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21 Pages

**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

**NOTICE OF FILING OF RECEIVER'S  
 REPORT FOR THE QUARTERLY  
 REPORTING PERIOD ENDING JUNE 30,  
 2023**

PLEASE TAKE NOTICE that Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver herein (the "Receiver"), hereby files the Receiver's report for the quarterly reporting period ending June 30, 2023 (the "Quarterly Report"), attached hereto as Exhibit A, in accordance with paragraph 7 of the Order Appointing General Receiver and RCW 7.60.100. The Quarterly Report also includes a report on settlements in accordance with

1 paragraph 2 of the Order Establishing Procedures for Seeking Approval of Proposed Settlements  
2 dated March 5, 2021.

3 You may also view the Quarterly Report at the Receiver's website for this case,  
4 [www.aeminvestors.com](http://www.aeminvestors.com).

5 DATED this 31<sup>st</sup> day of July, 2023.

6 MILLER NASH LLP

7  
8 /s/ John R. Knapp, Jr.

John R. Knapp, Jr., P.C., WSB No. 29343

9 Attorneys for Receiver

10 Clyde A. Hamstreet & Associates, LLC

# EXHIBIT A

# AEM Receiverships

## Receiver's Report for the Quarterly Reporting Period Ending June 30, 2023

This report does not include a balance sheet or statement of income and expenses for the consolidated receivership estates, because, among other reasons, the receivership entities' accounting records were not maintained in accordance with Generally Accepted Accounting Principles and, as a result, the value assigned to many of their assets is materially overstated in their records and the historical expense data are unreliable. The Receiver has therefore elected to present quarterly financial statements in a source and use of funds format instead of in a traditional balance sheet, income statement, and cash flow format.

Outside of unpaid professional fees and litigation support expenses of ~\$700,000, the consolidated receivership estate has no accounts payable. Unpaid professional fees and litigation support expenses are outlined on the Sources & Uses Statement and property tax liability is addressed in the Tax Disclosure Statement.

### **This report includes:**

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**AEM Receiverships**  
**Sources & Uses Statement**  
May 11, 2019 to June 30, 2023

