

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL  
REAL PROPERTY (29 PALMS HIGHWAY,  
YUCCA VALLEY, CA 92284)

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 known as  
2 29 Palms Highway, Yucca Valley, California 92284 (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 Sale  
5 Order:

6           1.       The Property consists of vacant land and a 39,500 square foot commercial site in  
7 San Bernadino County, California. The Property’s tax identification number is 0601-412-08-0-  
8 000.

9           2.       The current fee title owner of the Property is American Eagle Mortgage Mexico  
10 100, LLC (“AEM Mexico 100”).<sup>1</sup>

11           3.       The buyer’s name is Wildhaus LLC.

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 remaining unpaid property taxes for 2021 and 2022 in  
15 the amount of approximately \$1,010.61, the Property is not encumbered by liens.

16           6.       The material terms and conditions of the proposed sale are: (a) the cash purchase  
17 price is in the amount of \$60,000; (b) the buyer will pay a non-refundable earnest money deposit  
18 in the amount of \$1,800, which in the event of the buyer’s default will be forfeited to the  
19 Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on or  
20 after December 20, 2021; (d) the buyer’s obligation to close is not subject to any special  
21 conditions (selling as-is); (e) the buyer and the Receiver will each pay their own escrow costs;  
22 (f) the Receiver is obligated to pay for title insurance, title transfer costs, a natural hazard  
23 disclosure report, and county and city transfer taxes; and (g) subject to the occurrence of closing,  
24

---

25 <sup>1</sup> The Property was listed on the receivership schedules as belonging to AEM Mexico 100, but a title report showed  
26 it was owned by Ridgecrest III LLC. At the request of the Receiver, Ridgecrest III LLC transferred ownership to  
AEM Mexico 100.

1 the Receiver will be obligated to pay, and will pay in connection with the closing, a broker's  
2 commission to Brandy Nelson of Windermere Commercial in an amount equal to eight percent  
3 (8%) of the gross purchase price.

4 7. No broker's price opinion was done for the Property. The Property was offered in  
5 the Realty Marketing/Northwest Fall 2019 and Summer 2020 auctions. The reserve price at the  
6 Fall 2019 auction was \$112,500 and the reserve price at the Summer 2020 auction was \$89,000.  
7 No offers were received above either reserve price. The Receiver anticipates the receivership  
8 estate will net approximately \$52,000 from the sale.

9 YOU ARE NOTIFIED that unless a creditor or other party with standing notifies the  
10 Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of this  
11 notice, that such party objects to the proposed sale transaction, the Receiver intends to  
12 consummate the sale transaction described above. Objections to the proposed sale transaction  
13 must refer to this notice and be delivered or sent, so as to be actually received by the Receiver  
14 within 14 calendar days after the date of this notice, as follows:

15 AEM Receiver  
16 c/o Miller Nash LLP  
17 Attn: John R. Knapp, Jr.  
18 2801 Alaskan Way, Suite 300  
19 Seattle, Washington 98121  
20 Email: john.knapp@millernash.com  
21 Email: AEMReceiver@Hamstreet.net

22 DATED this 30<sup>th</sup> day of November, 2021.

23 MILLER NASH LLP

24 /s/ John R. Knapp, Jr.  
25 John R. Knapp, Jr., P.C., WSB No. 29343

26 Attorneys for Receiver  
Clyde A. Hamstreet & Associates, LLC

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**Exhibit A**

Summary of Basic Terms of Proposed Sale

## AEM Receivership Notice of Proposed Sale Transaction

### 29 Palms Highway, Yucca Valley, CA 92284

**Description of Property :** Vacant Land, 39,500 sq ft commercial site located in San Bernadino County, CA.  
APA is 0601-412-08-0-000.

**Owner:** American Eagle Mortgage Mexico 100, LLC

**Buyer:** Wildhaus LLC

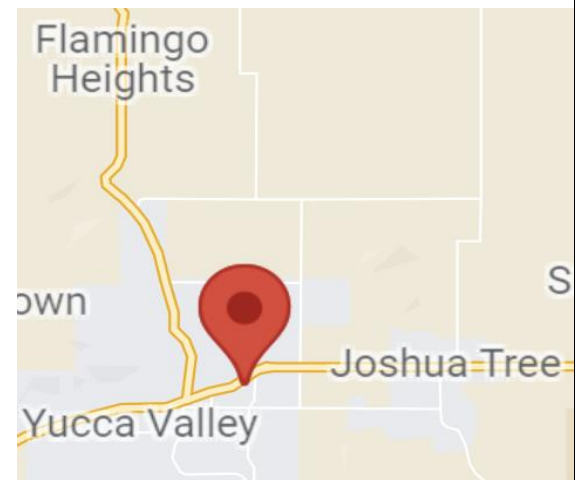
**Buyer's relationship to AEM:** None Known

**Purchase Price:** \$60,000

**Earnest Money:** \$1,800

**Est. Closing Date:** 20-Dec-21

**Broker:** Brandy Nelson, Windermere Commercial



**BPO Value and Date:** No BPO was done on this property. It was originally offered in RMNW Fall 2019 auction. Last offered reserve price was \$89,000.

**Liens affecting the property:** Remaining 2021/2022 property taxes are \$1,010.61

**Material terms and conditions of sale:** Cash Sale. Broker fee is 8% of the selling price. Buyer and seller each to pay own escrow costs. 21-day escrow. Seller to pay title transfer, NHD report, county and city transfer tax.

**Receiver's comments:** This property was listed on the Receivership schedules as belonging to American Eagle Mortgage Mexico 100, but a title report showed it was owned by Ridgecrest III. At the request of the Receiver, Ridgecrest III transferred ownership to the Pool. The property was offered in the RMNW 2019 fall and July 2020 auctions, but did not receive any offers above the reserve price.

The receiver anticipates the sale will net approximately \$52,000 for the Receivership.

Objections to sale must be made within 14 days of posting. Objections should be emailed to [John.Knapp@MillerNash.com](mailto:John.Knapp@MillerNash.com) and to [AEMReceiver@Hamstreet.net](mailto:AEMReceiver@Hamstreet.net).