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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

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.

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO REDUCE RESERVE PRICE APPLICABLE TO SALE OF REAL PROPERTY (ROSEBURG, 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 # 119 described below (the "Property") to "No Minimum Bid" and sell the Property at such price
3 as may be acceptable to the Receiver. The following information regarding the proposed
4 reduction is provided pursuant to the Sale Order:

5 1. The Property has an address of 881 Southridge Way, Roseburg, OR 97470
6 and is as legally described on Exhibit A hereto.

7 2. The fee title owner of the Property is American Eagle Mortgage 600, LLC.

8 3. The amount of the published reserve price is \$55,000, and the amount of
9 the proposed new reserve price is "No Minimum Bid."

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

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

21 DATED this 25th day of November, 2019.

22 MILLER NASH GRAHAM & DUNN LLP

23
24 /s/ John R. Knapp, Jr.
John R. Knapp, Jr., P.C., WSB No. 29343

25 Attorneys for Receiver
26 Clyde A. Hamstreet & Associates, LLC

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Exhibit A

**Roseburg Winchester Lot
Roseburg, Douglas County**

APN: R129765

Property Address: 881 Southridge Way, Roseburg, OR 97470

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

Lot 28, Winchester Ridge 2nd Addition, Douglas County, Oregon