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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 (COMMERCIAL DEVELOPMENT SITE, WOODLAND, WASHINGTON)

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 # 139 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 “Vacant Land,” Woodland, WA 98674 and
5 is as legally described on Exhibit A hereto.

6 2. The fee title owner of the Property is American Eagle Mortgage Mexico
7 200, LLC.

8 3. The amount of the published reserve price is \$495,000, and the amount of
9 the proposed new reserve price is \$295,000.

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 19th 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

1 **Exhibit A**

2 **Commercial Development Site**
3 **Woodland, Cowlitz County**

APN: 50728

4 Property Address: Vacant Land, Woodland, WA 98674

5 The land is situated in the County of Cowlitz, State of Washington and is described as follows:

6 Lot 13 of Pacific Park Center binding site plan, phase 3 (revision 4), as recorded in
7 Volume 1 of binding site plans, page 45, under Auditor's File No. 3238513, records of
8 Cowlitz County, Washington; being a portion of the Solomon Strong donation land claim,
more particularly described as follows:

9 Commencing at the southeast corner of lot Q of Pacific Park Center phase 2, as recorded
10 in volume 1 of binding site plans, pages 32 – 35, records of said County;
11 Thence south 82° 26' 19" east 331.44 feet to the east right-of-way of Franklin Street and
the true point of beginning;
12 Thence north 07° 26' 35" east along said right-of-way 70.29 feet;
13 Thence north 88° 33' 50" east 383.62 feet to the right-of-way of Old Pacific Highway and
a 909.93 foot radius non-tangent curve to the right, the chord of which bears south 20° 00'
14 54" east 99.48 feet;
15 Thence along said curve 99.53 feet;
16 Thence south 18° 50' 20" east 146.38 feet to a 2824.79 foot radius curve to the right,
The chord of which bears south 16° 16' 58" east 59.03 feet;
17 Thence along said curve 59.03 feet;
18 Thence south 10° 19' 47" west 156.26 feet;
19 Thence north 79° 52' 21" west 488.01 feet;
20 Thence north 10° 19' 47" east 277.54 feet;
21 Thence north 82° 26' 19" west 32.09 feet to the true point of beginning.