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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 (ST. HELENS, 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 # 109 described below (the "Property") to \$21,905.00 and sell the Property at such price. The
3 following information regarding the proposed reduction is provided pursuant to the Sale Order:

4 1. The Property has an address of 254 N. Columbia River Hwy, St. Helens,
5 OR 97051 and is as legally described on Exhibit A hereto.

6 2. The fee title owner of the Property is American Eagle Mortgage 400, LLC.

7 3. The amount of the published reserve price is \$75,000, and the amount of
8 the proposed new reserve price is \$21,905.00 (including a \$10,000.00 purchase price and
9 \$11,905.00 for payment of delinquent real property taxes).

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
21 Seattle, Washington 98121
22 Email: john.knapp@millernash.com
23 Email: AEMReceiver@Hamstreet.net

24 DATED this 16th day of March, 2020.

25 MILLER NASH GRAHAM & DUNN LLP

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

Attorneys for Receiver
Clyde A. Hamstreet & Associates, LLC

1 **Exhibit A**

2 **St. Helens Commercial Building**
3 **St. Helens, Columbia County**

APN: 10440; 435492

4 Property Address: 254 N. Columbia River Hwy, St. Helens, OR 97051

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

6 Beginning at a point in the prolongation of the Westerly line of Second Street in Midway
7 Lots, in the City of St. Helens, Columbia County, Oregon, 280.0 feet North of the
8 Northwest corner of Lot 6 in Block 1 of said Midway Lots; said point being also 405.4
9 feet North 46°19' West from the concrete monument at the Northeasterly corner of said
10 Midway Lots, using the same bearing as is used in the survey of said Midway Lots;
11 thence North 75.0 feet;

12 Thence West 208.4 feet to a point on the Easterly right of way line of the Spokane,
13 Portland and Seattle Railway;

14 Thence along said right of way line a Southwesterly direction along a curve whose chord
15 bears South 23°56' West 82.1 feet; thence East 241.8 feet to the place of beginning.

16 Excepting therefrom that portion conveyed to American Securities, Inc., an Oregon
17 corporation by deed recorded May 15, 1998 in Parcel 5 of Fee Number 98-05749,
18 Records of Columbia County.