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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 4364 VALLE
VISTA 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 4364 Valle Vista Property.

5 As part of its Order Granting Receiver's Motion for approval of Sale of Real
 6 Property located at 4364 Valle Vista, San Diego, the Court instructed the Receiver
 7 to provide a full accounting of sale costs, property tax credits received and/or
 8 property taxes paid, and the amount ultimately returned to the receivership estate
 9 from the sale proceeds. Dkt. 531. The summary breakdown of the purchase price
 10 proceeds is as follows:

11	Sale Price	\$1,150,000.00
12	Seller Credit	(\$19,000.00)
13	Loan Payoff (First)	(\$492,245.73)
14	Loan Payoff (Second)	(\$485,869.84)
15	Sale Commission	(\$40,750.00)
16	Property Taxes	\$442.76
17	Closing Costs	(\$6,679.00)
18	Net Sales Proceeds	\$105,898.19

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 20 Dated: January 19, 2021

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 22 By: s/Edward G. Fates

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