	5/11~12/31/19	1/1~12/31/20	1/1~12/31/21	1/1~3/31/22	4/1~6/30/22	7/1~9/30/22	10/1~12/31/22	1/1~3/31/23	4/1~6/30/23	Total
	2019	2020	2021	Q1	Q2	Q3	Q4	Q1	Q2	
<b>Source of Funds:</b>										
Interest on Contracts Receivable	\$ 337,874.82	\$ 327,358.75	\$ 334,227.35	\$ 50,833.24	\$ 45,091.85	\$ 46,874.26	\$ 100,579.12	\$ 41,355.88	\$ 76,502.11	\$ 1,360,697.38
Principal on Contracts Receivable	738,944.56	1,457,702.40	823,084.13	89,142.23	110,454.45	187,796.37	85,450.93	\$ 60,160.80	\$ 60,160.80	3,612,896.67
Recovery on Mexican Assets (see note below)	517,509.00	399,990.00	766,668.00	0.00	693,876.24	383,028.52	344,654.51	\$ 116,862.61	\$ 56,561.47	3,279,150.35
Sales of Contracts Receivable	53,253.86	0.00	0.00	0.00	0.00	0.00	0.00	\$ 0.00	\$ 0.00	53,253.86
Proceeds from Sale of REOs	242,975.89	2,093,951.45	778,837.88	23,431.32	53,927.21	0.00	0.00	\$ 0.00	\$ 0.00	3,193,123.75
Rent	0.00	6,317.04	0.00	0.00	0.00	0.00	0.00	\$ 0.00	\$ 0.00	6,317.04
Payments on Related Party Loans	0.00	59,005.37	0.00	0.00	0.00	0.00	0.00	\$ 0.00	\$ 0.00	59,005.37
Collection on Judgments	0.00	53,958.67	100,886.82	0.00	0.00	0.00	0.00	\$ 0.00	\$ 0.00	154,845.49
Collection on Settlements	0.00	120,829.04	1,822,451.04	703,000.00	0.00	0.00	50,000.00	\$ 0.00	\$ 0.00	2,696,280.08
Intercompany borrowings (loans)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 0.00	\$ 0.00	0.00
<b>Total Receipts</b>	<b>1,890,558.13</b>	<b>4,519,112.72</b>	<b>4,626,155.22</b>	<b>866,406.79</b>	<b>903,349.75</b>	<b>617,699.15</b>	<b>580,684.56</b>	<b>218,379.29</b>	<b>193,224.38</b>	<b>14,415,569.99</b>
<b>Use of funds:</b>										
REO Sales & Closing Expenses	51,701.11	31,124.54	10,057.00	0.00	0.00	0.00	0.00	0.00	0.00	92,882.65
Insurance	17,082.01	5,227.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,309.19
Foreclosure Expenses	5,726.50	1,495.14	7,559.55	0.00	3,016.82	2,900.89	5,759.39	0.00	0.00	26,458.29
Property Taxes	11,732.84	35,093.87	11,087.15	0.00	0.00	0.00	0.00	11,711.43	0.00	69,625.29
Other REO Expenses - US	25,836.41	22,071.59	13,328.79	5,130.00	8,005.00	6,021.80	10,629.38	14,299.64	972.00	106,294.61
Other REO Expenses - Mex	0.00	20,561.90	169,123.64	15,403.27	51,940.18	49,487.64	53,549.38	38,195.67	13,796.51	412,058.19
Contract Labor	87,465.29	43,770.87	3,058.00	0.00	4,545.04	0.00	0.00	1,201.63	0.00	140,040.83
Rent and Office Expenses	12,490.07	20,821.24	15,203.08	4,187.10	3,639.55	2,950.56	3,422.95	4,765.05	4,386.60	71,866.20
Title & Collateral Valuation	40,670.00	9,332.00	958.00	0.00	0.00	0.00	0.00	0.00	0.00	50,960.00
Recording/Permitting Costs	4,134.94	531.50	257.50	0.00	0.00	0.00	0.00	0.00	0.00	4,923.94
Litigation Support	3,827.50	7,112.50	80.00	0.00	91,587.50	314,987.54	28,575.00	111,347.50	18,212.50	575,730.04
Investor Distributions	0.00	0.00	2,946,978.61	0.00	0.00	0.00	1,190,394.40	9,253.32	0.00	4,146,626.33
Non-investor Claims	0.00	0.00	5,994.86	0.00	0.00	0.00	352.25	0.00	0.00	6,347.11
<b>Total Payments:</b>	<b>260,666.67</b>	<b>197,142.33</b>	<b>3,183,686.18</b>	<b>24,720.37</b>	<b>162,734.09</b>	<b>376,348.43</b>	<b>1,292,682.75</b>	<b>190,774.24</b>	<b>37,367.61</b>	<b>5,726,122.67</b>
Receivership & Professional Fees	1,927,487.79	1,572,016.56	1,212,178.33	203,146.11	296,212.00	412,051.80	717,251.21	916,905.70	612,195.58	7,869,445.08
Adjustment for Receivership Fees accrued but not paid	-1,021,244.59	898,780.07	56,685.69	-12,311.67	-139,063.02	-102,599.19	-109,224.86	159,574.00	335,857.09	-705,958.94
<b>Total Receivership &amp; Professional Fees Paid:</b>	<b>906,243.20</b>	<b>2,470,796.63</b>	<b>1,268,864.02</b>	<b>190,834.44</b>	<b>157,148.98</b>	<b>309,452.61</b>	<b>826,476.07</b>	<b>757,331.70</b>	<b>276,338.49</b>	<b>7,163,486.14</b>
<b>Net Cash Flows</b>	<b>723,648.26</b>	<b>1,851,173.76</b>	<b>173,605.02</b>	<b>650,851.98</b>	<b>583,466.68</b>	<b>-68,101.89</b>	<b>-1,538,474.26</b>	<b>-729,726.65</b>	<b>-120,481.72</b>	<b>1,525,961.18</b>
<b>Beginning Cash Balance</b>	<b>237,903.41</b>	<b>961,551.67</b>	<b>2,812,725.43</b>	<b>2,986,330.45</b>	<b>3,637,182.43</b>	<b>4,220,649.11</b>	<b>4,152,547.22</b>	<b>2,614,072.96</b>	<b>1,884,346.31</b>	<b>237,903.41</b>
<b>Ending Cash Balance</b>	<b>\$ 961,551.67</b>	<b>\$ 2,812,725.43</b>	<b>\$ 2,986,330.45</b>	<b>\$ 3,637,182.43</b>	<b>\$ 4,220,649.11</b>	<b>\$ 4,152,547.22</b>	<b>\$ 2,614,072.96</b>	<b>\$ 1,884,346.31</b>	<b>\$ 1,763,864.59</b>	<b>\$ 1,763,864.59</b>

**Note:** In the Q2 2023 report, \$517,509 was reclassified from Principal on Contrats Receivable to Recovery on Mexican Assets.

As of 6/30/23, \$258,412.19 of cash related to Mar de Plata pre-sales is held in a Mexican trust account and temporarily restricted. The funds will be released when once final permitting occurs, which the receiver anticipates to be in the summer of 2023.

## AEM Receiverships: Contract Impounds Held in Trust Sources & Uses Statement

May 11, 2019 to June 30, 2023

	5/11~12/31/19	1/1~12/31/20	1/1~12/31/21	1/1~3/31/22	4/1~6/30/22	7/1~9/30/22	10/1~12/31/22	1/1~3/31/23	4/1~6/30/23	Total
	2019	2020	2021	Q1	Q2	Q3	Q4	Q1	Q2	
<b>Source of Funds:</b>										
Transfer of Impounds from AEMM	\$ 0.00	\$ 57,991.92	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 57,991.92
Impounds Collected	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Collection of funds for unknown contract	0.00	0.00	29,864.64	0.00	0.00	0.00	0.00	0.00	0.00	29,864.64
Claim #065 held in trust pending litigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-
<b>Total Receipts</b>	<b>0.00</b>	<b>58,116.92</b>	<b>29,864.64</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>87,981.56</b>
<b>Use of Funds:</b>										
Property Tax & Insurance Payments	0.00	3,480.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,480.67
Applied to Contract Payments	0.00	0.00	11,855.34	0.00	0.00	0.00	0.00	0.00	0.00	11,855.34
Return excess impounds to titleholder	0.00	7,716.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,716.92
Transfer of Impounds to Evergreen Note Servicing	0.00	24,630.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,630.52
<b>Total Payments:</b>	<b>-</b>	<b>35,828.11</b>	<b>11,855.34</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>47,683.45</b>
<b>Change in Cash Held in Trust</b>	0.00	22,288.81	18,009.30	0.00	0.00	0.00	0.00	0.00	0.00	40,298.11
<b>Beginning Cash Balance</b>	0.00	0.00	22,288.81	40,298.11	40,298.11	40,298.11	40,298.11	40,298.11	40,298.11	0.00
<b>Ending Cash Balance</b>	<b>\$ -</b>	<b>\$ 22,288.81</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>	<b>\$ 40,298.11</b>

**Note:** Prior to June 2020 contract impounds were held in AEMM's Servicing Trust. In July 2020 the majority of impounds was transferred to the Evergreen Note Servicing Trust. Remaining impounds relate to contracts in foreclosure or funds waiting to be returned to title holders.

