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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 (CASA VILLA MONTAÑA) (OWEN)

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 Casa Villa Montaña (the “Property”), according to the basic terms set forth in the summary  
3 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 a 4,700 square foot single-family home in Cabo San  
7 Lucas, Mexico. The Property has four bedrooms, four bathrooms, a pool, a hot tub, and ocean  
8 views from the main level. The Property is located at Lot 8, Block 25, Pedregal, Cabo San Lucas.  
9 Pedregal is a gated community in Cabo San Lucas. Pedregal is a well-maintained development in  
10 a desirable location.

11          2.       The current fee title owner of the Property is AEMEMMX S DE RL DE CV, a  
12 subsidiary owned by American Eagle Mortgage 600, LLC and American Eagle Mortgage  
13 Mexico 400, LLC.

14          3.       The buyers’ names are Don Buchanon Owen Jr. and Linda Kay Owen.

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

17          5.       There are no known liens currently encumbering the Property.

18          6.       The material terms and conditions of the proposed sale are: (a) the cash purchase  
19 price is in the amount of \$724,000; (b) the buyers will pay a non-refundable earnest money  
20 deposit in the amount of \$108,600, which in the event of the buyers’ default will be forfeited to  
21 the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on or  
22 after April 30, 2022; (d) the buyers will pay for escrow and notary costs; and (e) subject to the  
23 occurrence of closing, the Receiver will be obligated to pay, and will pay in connection with the  
24 closing, a broker’s commission to Emily Rice, Snell Real Estate, in an amount equal to six  
25 percent (6.0%) of the gross purchase price.

26          7.       A broker’s price opinion done in January 2020 valued the Property at \$500,000.

1 The real estate market has improved since then. The Property was listed for sale in March 2021  
2 at \$749,000. The Receiver anticipates that after paying the real estate commission and closing  
3 costs, the receivership estate will net approximately \$660,000 from the sale.

4 8. The Court previously approved the sale of the Property to William Francis  
5 Behrmann (the “Behrmann Sale”) for the same purchase price pursuant to the Ex Parte Order  
6 Approving Receiver’s Sale of Real Property (Casa Villa Montaña) dated January 5, 2022.  
7 However, the Behrmann Sale did not close.

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

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

21 DATED this 7<sup>th</sup> day of March, 2022.

22 MILLER NASH LLP

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

25 Attorneys for Receiver  
26 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

### Casa Villa Montaña

<b>Description of Property :</b>	Casa Villa Montaña - Lot 8, Block 25, Pedregal, Cabo San Lucas A 4 bedroom, 4 bathroom single family home with a pool and hot tub. The 4,700 square foot home has ocean views from the main level. Pedregal is a gated community in Cabo San Lucas.
<b>Owner:</b>	AEM's Mexican subsidiary, AEMEMMX S DE RL DE CV
<b>Buyer:</b>	Don Buchanon Owen Jr. and Linda Kay Owen
<b>Buyer's relationship to AEM:</b>	None Known
<b>Listing Price:</b>	\$749,000
<b>Purchase Price:</b>	\$724,000
<b>Earnest Money:</b>	\$108,600
<b>Est. Closing Date:</b>	April 30, 2022
<b>Broker:</b>	Emily Rice, Snell Real Estate
<b>BPO Value and Date:</b>	BPO done in January 2020 based value at \$500,000. The market has improved since then, and the receiver listed the property for \$749,000 in March 2021.
<b>Liens affecting the property:</b>	None known
<b>Material terms and conditions of sale:</b>	Cash; Broker fee is 6% of the selling price. Buyer to pay for escrow and notary costs.
<b>Receiver's comments:</b>	Pedregal is a well maintained development in a desirable location. After paying the real estate commission and closing costs the receiver estimates the sale will net approximately \$660,000 for the estate.



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).