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

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF 7940
UNIVERSITY AVENUE, #9
PROPERTY**

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 7940 University Avenue, #9
 5 Property.

6 As part of its Order Granting Receiver's Motion for approval of Sale of Real
 7 Property located at 7940 University Avenue, #9, La Mesa, the Court instructed the
 8 Receiver to provide a full accounting of sale costs, property tax credits received
 9 and/or property taxes paid, the precise release price paid to Seattle Funding Group,
 10 and the amount ultimately returned to the receivership estate from the sale proceeds.
 11 Dkt. 508. The summary breakdown of the purchase price proceeds is as follows:

12 Sale Price	\$351,000.00
13 Lender Payment (Seattle Funding Group)	(\$303,332.28)
14 Broker Commission	(\$14,040.00)
15 Property Taxes	(\$1,595.74)
16 Closing Costs	(\$6,581.60)
17 Net Sales Proceeds	25,450.38

18
 19 Dated: December 11, 2020

ALLEN MATKINS LECK GAMBLE
 MALLORY & NATSIS LLP

By: s/Edward G. Fates

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