

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL
REAL PROPERTY (VILLA LIRIO UNIT 103)

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 Villa Lirio Unit 103 (the “Property”), according to the basic terms set forth in the
3 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 three-bedroom, garden level condo in phase 3 of Villas
7 de Oros. The Property has a detached one-car garage. The Property is currently occupied by a
8 renter. Villas de Oros is located in the Palmilla area of San Jose Del Cabo in Mexico’s Baja
9 California Sur. Villas de Oros is a well maintained development in a desirable location. The tax
10 identification numbers for the Property are 401-030-001-014-P1L-103 and 401-030-001-014-
11 PCL-103.

12 2. The fee title owner of the Property is American Eagle Mortgage’s
13 Mexican subsidiary, AEMEMMX S DE RL DE CV.

14 3. The buyer’s name is Yusef Atiyeh Navarro.

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

17 5. There are no known liens currently encumbering the Property.

18 6. The material terms and conditions of the proposed sale are: (a) the cash
19 purchase price is in the amount of \$390,000; (b) the buyer will pay a non-refundable earnest
20 money deposit in the amount of \$5,000, 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 February 28, 2021; (d) the buyer will pay for escrow and notary costs; and
23 (e) subject to the occurrence of closing, the Receiver will be obligated to pay, and will pay in
24 connection with the closing, a broker’s commission to Ana Sofia Gonzalez, Baja Roots, in an
25 amount equal to four and one-half percent (4.5%) of the gross purchase price.

26 7. A broker’s price opinion done in January 2020 valued the Property at


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Exhibit A

Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

Villa Lirio Unit 103

Description of Property :	Villa Lirio unit 103 is a 3 Bedroom garden level condo in phase 3 of Villas de Oros. It has a detached 1 car garage. This condo is currently occupied by a renter. Tax IDs: 401-030-001-014-P1L-103 and 401-030-001-014-PCL-103 Villas de Oros is located in the Palmilla area of San Jose Del Cabo in Mexico's Baja California Sur.	
Owner:	AEM's Mexican subsidiary, AEMEMMX S DE RL DE CV	
Buyer:	Yusef Atiyeh Navarro	
Buyer's relationship to AEM:	None Known	
Listing Price:	Property was unlisted at time of sale	
Purchase Price:	\$390,000	
Earnest Money:	\$5,000	
Est. Closing Date:	February 28, 2021	
Broker:	Ana Sofia Gonzalez, Baja Roots	
BPO Value and Date:	BPO done in January 2020 based value at \$350,000. Verbal update in January 2021 placed value in the \$380,000 to \$400,000 range.	
Liens affecting the property:	None known	
Material terms and conditions of sale:	Cash; Broker fee is 4.5% of the selling price. Buyer to pay for escrow and notary costs.	
Receiver's comments:	Villas de Oros is a well maintained development in a desirable location. After paying the real estate commission and closing costs the receiver estimates the sale will net approximately \$360,000 for the estate.	

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.