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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 (1030 AMETHYST, PAHRUMP, NEVADA 89060)

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 1030 Amethyst, Pahrump, Nevada 89060 (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 2.10 acres of unimproved vacant land in Nye County,
7 Nevada. The Property’s tax identification number is 028-122-05. 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 Zhixin Xie.

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 \$100, 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 \$7,000; (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 July 30, 2021; (d) the buyer’s obligation to close is not subject to any special conditions
23 (selling as-is); (e) closing costs are to be split evenly between the buyer and the Receiver; (f) the
24 Receiver is obligated to pay for title insurance; and (g) subject to the occurrence of closing, the
25 Receiver will be obligated to pay, and will pay in connection with the closing, a broker’s
26 commission to Raymond Guin in the amount of \$1,000.


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Exhibit A

Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

1030 Amethyst, Pahrump, Nevada 89060

Description of Property :	Vacant Land, 2.1 acres. Tax ID: 028-122-05 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:	Zhixin Xie	
Buyer's relationship to AEM:	None Known	
Listing Price:	\$8,900	
Purchase Price:	\$7,000	
Earnest Money:	\$1,000	
Est. Closing Date:	30-Jul-21	
Broker:	Raymond Guin	
BPO Value and Date:	\$10,000 as of November 2019	
Liens affecting the property:	Past due property taxes of approximately \$100.	
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 April 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 \$37,521.17. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 100 will net approximately \$5,300 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.