

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL
REAL PROPERTY (1090 ALEXANDRITE,
PAHRUMP, NEVADA 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 1090 Alexandrite, 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 2.40 acres of unimproved vacant land in Nye County,
7 Nevada. The Property’s tax identification number is 028-126-06. 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 600, LLC
12 (“AEM 600”).

13 3. The buyers’ names are Kamal and Zhi Qun Aghamohseni.

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

17 5. Except for liens securing unpaid ad valorem property taxes that are past
18 due in the amount of approximately \$100, the Property is not encumbered by liens.

19 6. The material terms and conditions of the proposed sale are: (a) the cash
20 purchase price is in the amount of \$7,000; (b) the buyers will pay a non-refundable earnest
21 money deposit in the amount of \$1,000, which in the event of the buyers’ default will be
22 forfeited to the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to
23 occur on or after July 30, 2021; (d) the buyers’ obligation to close is not subject to any special
24 conditions (selling as-is); (e) closing costs are to be split evenly between the buyers and the
25 Receiver; (f) the Receiver is obligated to pay for title insurance; and (g) subject to the occurrence
26 of closing, the Receiver will be obligated to pay, and will pay in connection with the closing, a

1 broker's commission to Raymond Guin in the amount of \$1,000.

2 7. A broker's price opinion done in November 2019 valued the Property at
3 \$11,500. The Property was listed for sale at \$8,900. The Property is recorded on the books of
4 AEM 600 with a value of approximately \$36,497.22. The Receiver anticipates that after paying
5 taxes and transaction fees, the receivership estate will net approximately \$5,300 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 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 June, 2021.

20 MILLER NASH LLP

21 /s/ John R. Knapp, Jr.
22 John R. Knapp, Jr., P.C., WSB No. 29343

23 Attorneys for Receiver
24 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

1090 Alexandrite, Pahrump, Nevada 89060

Description of Property :	Vacant Land, 2.40 acres. Tax ID: 028-126-06 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 600, LLC
Buyer:	Kamal Aghamohseni, Zhi Qun Aghamohseni
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:	\$11,500 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 May of 2012 and was listed for sale in May 2019 when the receivership was filed. The property was recorded on the books of Pool 600 with a value of \$36,497.22. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 600 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.