# Real Estate Contracts Receivable Listing

As of June 30, 2023

Account Number	Last Payment	Balance	Status	Property Type	City	State
7123	6/15/2023	18,901.11		Manufactured/Mobile Home	Black Canyon City	AZ
5551	6/21/2023	45,880.68	-	Manufactured/Mobile Home	Bullhead City	AZ
4974	5/22/2023	4,387.27		Single Family	Golden Valley	AZ
5706	6/20/2023	5,841.72	-	Manufactured/Mobile Home	Safford	AZ
6277	6/13/2023	35,775.00		Single Family	Sierra Vista	AZ
6222	6/1/2023	6,211.70		Single Family	Sierra Vista	AZ
5226	6/5/2023	60,923.94	-	Land	Tonopah	AZ
1362	6/14/2023	13,082.09		Land	Tonopah	AZ
4327	5/8/2023	14,441.82	-	Multifamily	Barstow	CA
3815	6/15/2023	102,536.93	-	Single Family	Challenge	CA
5702	6/12/2023	66,337.40	-	Single Family	Grass Valley	CA
5111	9/24/2021	54,886.81	Behind	Manufactured/Mobile Home	Imperial	CA
4613	5/24/2021	10,165.00	Behind	Single Family	Salton City	CA
5012	6/13/2023	36,737.20	-	Land	Visalia	CA
6962	6/30/2023	26,311.36	-	Manufactured/Mobile Home	Naturita	CO
6501	6/11/2023	68,007.30	-	Single Family	Port Saint Lucie	FL
6453	5/11/2023	39,508.43	-	Single Family	Summerfield	FL
6071	6/1/2023	21,048.37	-	Single Family	Webster	FL
5323	5/31/2023	51,812.98	Interest Only until 9-23	Land	Athol	ID
5466	6/1/2023	2,669.81		Land	Fernwood	ID
4950	6/5/2023	16,445.13	-	Manufactured/Mobile Home	Boulder	MT
3352	3/31/2023	8,643.65	Behind	None	Great Falls	MT
6028	6/7/2023	18,627.89		Single Family	Belen	NM
1022	6/15/2023	33,141.11	-	Manufactured/Mobile Home	Capitan	NM
5868	6/5/2023	9,998.84	-	Manufactured/Mobile Home	Chaparral	NM
8772	6/15/2023	75,317.71	-	Single Family	Hawthorne	NV
4294	6/20/2023	18,145.75	-	Manufactured/Mobile Home	Athens	OR
5907	6/5/2023	58,485.61	-	Manufactured/Mobile Home	Burns	OR
3948	5/30/2023	4,429.83		Manufactured/Mobile Home	Central Point	OR
6136	6/15/2023	3,842.71	-	Single Family	Myrtle Creek	OR
8783	6/7/2023	570,882.82	-	Commercial - Non Residential	Portland	OR
4143	6/8/2023	18,046.05	-	Manufactured/Mobile Home	Rogue River	OR
5007	5/30/2023	14,193.12	-	Manufactured/Mobile Home	Selma	OR
4905	5/31/2023	11,667.39	-	Land	Tillamook	OR
4920	5/19/2023	34,438.36	-	Land	Tillamook	OR
3273	6/27/2023	43,636.35	-	Land	Troutdale	OR
0792	6/12/2023	62,512.31	-	Commercial - Non Residential	Dallas	TX
6458	6/6/2023	36,953.11	-	Single Family	Garland	TX
6100	6/2/2023	15,153.04	-	Single Family	Greenville	TX
6287	6/6/2023	28,795.19	-	Single Family	Houston	TX
5561	6/21/2023	20,373.32	-	Single Family	Houston	TX
5976	6/30/2023	7,106.70	-	Single Family	San Antonio	TX
7042	6/21/2023	35,996.79	-	Manufactured/Mobile Home	Troy	TX

# Real Estate Contracts Receivable Listing

As of June 30, 2023

Account Number	Last Payment	Balance	Status	Property Type	City	State
7052	6/7/2023	20,059.41	-	Manufactured/Mobile Home	Belfair	WA
3667	6/21/2023	15,607.23	-	Land	Ephrata	WA
4653	6/12/2023	82,040.77	-	Commercial - Non Residential	Long Beach	WA
6242	6/21/2023	15,658.21	-	Single Family	Montesano	WA
3122	6/1/2023	20,856.97	-	Manufactured/Mobile Home	Tonasket	WA
4134	4/12/2023	76,586.05	-	Single Family	Yelm	WA
4561	6/20/2023	74,800.98		Land	Desert Hot Springs	CA
8221	6/13/2023	8,842.94		Land	Keystone Heights	FL
6441	6/6/2023	33,366.19		Manufactured/Mobile Home	Reno	NV
5521	6/12/2023	34,971.89		Single Family	Channelview	TX
Total Contracts		\$ 2,215,090				
2690		55,441.51		Commercial - Non Residential	Tucson	AZ
2410		11,672.08		Manufactured/Mobile Home	Halfway	OR
9720		<u>17,239.09</u>		Manufactured/Mobile Home	Santa Fe	TX
Total Stream Remainders		84,352.68				
5119	4/1/2019	65,180.61	Foreclosure	Manufactured/Mobile Home	Junction City	CA
3520	6/15/2023	<u>51,923.92</u>	Payment Plan	Manufactured/Mobile Home	Riverside	WA
Total Contracts in Foreclosure		\$ 117,105				



