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

**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF YARMOUTH
COURT 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 Yarmouth Court Property.

5 As part of its Order Granting Receiver's Motion for approval of Sale of Real
 6 Property located at 750 Yarmouth Court, San Diego, the Court instructed the
 7 Receiver to provide a full accounting of sale costs, property tax credits received
 8 and/or property taxes paid, and the amount ultimately returned to the receivership
 9 estate from the sale proceeds. Dkt. 530. The summary breakdown of the purchase
 10 price proceeds is as follows:

11 Sale Price	\$1,350,000.00
12 Seller Credit	(\$5,000.00)
13 Sales Commission	(\$45,750.00)
14 Property Taxes	\$553.76
15 Closing Costs	(\$7,479.00)
16 Net Sale Proceeds	\$1,292,324.76

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 18 Dated: January 19, 2021

ALLEN MATKINS LECK GAMBLE
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19 By: s/Edward G. Fates

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