

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

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

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.

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 # 131 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 is vacant land with tax identification numbers 3825 and 9015
5 in Boardman, Oregon, 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 \$325,000, and the amount of
8 the proposed new reserve price is \$250,000.

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 10th day of December, 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 **Two Boardman Development Lots**
3 **Boardman, Morrow County**

APN 3829 & 9015

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

5 **Tract I:**

6 Unsurveyed Parcel 2 and unsurveyed Parcel 3 of Partition Plat No. 1996-13, being a
7 portion of the Northwest quarter of the Northeast quarter of Section 16, Township 4
8 North, Range 25 East of the Willamette Meridian, in the City of Boardman, County of
9 Morrow and State of Oregon, more particularly described as follows:

10 Beginning at the North quarter corner of Section 16, said township and range; thence
11 South 00°29'49" East 1263.82 feet along the North-South center line of said Section 16 to
12 the Northwest corner of Block One of Sunridge Terrace Phase 2; thence North 89°14'39"
13 East along the North line of Sunridge Terrace Phase 2 and along the North line of
14 Tract "A" of Sunridge Terrace Phase 3 to the Northeast corner thereof; thence South
15 00°29'49" East 419.10 feet to the Southeast corner of Tract "A" of Sunridge Terrace
16 Phase 3; thence South 00°37'41" East 103.28 feet to the Northwest corner of Tract "B" of
17 Sunridge Terrace Phase 3; thence North 89°14'39" East 495.90 feet along the North line
18 of Tract "B" of Sunridge Terrace Phase 3 to the Northeast corner thereof; thence North
19 00°38'02" West 510.22 feet to a point on the South line of the Northwest quarter of the
20 Northeast quarter of said Section 16, said point being West 323.95 feet from the
21 Southeast corner of the Northwest quarter of the Northeast quarter of said Section 16;
22 thence North 00°37'46" West 1318.20 feet to a point on the North line of the Northwest
23 quarter of the Northeast quarter of said Section 16, said point being West 323.20 feet
24 from the Northeast corner of the Northwest quarter of the Northeast quarter of said
25 Section 16; thence South 86°44'52" West 969.58 feet along the North line of said Section
26 16 to the point of beginning.

Excepting therefrom Parcel 1 of partition plat No. 1996-13, being a portion of the
Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range 25
East of the Willamette Meridian, in the City of Boardman, County of Morrow and State
of Oregon.

Also excepting therefrom that certain area shown as "Dunes St. Ext." dedicated on
partition plat No. 1996-13, being a portion of the Northwest quarter of the Northeast
quarter of Section 16, Township 4 North, Range 25 East of the Willamette Meridian, in
the City of Boardman, County of Morrow and State of Oregon.

Also excepting therefrom all that portion of the above-described land lying within the
exterior boundaries of Tradewinds Subdivision, Phase I, being a portion of the Northwest
quarter of the Northeast quarter of Section 16, Township 4 North, Range 25 East of the
Willamette Meridian, in the City of Boardman, County of Morrow and State of Oregon.

Tract II:

Unsurveyed Parcel 1 of Partition Plat No. 2001-7, being a portion of the Northwest
quarter of the Northeast quarter of Section 16, Township 4 North, Range 25 East of the
Willamette Meridian, in the City of Boardman, County of Morrow and State of Oregon,
more particularly described as follows:

1 Beginning at the North quarter corner of Section 16, said township and range; thence
2 North 87°20'32" East 969.86 feet along the North line of said Section 16 (also formerly
3 the North line of Lot 26 of Tradewinds Subdivision, Phase I) to the Northeast corner of
4 said Lot 26; thence South 00°02'13" East 1055.87 feet along the East line of said Lot 26
5 to the Southeast corner thereof; thence South 89°53'01" West 670.42 feet to the
6 Southwest corner of said Lot 26; thence North 00°06'59" West 95.00 feet; thence North
7 04°41'19" West 60.19 feet; thence North 00°04'32" East 265.95 feet; thence North
8 09°24'39" West 60.72 feet; thence North 00°04'32" East 183.17 feet; thence North
9 04°35'55" West 30.00 feet to the centerline of Oregon Trail Boulevard; thence South
10 85°23'41" West 283.59 feet along the centerline of Oregon Trail Boulevard to its
11 intersection with the West line of said Tradewinds Subdivision, Phase I; thence North
12 00°04'32' East 341.11 feet to the point of beginning.

13 Excepting therefrom Parcel 2 of Partition Plat No. 2001-7, being a portion of the
14 Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range 25
15 East of the Willamette Meridian, in the City of Boardman, County of Morrow and State
16 of Oregon.

17 Also excepting therefrom that portion of Alvord Street (formerly Mojave Street)
18 dedicated on Partition Plat No. 2001-7, being a portion of the Northwest quarter of the
19 Northeast quarter of Section 16, Township 4 North, Range 25 East of the Willamette
20 Meridian, in the City of Boardman, County of Morrow and State of Oregon.

21 Also excepting therefrom all that portion of the Northerly one-half of SE Oregon Trail
22 Boulevard dedicated on the plat of Tradewinds Subdivision, Phase I, being a portion of
23 the Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range
24 25 East of the Willamette Meridian, in the City of Boardman, County of Morrow and
25 State of Oregon.
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