# Mexico Real Estate & Contracts Receivable Listing

As of June 30, 2023

Account Number	Type <sup>1</sup>	Balance		Property Type	Location
7104	Contract Receivable - In Foreclosure	349,388.38		Single Family	Los Cabos
0081	Contract Receivable	14,882.03		Single Family	Los Cabos
Account Number	REO Status	List/Sale Price	Deposit Received	Property Description	Development
n/a	Closed January 23, 2023	125,000.00	n/a	2 Bed/ 2 Bath Condo	Hacienda Los Cabos
n/a	Closed January 23, 2023	194,000.00	n/a	3 Bed /3 Bath Condo	Tamar 200
MDP Lot 1	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 2	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 3	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 4	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 5	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 6	Offered for pre-sale <sup>2</sup>	90,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 7	Offered for pre-sale <sup>2</sup>	87,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 8	Offered for pre-sale <sup>2</sup>	86,500.00	-	Rustic lot	Mar del Plata II
MDP Lot 9	Offered for pre-sale <sup>2</sup>	87,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 10	Offered for pre-sale <sup>2</sup>	80,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 11	Reserved, 35% Deposit Received	86,166.60	30,158.31	Rustic lot	Mar del Plata II
MDP Lot 12	Reserved, 35% Deposit Received	84,876.60	29,606.66	Rustic lot	Mar del Plata II
MDP Lot 13	Offered for pre-sale <sup>2</sup>	94,500.00	-	Rustic lot	Mar del Plata II
MDP Lot 14	Offered for pre-sale <sup>2</sup>	108,500.00	-	Rustic lot	Mar del Plata II
MDP Lot 15	Reserved, 10% Deposit Received, 25% in July	101,035.20	10,103.52	Rustic lot	Mar del Plata II
MDP Lot 16	Reserved, 35% Deposit Received	114,787.80	40,175.73	Rustic lot	Mar del Plata II
MDP Lot 17	Offered for pre-sale <sup>2</sup>	85,000.00	-	Rustic lot	Mar del Plata II
MDP Lot 18	Reserved, 10% Deposit Received, 25% in July	84,052.20	8,395.22	Rustic lot	Mar del Plata II
MDP Lot 19	Reserved, 35% Deposit Received	84,100.25	29,435.09	Rustic lot	Mar del Plata II
MDP Lot 20	Offered for pre-sale <sup>2</sup>	101,500.00	-	Rustic lot	Mar del Plata II
MDP Lot 21	Reserved, 35% Deposit Received	97,200.35	34,020.12	Rustic lot	Mar del Plata II
MDP Lot 22	Reserved, 35% Deposit Received	105,466.40	36,913.20	Rustic lot	Mar del Plata II
MDP Lot 23	Reserved, 35% Deposit Received	113,155.25	39,604.34	Rustic lot	Mar del Plata II
Additional MDP Lots	Not listed, subdivision of lots and environmental certification pending		n/a	East Cape parcel of land with potential for 70 additional lots	Mar del Plata III
n/a	Not listed, subdivision of lots and environmental certification pending		n/a	Todos Santos parcel of land	n/a
1001	Not listed		n/a	La Paz parcel of land	n/a

## Notes:

1 - The above contracts are delinquent and balances do not include accrued contract or penalty interest.

2 - Mar del Plata lots are currently offered for pre-sale subject to an environmental permit allowing the grading of a road to provide access to the lots. The environmental permit certification process is anticipated to be complete between March and June 2023. The receiver is requiring a 35% non-refundable deposit from buyers, payable in two parts: a 10% deposit to reserve the lots and the remaining 25% when the purchase sale agreement is signed. To help facilitate sales, the Receiver is offering buyers the ability to finance the 65% balance over 5 years at 7%. Sale notices will be posted on the receiver's website pursuant to the terms 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.

# Related Party Receivable Listing

As of June 30, 2023

Related Party	Balance Owed <sup>1</sup>
AEI/AEMM	\$ 2,802,433
John Mulrow	45,000
Maureen Wile <sup>2</sup>	159,058
Rachael Bauman Trust <sup>4</sup>	-
RC Hanes	438,661
Ridgecrest II	932,813
Ridgecrest III	931,399
RMV LLC <sup>5</sup>	3,428,943
Ross Miles <sup>6</sup>	437,500
Valerio Gonzalez Schcolnick <sup>3</sup>	-
American Securities, Inc.	84,619
Grand Total	\$ 9,260,426

## Notes:

1 - Balances do not include accrued interest

2 - Underlying property was sold and AEM received proceeds of \$57,605.36 which were applied to accrued interest

3 - Gonzales settled with the Receiver for his personal loans and his portion of RMV, see page 9.

4 - The Rachel Bauman Trust paid off its loan and related accrued interest in Q4 2022.

