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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 (1535 HORSESHOE BEND ROAD, LOVELOCK, NV 89419)

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”).

The Receiver proposes to sell the real property and improvements commonly known as

1 1535 Horseshoe Bend Road, Lovelock, Nevada 89419 (the “Property”), according to the basic
2 terms set forth in the summary attached as Exhibit A hereto.

3 The following information regarding the proposed sale is provided pursuant to the Sale
4 Order:

5 1. The Property is 5 acres of vacant land in an alfalfa farming district, with very few
6 homes nearby. The Property’s parcel number is 003-513-02 in Pershing County. The Property
7 has debris on it and a slab for a mobile home. It is located approximately two hours northeast of
8 Reno, Nevada. The Property was foreclosed on in June 2015.

9 2. The fee title owner of the Property is American Eagle Mortgage 200, LLC
10 (“AEM 200”).

11 3. The buyer’s name is Greely B. Wright.

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

14 5. Except for liens securing unpaid ad valorem property taxes for 2019 and 2020 that
15 are currently due in the amount of approximately \$615.73, the Property is not encumbered by
16 liens.

17 6. The material terms and conditions of the proposed sale are: (a) the cash purchase
18 price is in the amount of \$22,000; (b) the buyer will pay a non-refundable earnest money deposit
19 in the amount of \$1,000, which in the event of the buyer’s default will be forfeited to the
20 Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on or
21 after November 8, 2021; (d) the buyer’s obligation to close is not subject to any special
22 conditions (selling as-is); (e) closing costs are to be split evenly between the buyer and the
23 Receiver; (f) the Receiver is obligated to pay for title insurance; (g) the sale is subject to a 14-day
24 due diligence period; and (h) subject to the occurrence of closing, the Receiver will be obligated
25 to pay, and will pay in connection with the closing, a broker’s commission to Stevie Destout, in
26 an amount equal to ten percent (10%) of the gross purchase price.

1 7. A drive-by broker's price opinion dated November 11, 2019, values the Property
2 at \$11,100. The Property is recorded on the books of AEM 200 with a value of approximately
3 \$43,208.22. The Receiver anticipates that after paying taxes and transaction fees, the
4 receivership estate will net approximately \$18,500 from the sale.

5 8. The Receiver has previously given notice of three sales of the Property.
6 However, each proposed sale failed to close. This notice of intent to sell is the fourth notice of
7 intent to sell posted for the Property. In the event the proposed sale described above also fails to
8 close, the Receiver intends to proceed with a sale of the Property to another buyer without
9 further notice at a price determined in the Receiver's discretion. Because the identity of any
10 future buyer is presently unknown, the Receiver does not know the material terms or conditions
11 of such a potential future sale or if the future buyer will be related to any of the entities that are
12 the subject of this receivership, to American Equities, Inc., or to Ross Miles.

13 YOU ARE NOTIFIED that unless a creditor or other party with standing notifies the
14 Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of this
15 notice, that such party objects to the proposed sale transaction, the Receiver intends to
16 consummate the sale transaction described above. Moreover, unless a creditor or other party with
17 standing notifies the Receiver and the Receiver's attorneys, in writing within 14 calendar days
18 after the date of this notice, that such party objects to the Receiver's proposal regarding a future
19 sale of the Property without further notice, as described in Paragraph 8 above, in the event the
20 proposed sale transaction fails to close, the Receiver intends to proceed as described in
21 Paragraph 8, including without limitation consummating a sale transaction to a presently
22 unknown buyer. Objections to either the proposed sale transaction or the procedure described in
23 Paragraph 8 must refer to this notice and be delivered or sent, so as to be actually received by the
24 Receiver within 14 calendar days after the date of this notice, as follows:

1 AEM Receiver
2 c/o Miller Nash LLP
3 Attn: John R. Knapp, Jr.
4 2801 Alaskan Way, Suite 300
5 Seattle, Washington 98121
6 Email: john.knapp@millernash.com
7 Email: AEMReceiver@Hamstreet.net

8
9 DATED this 22nd day of October, 2021.

10 MILLER NASH LLP

11 /s/ John R. Knapp, Jr.
12 John R. Knapp, Jr., P.C., WSB No. 29343

13 Attorneys for Receiver
14 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

1535 Horseshoe Bend Road, Lovelock, NV, 89419

Description of Property :

Vacant Land, 5 acres. Parcel 003-513-02 located in Pershing County, NV in an alfalfa farming district with very few homes nearby. Property has debris on it and a slab for a mobile home. Lovelock, NV is approximately two hours northeast out of Reno, NV.

Owner:

American Eagle Mortgage 200, LLC

Buyer:

Greely B Wright

Buyer's relationship to AEM:

None Known

Purchase Price:

\$22,000

Earnest Money:

\$1,000

Est. Closing Date:

8-Nov-21

Broker:

Stevie Destout

BPO Value and Date:

Drive-by BPO done 11/11/2019 values at \$11,100

Liens affecting the property:

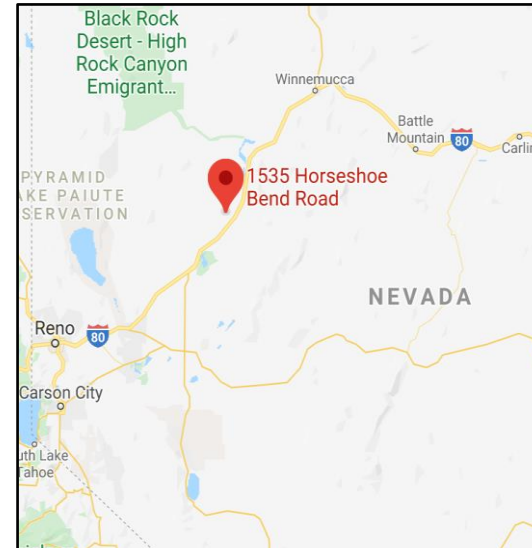
2019 and 2020 property taxes are \$615.73

Material terms and conditions of sale:

Cash Sale; selling as is. Broker fee is 10% of the selling price. Buyer and seller split closing costs. Seller to pay for title insurance. 14-day due diligence period.

Receiver's comments:

Three sales have fallen through on this property. This property was foreclosed on in June of 2015. The property is recorded on the books of Pool 200 with a value of \$43,208.22. The Receiver anticipates that after paying taxes and transaction fees, American Eagle Mortgage 200 will net approximately \$18,500 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.