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11 Attorneys for Receiver  
12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT  
14 SOUTHERN DISTRICT OF CALIFORNIA

15  
16 SECURITIES AND EXCHANGE  
COMMISSION,

17 Plaintiff,

18 v.

19 GINA CHAMPION-CAIN and ANI  
20 DEVELOPMENT, LLC,

21 Defendants,

22 AMERICAN NATIONAL  
23 INVESTMENTS, INC.,

24 Relief Defendant.  
25  
26  
27  
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Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF  
COSTS OF SALE OF 1617 THOMAS  
AVENUE PROPERTY**

Chambers: 3B  
Mag. Judge: Hon. Allison H. Goddard

1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for  
 2 Defendant ANI Development, LLC, Relief Defendant American National  
 3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),  
 4 hereby submits this accounting of costs of sale of the 1617 Thomas Avenue  
 5 property.

6 As part of its order approving the sale of the real property located at  
 7 1617 Thomas Avenue, the Court instructed the Receiver to provide a full accounting  
 8 of the costs of each sale. Dkt. 163. The Receiver paid a total of \$6,915.89 for title,  
 9 recording, transfer, and other fees associated with this sale. The summary  
 10 breakdown of the purchase price proceeds is as follows:

11	Purchase Price	\$985,000.00
12	Axos Bank Payment	(\$675,542.09)
13	Broker Commission	(\$49,250.00)
14	Previous Release of deposit recovered by 15 receivership estate <sup>1</sup>	(\$14,775.00)
16	Credit to Buyer per addendum to contract	(\$12,500.00)
17	Property Taxes	(\$1,276.85)
18	Closing Costs	(\$6,915.89)
19	<b>Total Net Sale Proceeds</b>	<b>\$224,740.17</b>

21 Dated: February 24, 2020

ALLEN MATKINS LECK GAMBLE  
 MALLORY & NATSIS LLP

23 By:           s/Edward G. Fates          

24 DAVID R. ZARO  
 25 EDWARD G. FATES  
 26 NORMAN M. ASPIS  
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27 <sup>1</sup> Prior to the Receiver's appointment, Buyer agreed that \$14,775 of the earnest  
 28 money deposit could be released to the seller from escrow. These funds were  
 then recovered by the Receiver for the benefit of the receivership estate shortly  
 after her appointment.