5 - RMV is a Mexican entity owned by Ross Miles, Maureen Wile and Valerio Gonzales. Gonzalez settled with the Receiver and turned over the underlying collateral for this loan. Proceeds from the sale of the collateral are not anticipated to cover the \$4+ million of accrued interest on the loan, therefore the principal balance has not been adjusted. The remaining note is unsecured.

6 - Home in Nehalem Oregon was acquired by the receivership estate through foreclosure in Q4 2022. The receiver evicted the tenant and paid ~\$11,700 in past due taxes in Q1 2023. The property is currently listed for sale for \$225,000.

# Domestic Real Estate Owned

As of June 30, 2023

Type	Address	City	County	State	Listing price
Land	NE Rasmussen Rd	Corbett	Multnomah	OR	Not Listed
SFR	35255 Bayside Gardens Road	Nehalem	Tillamook	OR	225,000
<b>Sale Pending at June 30 , 2023</b>					<b>Sales Price</b>
SFR	118 Old Renee Lake Rd	Troy	Lincoln	MT	500,000

Property Taxes Due		
As of June 30, 2023		
Address	Taxing Authority	Amount Due

## Approved Settlements

as of June 30, 2023

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
4/6/2020	4/23/2020	Hanes Zoller LP	Completed	\$ 120,829.04	-	<p>The material terms and conditions of the settlement:</p> <p>a. Payment of \$120,829.04 to be made by wire transfer within three business days after entry of an order of Clark County Superior Court approving the Agreement;</p> <p>b. Mutual release to be granted by Hanes-Zoller and the Receiver, subject to limitations set forth in the Agreement, upon court approval and receipt of the payment;</p> <p>c. Receiver to move to dismiss the Litigation with prejudice within three business days after receipt of payment; and</p> <p>d. Agreement to become effective only upon court approval.</p>
5/7/2020	6/3/2020	Valerio Gonzales Schcolnik	Completed. Real property has been transferred to the Receivership. Development is in process and pre-sale of lots began in Q2 2022.	Settlement will provide real property	-	<p>The Term Sheet is subject to Confidentiality Provisions, but the basic provisions of the Term Sheet contemplate entry into definitive agreements to:</p> <p>a. Grant to the Receiver deeds in lieu of foreclosure on units of the Tamar and Hacienda del Cabo condominium properties in Cabo San Lucas, Mexico, in partial satisfaction of related debt,</p> <p>b. Secure the deficiency on that debt as well as sums owed under various loans relating to property in Todos Santos, Mexico, with a mortgage on property in Todos Santos,</p> <p>c. Award the property in Todos Santos and in the East Cape of the State of Baja California Sur in Mexico to the AEM Entities through a Mexican judicial order, and</p> <p>d. Carry out a joint venture for the development and sale of the Todos Santos and East Cape properties. The foreclosure of real property interests in Mexico is extraordinarily complex and time consuming, thus justifying settlement by consensual transfer of title and cooperation in the liquidation process.</p>
9/22/2020	10/15/2020	Dieter Auerbach Benavides	Completed	\$110,000 + 4 Bedroom Single Family Home commonly referred to as Villa Montana	-	<p>Mr. Auerbach will turn over the Pedregal House to resolve the applicable mortgage by a deed in lieu of foreclosure granted to AEMEMMX S. de R.L. de C.V., the Mexican subsidiary controlled by the Receiver. The subsidiary is owned 50/50 by American Eagle Mortgage 600, LLC and American Eagle Mortgage Mexico 400. In addition, Mr. Auerbach will pay \$110,000 to the Receiver on behalf of AEMM 400 on account of the Cabo Bello Duplex, and the Receiver will cancel the mortgage on such property. The settlement will be more fully described in a formal written agreement to be executed by the Receiver and Mr. Auerbach.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
n/a	3/5/2021	John Bruce (the "Trustee"), in his capacity as trustee of the John Bruce 2003 Trust (the "Bruce Trust")	Completed	\$ 95,883.35	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment of \$95,883.35 to be made by the Trustee to the Receiver by wire transfer within five business days after entry of an order of Clark County Superior Court approving the Agreement;</p> <p>b. Release to be granted by the Trustee, on his own behalf and on behalf of the Bruce Trust, of the Receiver, the Assignors, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Trustee and the Bruce Trust, subject to the limitations set forth in the Agreement, on the 91<sup>st</sup> day following payment in full of the Settlement Amount;</p> <p>d. The Trustee and the Bruce Trust will not submit any claims in the receivership proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation without prejudice within five business days after the Receiver's receipt of payment, to be treated as with prejudice upon Receiver's release; and</p> <p>f. Agreement to become effective only upon court approval.</p>
3/8/2021	3/24/2021	Kenneth George McQuhae (the "Trustee"), in his capacity as trustee of the Kenneth George McQuhae Family Trust (the "Kenneth Trust") and in his capacity as trustee of the Diana Caroline McQuhae Family Trust (the "Diana Trust"), Kenneth George McQuhae, individually, and Diana Caroline McQuhae, individually	Completed	\$ 258,730.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payments of \$95,605.00 and \$163,125.00 to be made by the Trustee to the Receiver by wire transfer within five business days after entry of an order of Clark County Superior Court approving the Agreement;</p> <p>b. Release to be granted by the Trustee, the Kenneth Trust, the Diana Trust, Mr. McQuhae, and Mrs. McQuhae of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorney, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Trustee, the Kenneth Trust, the Diana Trust, Mr. McQuhae, and Mrs. McQuhae, subject to the limitations set forth in the Agreement, upon receipt of the payments following court approval;</p> <p>d. The Kenneth Trust's proofs of claims to be deemed amended in the total amount of \$805,771.67 and the Diana Trust's proofs of claim to be deemed amended in the total amount of \$975,625.00, subject to allowance and treatment pursuant to further order of the court in this proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation with prejudice within five business days after the Receiver's receipt of payment; and</p> <p>f. Agreement to become effective only upon court approval.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
