres.

Parcel Number 344-03-037. The property is unimproved vacant land. Approximately 90% of the site is unbuildable due to slope. It is located in a rural area, with dirt roads and mountain views. It is located 16 miles outside of Kingman, AZ, and approximately an hour and a half from Las Vegas, NV.

**Owner:**

American Eagle Mortgage 100, LLC

**Buyer:**

Jimmy McClain, Elsie L. Roest-McClain

**Buyer's relationship to AEM:**

None known

**Purchase Price:**

\$12,000

**Earnest Money:**

\$1,000

**Closing Date:**

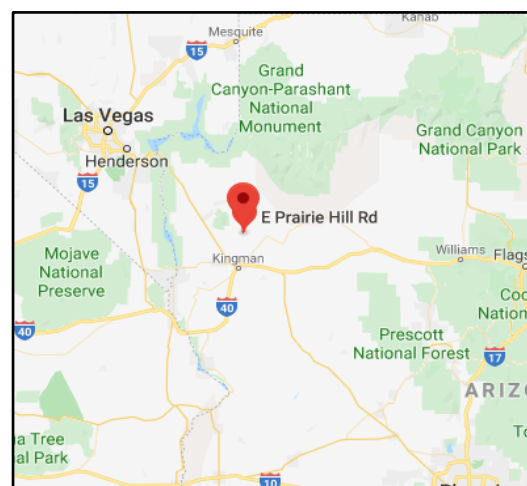
16-Oct-20

**Broker:**

Justin Chambers

**BPO Value and Date:**

Drive-by BPO done 11/11/2019 values at \$30,000



**Liens affecting the property:**

Property taxes 2019 due: \$358.22

**Material terms and conditions of sale:**

Cash; sold as-is. 30-day due diligence period.

**Receiver's comments:**

This property was foreclosed on in January of 2014. The property is recorded on the books of Pool 100 with a value of \$235,326.79. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$9,500 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).