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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

AMERICAN EAGLE MORTGAGE 100, LLC; AMERICAN EAGLE MORTGAGE 200, LLC; AMERICAN EAGLE MORTGAGE 300, LLC; AMERICAN EAGLE MORTGAGE 400, LLC; AMERICAN EAGLE MORTGAGE 500, LLC; AMERICAN EAGLE MORTGAGE 600, LLC; AMERICAN EAGLE MORTGAGE MEXICO 100, LLC; AMERICAN EAGLE MORTGAGE MEXICO 200, LLC; AMERICAN EAGLE MORTGAGE MEXICO 300, LLC; AMERICAN EAGLE MORTGAGE MEXICO 400, LLC; AMERICAN EAGLE MORTGAGE MEXICO 500, LLC; AMERICAN EAGLE MORTGAGE MEXICO 600, LLC; AMERICAN EAGLE MORTGAGE I, LLC; AMERICAN EAGLE MORTGAGE II, LLC; and AMERICAN EAGLE MORTGAGE SHORT TERM, LLC.

RECEIVER’S NOTICE OF INTENT TO REDUCE RESERVE PRICE APPLICABLE TO SALE OF REAL PROPERTY (CORBETT, OREGON)

Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver herein (the “Receiver”), gives this notice in accordance with paragraph 3 of the Order Authorizing Receiver to Sell Real Property Outside the Ordinary Course of Business and Employ Broker to Conduct Sale dated August 30, 2019 (the “Sale Order”).

1 The Receiver proposes to reduce the reserve price applicable to Auction Property
2 # 102 described below (the “Property”) and sell the Property at such price. The following
3 information regarding the proposed reduction is provided pursuant to the Sale Order:

- 4 1. The Property has an address of 2827 NE Corbett Hill Rd, Corbett, Oregon
5 97019 and is as legally described on Exhibit A hereto.
- 6 2. The fee title owner of the Property is American Eagle Mortgage 600, LLC.
- 7 3. The amount of the published reserve price is \$125,000, and the amount of
8 the proposed new reserve price is \$62,600.

9 YOU ARE NOTIFIED that unless a creditor or other party in interest notifies the
10 Receiver and the Receiver’s attorneys, in writing within 14 calendar days after the date of this
11 notice, that such party objects to the proposed reduction of the reserve price, the Receiver may
12 amend the applicable Marketing Agreement to provide for the new reduced reserve price
13 applicable to the Property and consummate a sale transaction at such price. Objections to the
14 proposed reduction must refer to this notice and be delivered or sent, so as to be actually received
15 by the Receiver, within 14 calendar days after the date of this notice, as follows:

16 AEM Receiver
17 c/o Miller Nash Graham & Dunn LLP
18 Attn: John R. Knapp, Jr.
19 2801 Alaskan Way, Suite 300
20 Seattle, Washington 98121
21 Email: john.knapp@millernash.com
22 Email: AEMReceiver@Hamstreet.net

23 DATED this 19th day of November, 2019.

24 MILLER NASH GRAHAM & DUNN LLP

25 /s/ John R. Knapp, Jr.
26 John R. Knapp, Jr., P.C., WSB No. 29343

Attorneys for Receiver
Clyde A. Hamstreet & Associates, LLC

1 **Exhibit A**

2 **Corbett Commercial – Chinook Inn**
3 **Corbett, Multnomah County**

APN: R322252

4 Property Address: 2827 NE Corbett Rd, Corbett, OR 97019

5 This land is situated in the County of Multnomah, State of OR, and is described as follows:

6 **Parcel I:**

7 Lot 2 and a portion of lot 1, "Corbett" (plat Book 621, Page 0053) and a portion of that
8 tract of land described in document no. 99218970, in the northeast one-quarter of
9 section 27, and the northwest one-quarter of section 26, township 1 north, range 4 east of
the Willamette Meridian, in the County of Multnomah and State of Oregon, being more
particularly described as follows:

10 Beginning at the northwest corner of said lot 2;
11 Thence north 79°48'00" east, 75.64 feet to a point;
12 Thence north 84°47'05" east 105.23 feet to a point;
13 Thence south 24°00'00" west 27.21 feet to a point,
14 Thence south 09°10'00" east 39.00 feet to a point;
15 Thence south 60°30'00" west 31.00 feet to a point;
16 Thence south 17°40'30" east 181.65 feet to a point;
17 Thence south 90°00'00" west 113.00 feet to the west line of said section 26;
18 Thence north 00°00'00" east on said west line 183.85 feet to a point;
19 Thence south 79°48'00" west 80.20 feet to a point;
20 Thence north 10°12'00" west 60.04 feet to the point of beginning.
21 The legal description was created prior to January 01, 2008.

22 **Parcel II:**

23 A 15.00 foot wide mutual usage access easement over and across a portion of the
24 property designated as tract 2 on the property line adjustment survey of November 7,
25 1996 by straightline surveying co., said tract 2 lying easterly of and adjoining subject
26 tract 1, said easement being more particularly described as follows:

Beginning at a 5/8 inch iron rod designated as point "a" and proceeding
Thence north 60°30'00" east 31.00 feet to a 5/8 inch iron rod set;
Thence north 9°10'00" west 39.00 feet to a 5/8 inch iron rod set;
Thence north 24°00'00" east 27.20 feet to a 5/8 inch iron rod set in the southerly line of
said Corbett hill road;
Thence north 84°47'05" east along said southerly line, 17.19 feet;
Thence south 24°00'00" west 31.12 feet;
Thence south 9°10'00" east 44.97 feet;
Thence south 60°30'00" west 44.58 feet to a point that bears south 17°40'30" east 15.33
feet from said point "a";
Thence north 17°40'30" west 15.33 feet to point of beginning of point "a".