3/12/2021	3/31/2021	Danielson Contractors, Inc., Donald Danielson, and David Danielson (collectively, "Danielson")	Completed	\$ 12,000.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Danielson to be jointly and severally liable to and shall pay the Receiver a total of \$12,000.00 (the "Settlement Amount") in twelve monthly installments of \$1,000.00 by wire transfer commencing on the first day of the month after court approval and continuing on the first day of each month thereafter until paid in full;</p> <p>b. In the event of default by Danielson, the Receiver may accelerate the payment obligation, with interest at 12% until paid in full, or re-file the Litigation.</p> <p>c. Release to be granted by Danielson of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>d. Release to be granted by the Receiver of Danielson, subject to the limitations set forth in the Agreement, on the 91<sup>st</sup> day following payment in full of the Settlement Amount;</p> <p>e. Danielson will not submit any claims in the receivership proceeding;</p> <p>f. The Receiver to move to dismiss the Litigation with prejudice within five business days after court approval, subject to tolling pending release of Danielson by the Receiver; and</p> <p>g. Agreement to become effective only upon court approval.</p>
3/18/2021	4/6/2021	Vancouver Trinity Lutheran Foundation, a Washington nonprofit corporation ("VTLF")	Completed	\$ 148,881.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment of \$148,881.00 to be made by VTLF to the Receiver by wire transfer within five business days after entry of an order of Clark County Superior Court approving the Agreement;</p> <p>b. Release to be granted by VTLF of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of VTLF, along with any and all of VTLF's present and former directors, officers, transferees, employees, attorneys and other agents, subject to the limitations set forth in the Agreement, upon receipt of the payments following court approval;</p> <p>d. VTLF's proofs of claim to be deemed amended in the total amount of \$638,494.62, subject to allowance and treatment pursuant to further order of the court in this proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation with prejudice within five business days after the Receiver's receipt of payment; and</p> <p>f. Agreement to become effective only upon court approval.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
3/19/2021	4/6/2021	Drew Honzel (the "Trustee"), in his capacity as trustee of the Drew and Betsy Honzel Family Trust (the "Honzel Trust")	Completed	\$ 283,416.30	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment of \$283,416.31 to be made by the Trustee to the Receiver by wire transfer within five business days after entry of an order of Clark County Superior Court approving the Agreement;</p> <p>b. Release to be granted by the Trustee, on his own behalf and on behalf of the Honzel Trust, of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Trustee and the Honzel Trust, along with any and all of the Trustee's and the Honzel Trust's present and former trustees, beneficiaries, transferees, employees, attorneys, and other agents subject to the limitations set forth in the Agreement, upon receipt of the payment following court approval;</p> <p>d. The Honzel Trust will be deemed to have filed a proof of unsecured claim in the total amount of \$283,416.31, subject to allowance and treatment pursuant to further order of the court in this proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation with prejudice within five business days after the Receiver's receipt of payment; and</p> <p>f. Agreement to become effective only upon court approval.</p>
4/21/2021	5/10/2021	Clark Eisert (the "Trustee"), in his capacity as trustee of the Charlotte Eisert Living Trust and Charlotte Eisert, Individually	Completed	\$ 276,161.59	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by the Trustee to the Receiver by wire transfer in three installments, commencing with an installment of \$92,053.87 on the first day of the month after entry of an order of Clark County Superior Court approving the Agreement (the "Initial Due Date"), and continuing with the second installment of \$92,053.86 on the first day of the month three months after the Initial Due Date and the third installment of \$92,053.86 on the first day of the month six months after the Initial Due Date until paid in full;</p> <p>b. Release to be granted by the Trustee, on his own behalf and on behalf of the Eisert Trust, and Charlotte Eisert, individually, of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, assigns, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Trustee, the Eisert Trust, and Charlotte Eisert, individually, along with any and all of their present and former trustees, beneficiaries, transferees, employees, assigns, attorneys, and other agents subject to the limitations set forth in the Agreement, on the first business day following the 91st day after the date on which the Settlement Amount is paid in full by the Trustee to the Receiver, unless a petition for relief under any chapter of title 11 of the United States Code is filed by or against the Trustee, the Eisert Trust, or Charlotte Eisert, individually, on or prior to such business day;</p> <p>d. The Eisert Trust will be deemed to have filed a proof of unsecured claim for the Settlement Amount, subject to allowance and treatment pursuant to further order of the court in this proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation without prejudice within five business days after court approval, to be treated as with prejudice upon the Receiver's release of the Trustee, the Eisert Trust, and Charlotte Eisert, individually; and</p> <p>f. Agreement to become effective only upon court approval.</p>



Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
4/23/2021	5/10/2021	MacGregor B Hall and Lisa M Hall	Completed	\$ 100,378.78	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by Hall to the Receiver by wire transfer in three installments, commencing with an installment of \$33,459.60 on the first day of the month after entry of an order of Clark County Superior Court approving the Agreement (the "Initial Due Date"), and continuing with the second installment of \$33,459.59 on the first day of the month three months after the Initial Due Date and the third installment of \$33,459.59 on the first day of the month six months after the Initial Due Date until paid in full;</p> <p>b. Release to be granted by Hall of the Receiver, the Pools, and the Estate, along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of Hall, along with any and all of their present and former transferees, employees, attorneys, and other agents subject to the limitations set forth in the Agreement, on the first business day following the 91st day after the date on which the Settlement Amount is paid in full by Hall to the Receiver, unless a petition for relief under any chapter of title 11 of the United States Code is filed by or against Hall, or either of them, on or prior to such business day;</p> <p>d. Hall will be deemed to have filed a proof of unsecured claim for the Settlement Amount, subject to allowance and treatment pursuant to further order of the court in this proceeding;</p> <p>e. The Receiver to move to dismiss the Litigation without prejudice within five business days after court approval, to be treated as with prejudice upon the Receiver's release of Hall; and</p> <p>f. Agreement to become effective only upon court approval.</p>
5/24/2021	6/10/2021	Odin, LLC, Spartan Inc, Tom Garbarino, Robert Garbarino, Jeff Garbarino, Jonathan Garbarino, Judy Garbarino, James Garbarino, Corvel, LLC and TGI LLC, (collectively, the "Garbarinos")	Completed	\$ 650,000.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by the Garbarinos to the Receiver by wire transfer within five business days after entry of an order of Clark County Superior Court approving the Agreement (the "Effective Date");</p> <p>b. Release to be granted by the Garbarinos of the Receiver, the Pools, and the Estate (as defined in the Receivership Order), along with any and all of the Receiver's present and former members, managers, employees, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Garbarinos, along with any and all of their present and former directors, officers, members, managers, transferees, employees, attorneys, and other agents subject to the limitations set forth in the Agreement, on the date on which the Payment is made by the Garbarinos to the Receiver;</p> <p>d. The Garbarinos to retain their proofs of claim against the Estate, subject to allowance and treatment pursuant to further order of the court in this proceeding ;</p> <p>e. The Receiver to move to dismiss the Litigation with prejudice within five business days after the Receiver's receipt of the Payment; and</p> <p>f. Agreement to become effective only upon court approval.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
11/24/2021	12/10/2021	Julia Frank Pond in her capacity as trustee of the George D. Frank Revocable Trust, Julia Frank Pond in her capacity as trustee of the George D. Frank PENSICO Self Directed IRA, Julia Frank Pond, individually and as a member of the marital community of Julia Frank Pond and Michael G. Pond, Michael G. Pond, as a member of the marital community of Julia Frank Pond and Michael G. Pond, Tamara Parashos, individually, and Teresa Irvin, individually (collectively, the "Frank Defendants")	Completed	\$ 700,000.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by the Frank Defendants to the Receiver by wire transfer on or before February 9, 2022;</p> <p>b. Release to be granted by the Frank Defendants of the Receiver, the Pools, and the Estate (as defined in the Receivership Order), along with any and all of the Receiver's present and former members, managers, employees, assigns, attorneys, and other agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Frank Defendants, along with any and all of their present and former trustees, beneficiaries, transferees, employees, assigns, attorneys and other agents, subject to the limitations set forth in the Agreement, upon the first business day following the 91st day after the date on which the payment is made in full by the Frank Defendants to the Receiver, provided, however, a petition for relief under any chapter of title 11 of the United States Code is not filed by or against any of the Frank Defendants, on or prior to such business day;</p> <p>d. Frank Defendants waive the right to submit any claim in this receivership proceeding and any previously submitted claims are automatically disallowed and expunged;</p> <p>e. The Receiver to move to dismiss the Litigation with prejudice within five business days after the Receiver's release of the Frank Defendants; and</p> <p>f. Agreement to become effective only upon court approval.</p>
11/4/2022	11/22/2022	Kenneth George McQuhae and Diana Caroline McQuhae in their capacities as trustees of the Kenneth George McQuhae Family Trust and the Diana Caroline McQuhae Family Trust	Completed	\$ 50,000.00	\$ -	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by the Trustees to the Receiver by wire transfer within three</p> <p>b. Release to be granted by the Trustees of the Receiver and the Receiver's agents, subject to the limitations set forth in the Agreement, upon court approval;</p> <p>c. Release to be granted by the Receiver of the Trustees, subject to the limitations set forth in the Agreement, notice of satisfaction of the Receiver's Judgment to be recorded in Cowlitz County, Washington, and reconveyance of the Receiver's Deed of Trust to be requested, effective upon the 91st day after the Receiver's receipt of the Payment and the Trustees, the Kenneth Trust, and the Diana Trust not having filed voluntary petition or being named the debtor in an involuntary petition under Title 11 of the United States Code;</p> <p>d. Agreement to become effective only upon court approval.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
11/4/2022	11/22/2022	Class Action Plaintiffs, Beattie Plaintiffs, and Davis Wright Tremaine LLP	Approved by Clark County Superior Court. The Oregon District Court conducted a status conference regarding approval on May 16, 2023, but the Oregon District Court has not yet given its approval, and the Receiver does not know when it will.	\$ 45,000.00	\$ 45,000.00	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by DWT in the amount of \$3,677,000 for the benefit of the Class Action Plaintiffs;</p> <p>b. Release to be granted by the Class Action Plaintiffs of DWT (including its predecessors, successors and assigns, and its past, present and future officers, directors, members, employees, agents, representatives, attorneys, partners, shareholders, principals, associates, senior counsel, insurers, underwriters and claims administrators), subject to the limitations set forth in the Class Action Agreement, upon occurrence of several conditions, including approval by Oregon District Court and Clark County Superior Court;</p> <p>c. Release to be granted by the Receiver, on behalf of the Receivership Pools, of DWT (including its predecessors, successors and assigns, and its past, present and future officers, directors, members, employees, agents, representatives, attorneys, partners, shareholders, principals, associates, senior counsel, insurers, underwriters and claims administrators), subject to the limitations set forth in the Class Action Agreement, upon occurrence of several conditions, including approval by Oregon District Court and Clark County Superior Court.</p> <p>d. Class Action and Class Action Supplemental Agreement to become effective only upon Oregon District Court and Clark County Superior Court's approval, among other conditions.</p> <p>e. Beattie Supplemental Agreement to become effective only upon Clark County Superior Court's approval, among other conditions.</p> <p>f. Class Plaintiffs to pay the Receiver \$36,818.89; and</p> <p>g. Beattie Plaintiffs to pay the Receiver \$8,181.11.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
6/30/2023	Not Yet heard	Pacific Premier Bank	The Receiver has filed a motion to approve a settlement with Pacific Premier Bank. A hearing on the motion has been set for August 18, 2023, at 1:30 p.m.	\$9.5 million	Unliquidated, trial would be required to determine amount	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by Pacific Premier Bank to the Receiver in the amount of \$9.5 million or, if the Agreement is terminated under certain conditions, a break-up fee of \$250,000;</p> <p>b. Releases to be granted by the Receiver of the Pacific Premier Protected Parties, subject to the limitations set forth in the Agreement;</p> <p>c. Releases to be granted by Pacific Premier Bank of the Receiver, each of the Receiver's past and present managers, members, employees, representatives, attorneys, and other agents, and their respective insurers and underwriters, the consolidated receivership estate created by the Receivership Order, and the Pools, and each of them, subject to the limitations set forth in the Agreement;</p> <p>d. Conditions precedent to Pacific Premier Bank's obligation to pay the Receiver include:</p> <p>i. Approval of the Agreement by the Clark County Superior Court;</p> <p>ii. Authorization of the Receiver to grant the releases and perform its obligations under the Agreement;</p> <p>iii. A permanent bar to contribution, indemnity reimbursement, and similar claims against the Pacific Premier Protected Parties by Ross Miles, Beverly Miles, Maureen Wile, and Riverview Community Bank and claims by Investors against the Pacific Premier Protected Parties based on or arising out of Pacific Premier Bank's transactions or dealings with any of the Pools, AEI, or AEMM, including claims that could have been asserted or could be asserted in the Anderson (Class Action) Litigation or in the Beattie Litigation; and</p> <p>iv. Entry of orders that may be reasonably necessary to enforce the claims bars, including orders that permanently enjoin Investors from prosecuting barred claims against Pacific Premier Bank in the Anderson Litigation and the Beattie Litigation or that dismiss such claims with prejudice.</p>

