

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL  
REAL PROPERTY (HACIENDA LOS  
CABOS, UNIT E-2)

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 Hacienda Los Cabos, Unit E-2, San José del Cabo, Los Cabos, Baja California Sur, Mexico (the  
3 “Property”), according to the basic 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 an approximately 900 square foot condominium in San  
7 José del Cabo, Mexico. The Property has two bedrooms, two bathrooms, a central pool, and a  
8 dedicated parking spot. The Property is in an older gated development in a desirable area of San  
9 José del Cabo.

10          2.       The current fee title owner of the Property is AEMEMMX S DE RL DE CV, a  
11 subsidiary owned by American Eagle Mortgage 600, LLC and American Eagle Mortgage  
12 Mexico 400, LLC. The Receiver took possession of the condo through a deed in lieu of  
13 foreclosure in fall 2021 and spent approximately \$3,000 to update paint, plumbing, and electrical  
14 in preparation for listing and sale. Repair work was in process when the offer was received.

15          3.       The buyers’ names are Roland Frederick Campbell and Lindsey Kay Campbell.

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

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

19          6.       The material terms and conditions of the proposed sale are: (a) the cash purchase  
20 price is in the amount of \$125,000; (b) the buyers will pay a non-refundable earnest money  
21 deposit in the amount of \$37,500, which in the event of the buyers’ default will be forfeited to  
22 the Receiver as the Receiver’s sole and exclusive remedy; (c) closing is estimated to occur on or  
23 after April 30, 2022; (d) the buyers will pay for escrow and notary costs; and (e) subject to the  
24 occurrence of closing, the Receiver will be obligated to pay, and will pay in connection with the  
25 closing, a broker’s commission to the buyers’ broker, TR Real Estate Services, in an amount  
26 equal to five percent (5.0%) of the gross purchase price.

1 7. A broker's price opinion done in March 2020 valued the Property at \$85,000. The  
2 Property was not listed for sale with a broker. The Receiver anticipates that after paying the real  
3 estate commission to the buyers' broker and closing costs, the receivership estate will net  
4 approximately \$113,000.

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

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

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

18 MILLER NASH LLP

19 /s/ John R. Knapp, Jr.  
20 John R. Knapp, Jr., P.C., WSB No. 29343

21 Attorneys for Receiver  
22 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

Hacienda Los Cabos, Unit E-2, San José del Cabo, Los Cabos, Baja California Sur, Mexico

<b>Description of Property :</b>	Approximately 900 square foot, 2 bed 2 bath condo in older gated development in a desirable area of San Jose del Cabo. The development has a central pool and the unit has a dedicated parking spot.
<b>Owner:</b>	AEM's Mexican subsidiary, AEMEMMX S DE RL DE CV
<b>Buyer:</b>	Roland Frederick Campbell & Lindsey Kay Campbell
<b>Buyer's relationship to AEM:</b>	None
<b>Listing Price</b>	Not Listed
<b>Purchase Price:</b>	\$125,000
<b>Earnest Money</b>	\$37,500
<b>Estimated Closing</b>	April 30, 2022
<b>BPO Value and Date:</b>	\$85,000 (March 2020)
<b>Liens affecting the property:</b>	None known
<b>Material terms and conditions of sale:</b>	Cash; Selling as is; Property was not listed with a broker, a 5% commission to buyer's agent, TR Real Estate Services. Buyer to pay for escrow and notary costs.
<b>Receiver's comments:</b>	The receiver took possession of this condo via a deed in lieu in the fall of 2021 and spent approximately \$3,000 to update paint, plumbing, and electrical to get the property ready to list. Work on the condo was in process when the offer was received. After paying the real estate commission and closing costs the receiver estimates the sale will net approximately \$113,000 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).