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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.
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27
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Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE FOR CARMEL
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 for the Carmel property.

5 As part of its order approving the sale of the Carmel property, the Court
 6 instructed the Receiver to provide a full accounting of the costs of sale. Dkt. 277.
 7 The Receiver paid a total of \$16,736.90 for title, recording, transfer, and other fees
 8 associated with this sale. The summary breakdown of the purchase price proceeds is
 9 as follows:

Purchase Price	\$1,550,000.00
Loan payoff to lender (SPS)	(\$918,848.96)
Refund from lender of overpayment from escrow	\$1,226.88
Broker Commission	(\$77,500.00)
Property Taxes	(\$3,988.31)
Closing Costs	(\$16,736.90)
Total Net Sale Proceeds to Receivership	\$534,152.71

18 Dated: April 2, 2020

ALLEN MATKINS LECK GAMBLE
 MALLORY & NATSIS LLP

By: s/Edward G. Fates

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