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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 (44980 W CARVER RD, TONOPAH, AZ 85354)

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 44980 W Carver Rd, Tonopah, Arizona 85354 (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 9.99 acres of vacant land in Maricopa County. Roads to
7 the Property are washed out, and some debris on the Property needs to be cleared. The Property
8 is very rural and located approximately half an hour from Tonopah, Arizona, and an hour and a
9 half west of Phoenix, Arizona. The Property was obtained through foreclosure in September
10 2012.

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 Enseada Loan LLC.

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
17 currently due in the amount of approximately \$139.57, 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 \$13,000; (b) the buyer will pay a non-refundable earnest
20 money deposit in the amount of \$1,000, which in the event of the buyer’s default will be
21 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to
22 occur on or after December 30, 2020; (d) the buyer’s obligation to close is not subject to any
23 special conditions (selling as-is); (e) closing costs are to be split evenly between the buyer and
24 the Receiver; (f) the Receiver is obligated to pay for title insurance; (g) the sale is subject to a
25 10-day due diligence period; and (h) subject to the occurrence of closing, the Receiver will be
26 obligated to pay, and will pay in connection with the closing, a broker’s commission to Mike

1 Cave, Arizona Premier Realty Homes and Land, in an amount equal to ten percent (10%) of the
2 gross purchase price.

3 7. A drive-by broker's price opinion dated November 15, 2019, values the
4 Property at \$16,000. The Property was listed for sale at \$12,947. The Property is recorded on
5 the books of AEM 100 with a value of approximately \$40,551.11. The Receiver anticipates that
6 after paying taxes and transaction fees, the receivership estate will net approximately \$10,500
7 from the sale.

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

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

21 DATED this 11th day of December, 2020.

22 MILLER NASH GRAHAM & DUNN LLP

23 /s/ John R. Knapp, Jr.
24 John R. Knapp, Jr., P.C., WSB No. 29343

25 Attorneys for Receiver
26 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

44980 W Carver Rd, Tonopah, Arizona 85354

Description of Property :

Vacant Land, 9.99 acres

9.99 acre tax lot in Maricopa county. Roads to property are washed out and some debris on property needs to be cleared. The property is very rural, located approximately half an hour from Tonopah, AZ and an hour and a half west of Phoenix, AZ.

Owner:

American Eagle Mortgage 100, LLC

Buyer:

Enseada Loan LLC

Buyer's relationship to AEM:

None Known

Listing Price:

\$12,947

Purchase Price:

\$13,000

Earnest Money:

\$1,000

Est. Closing Date:

30-Dec-20

Broker:

Mike Cave, Arizona Premier Realty Homes and Land

BPO Value and Date:

Drive-by BPO done 11/15/2019 values at \$16,000

Liens affecting the property:

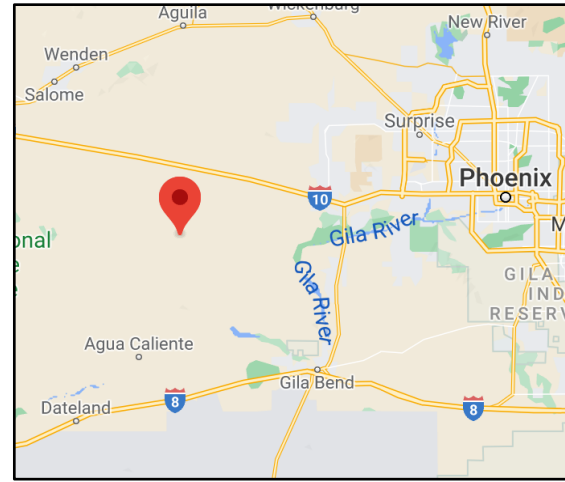
Property taxes owed total \$139.57

Material terms and conditions of sale:

Cash; selling as-is. Broker fee is 10% of the selling price. Buyer and seller split closing costs. Seller to pay for title insurance. 10-day due diligence period.

Receiver's comments:

This property was obtained through foreclosure in September 2012. The property was recorded on the books of Pool 100 with a value of \$40,551.11. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$11,000 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.