Notice Date	Court Approval Date	Party	Status	Settlement Amount	Amount Receivable as of June 30, 2023	Summary of Material Terms
6/30/2023	Not Yet heard	Riverview Community Bank	The Receiver has filed a motion to approve a settlement with Riverview Community Bank. A hearing on the motion has been set for August 18, 2023, at 1:30 p.m.	\$9.5 million	Unliquidated, trial would be required to determine amount	<p>The material terms and conditions of the settlement include the following:</p> <p>a. Payment to be made by Riverview Community Bank to the Receiver in the amount of \$9.5 million or, if the Agreement is terminated under certain conditions, a break-up fee of \$250,000</p> <p>b. Releases to be granted by the Receiver of the Riverview Protected Parties, subject to the limitations set forth in the Agreement;</p> <p>c. Releases to be granted by Riverview Community Bank of the Receiver, each of the Receiver's past and present managers, members, employees, representatives, attorneys, and other agents, and their respective insurers and underwriters, the consolidated receivership estate created by the Receivership Order, and the Pools, and each of them, subject to the limitations set forth in the Agreement;</p> <p>d. Conditions precedent to Riverview Community Bank's obligation to pay the Receiver include:</p> <p>i. Approval of the Agreement by the Clark County Superior Court;</p> <p>ii. Authorization of the Receiver to grant the releases and perform its obligations under the Agreement;</p> <p>iii. A permanent bar to contribution, indemnity reimbursement, and similar claims against the Riverview Protected Parties by Ross Miles, Beverly Miles, Maureen Wile, and Pacific Premier Bank and claims by Investors against the Riverview Protected Parties based on or arising out of Riverview Community Bank's transactions or dealings with any of the Pools, AEI, or AEMM, including claims that could have been asserted or could be asserted in the Anderson (Class Action) Litigation or in the Beattie Litigation; and</p> <p>iv. Entry of orders that may be reasonably necessary to enforce the claims bars, including orders that permanently enjoin Investors from prosecuting barred claims against Riverview Community Bank in the Anderson Litigation and the Beattie Litigation or that dismiss such claims with prejudice.</p>
To review the settlement notices in their entirety, please visit: <a href="https://aeminvestors.com/settlements/">https://aeminvestors.com/settlements/</a>						