

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL  
REAL PROPERTY (1841 W. AMETHYST  
RD., PAHRUMP, NV 89060)

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.

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 1841 West Amethyst Road, Pahrump, Nevada 89060 (the “Property”), according to the  
3 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 2.40 acres of unimproved vacant land in Nye County,  
7 Nevada. The Property’s tax identification number is 028-114-03. Pahrump has a population of  
8 approximately 36,000 and is located approximately one hour west of Las Vegas, Nevada. The  
9 Property was foreclosed on in June 2012, and was listed for sale in May 2019 when this  
10 receivership was filed.

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

13           3.       The buyer’s name is Dominic Crawford.

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.       Except for liens securing unpaid ad valorem property taxes that are past  
17 due in the amount of approximately \$150.00, the Property is not encumbered by liens.

18           6.       The material terms and conditions of the proposed sale are: (a) the cash  
19 purchase price is in the amount of \$8,400; (b) the buyer will pay a non-refundable earnest money  
20 deposit in the amount of \$1,000, which in the event of the buyer’s default will be forfeited to the  
21 Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on or  
22 after December 21, 2020; (d) the buyer’s obligation to close is not subject to any special  
23 conditions (selling as-is); (e) closing costs are to be split evenly between the buyer and the  
24 Receiver; (f) the Receiver is obligated to pay for title insurance; and (g) subject to the occurrence  
25 of closing, the Receiver will be obligated to pay, and will pay in connection with the closing, a  
26 broker’s commission to Dana Lewelling in the amount of \$1,000.

1           7.       A drive-by broker's price opinion dated November 9, 2019, values the  
2 Property at \$11,500. The Property was listed for sale at \$8,900. The Property is recorded on the  
3 books of AEM 100 with a value of approximately \$35,161.98. The Receiver anticipates that  
4 after paying taxes and transaction fees, the receivership estate will net approximately \$6,700  
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 4th day of December, 2020.

20   MILLER NASH GRAHAM & DUNN LLP

21   /s/ John R. Knapp, Jr.  
22   \_\_\_\_\_

23   John R. Knapp, Jr., P.C., WSB No. 29343  
24   Attorneys for Receiver  
25   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

**1841 W. Amethyst Rd, Pahrump, Nevada 89060**

**Description of Property :**

Vacant Land, 2.40 acres. Tax ID: 028-114-03

Unimproved vacant land in Nye County, Nevada. Pahrump is about an hour west of Las Vegas, NV, with a population of ~36,000.

**Owner:**

American Eagle Mortgage 100, LLC

**Buyer:**

Dominic Crawford

**Buyer's relationship to AEM:**

None Known

**Listing Price:**

\$8,900

**Purchase Price:**

\$8,400

**Earnest Money:**

\$1,000

**Est. Closing Date:**

21-Dec-20

**Broker:**

Dana Lewelling

**BPO Value and Date:**

Drive-by BPO done 11/9/2019 values at \$11,500

**Liens affecting the property:**

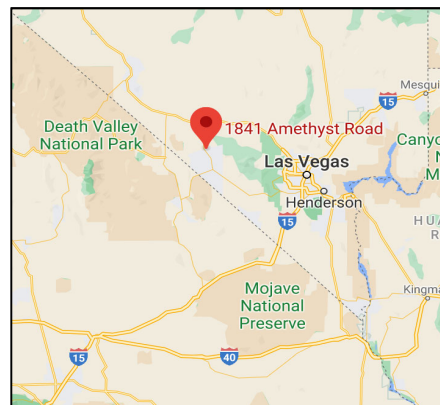
Past due property taxes of approximately \$150.

**Material terms and conditions of sale:**

Cash; selling as-is. Broker fee is \$1,000. Buyer and seller split closing costs. Seller to pay for title insurance.

**Receiver's comments:**

This property was foreclosed on in June of 2012 and was listed for sale in May 2019 when the receivership was filed. The property was recorded on the books of Pool 100 with a value of \$35,161.98. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$6,700 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).