

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL
REAL PROPERTY (PARCEL ON OTTOWA
DR., TEHACHAPI, CA 93561)

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 for a parcel on
2 Ottawa Drive in Tehachapi, California 93561 (the “Property”), according to the basic terms set
3 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 a rural residential lot located in Kern County, outside of
7 Tehachapi. Approximately half of Property is steep and not buildable. There are no
8 improvements or utilities currently on the Property. The Property is 2.3 acres, and the tax lot
9 number is 223-320-11-00-0. Tehachapi is an agrarian city located in southern California with an
10 estimated population of approximately 13,000. It is known for the nearby prison, renewable
11 wind energy, and its yearly cycling event. The Property was obtained pursuant to a foreclosure in
12 July 2010.

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

15 3. The buyers’ names are Reynante and Aileen Hilario.

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

19 5. Except for liens securing unpaid ad valorem property taxes that are due in
20 the amount of approximately \$1,679.04, the Property is not encumbered by liens.

21 6. The material terms and conditions of the proposed sale are: (a) the cash
22 purchase price is in the amount of \$13,000; (b) the buyers will pay a non-refundable earnest
23 money deposit in the amount of \$1,000, which in the event of the buyers’ default will be
24 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to
25 occur on or after March 7, 2021; (d) the buyers’ obligation to close is not subject to any special
26 conditions (selling as-is); (e) closing costs are to be split evenly between the buyers and the

1 Receiver; (f) the Receiver is obligated to pay for title insurance; and (g) subject to the occurrence
2 of closing, the Receiver will be obligated to pay, and will pay in connection with the closing, a
3 broker's commission to Kirk Swirczynski, Century 21 Doug Anderson, in an amount equal to ten
4 percent (10%) of the gross purchase price.

5 7. A drive-by broker's price opinion done in September 2020 valued the
6 Property at \$13,000. The Property was listed for sale at \$20,000. The Property is recorded on the
7 books of AEM 100 with a value of approximately \$48,483.21. The Receiver anticipates that after
8 paying taxes and transactional fees, the receivership estate will net approximately \$9,000 from
9 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 12th day of February, 2021.

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 on Ottawa Drive, Tehachapi, CA 93561

Description of Property : Tax Lot #223-320-11-00-0, 2.3 acres
Rural residential lot located in Kern County outside of Tehachapi. Approximately half of lot is steep and not buildable. No improvements or utilities currently on the land. Tehachapi is an agrarian city located in southern California, with an estimated population of approximately 13,000. It is known for the nearby prison, renewable wind energy, and its yearly cycling event.

Owner: American Eagle Mortgage 100, LLC

Buyers: Reynante and Aileen Hilario

Buyer's relationship to AEM: None Known

Listing Price: \$20,000

Purchase Price: \$13,000

Earnest Money: \$1,000

Est. Closing Date: March 7, 2021

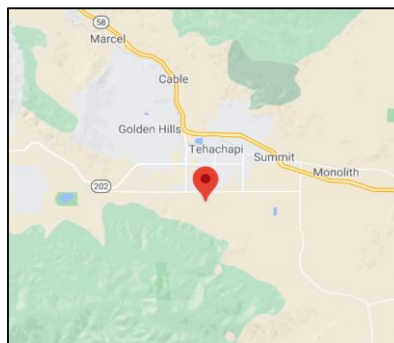
Broker: Kirk Swirczynski, Century 21 Doug Anderson

BPO and Date: \$13,000 -- Drive-by BPO done September 2020

Liens affecting the property: \$1,679.04 owed to bring property taxes current.

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.

Receiver's comments: This property was obtained through foreclosure in July 2010. The property was recorded on the books of Pool 100 with a value of \$48,483.21. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$9,000 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.