1		Honorable David E. Gregerson
2	9 Pages	
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8	SUPERIOR COURT OF WAS	SHINGTON FOR CLARK COUNTY
9	In re:	
10		Case No. 19-2-01458-06
10	AMERICAN EAGLE MORTGAGE 100, LLC; AMERICAN EAGLE MORTGAGE 200, LLC; AMERICAN EAGLE	RECEIVER'S NOTICE OF INTENT TO SELL REAL PROPERTY (118 E CENTER ST,
12	MORTGAGE 300, LLC; AMERICAN EAGLE MORTGAGE 400, LLC;	TUCUMCARI, NM 88401)
13	AMERICAN EAGLE MORTGAGE 500, LLC; AMERICAN EAGLE MORTGAGE	
14	600, LLC; AMERICAN EAGLE MORTGAGE MEXICO 100, LLC;	
15	AMERICAN EAGLE MORTGAGE MEXICO 200, LLC; AMERICAN EAGLE	
16	MORTGAGE MEXICO 300, LLC; AMERICAN EAGLE MORTGAGE	
17	MEXICO 400, LLC; AMERICAN EAGLE MORTGAGE MEXICO 500, LLC;	
18	AMERICAN EAGLE MORTGAGE MEXICO 600, LLC; AMERICAN EAGLE	
19	MORTGAGE I, LLC; AMERICAN EAGLE MORTGAGE II, LLC; and AMERICAN	
20	EAGLE MORTGAGE SHORT TERM, LLC.	
21	Clude A. Hometraat & Associ	ates, LLC, the duly appointed general receiver
22	Ciyde A. Hamstreet & Associa	ates, LLC, the dury appointed general receiver
23	herein (the "Receiver"), gives this notice in a	ccordance with paragraph 2 of the Order
24	Establishing Procedures Regarding Receiver'	s Sale of Real Property in the Ordinary Course of
25	Business and Entry of Comfort Orders Appro	wing Such Sales dated August 8, 2019 (the "Sale
26	Order").	

1 The Receiver proposes to allow the real property and improvements commonly 2 known as 118 E Center St, Tucumcari, NM 88401 (the "Property") to be disposed of through a 3 tax lien foreclosure sale. A summary regarding the Property is attached as Exhibit A hereto. 4 The following information regarding the proposed sale is provided pursuant to the 5 Sale Order: 6 1. The Property includes a commercial building on 0.08 acres in Tucumcari, 7 New Mexico. The Property's parcel numbers are 117906410221500; 117906409721500; 8 117096410021500, in Quay County. The Property has been vacant for 30 years, and the building 9 is in very poor condition and believed to be structurally compromised due to a large opening in 10 the back of the building. Tucumcari, New Mexico, has a population of approximately 6,000 11 people and is located on old US Route 66. 12 2. The fee title owner of the Property is American Eagle Mortgage 100, LLC. 13 3. Quay County holds a tax lien on the Property, and due to nonpayment of 14 taxes, Quay County has the right to foreclose. To the Receiver's knowledge, foreclosure 15 proceedings have not yet begun. Copies of the tax bills are attached as Exhibit B hereto. 16 4. The Receiver does not know whether the eventual Buyer of the Property 17 through the tax lien foreclosure process will be related to any of the entities that are the subject 18 of this receivership, to American Equities, Inc., or to Ross Miles. 19 5. Except for the liens securing unpaid ad valorem property taxes that are 20 owed in the amount of approximately \$1,003.45, the Property is not encumbered by liens. 21 A drive-by broker's price opinion ("BPO") dated November 8, 2019, 6. 22 values the Property at \$24,500, but assumes the building is in fair condition. The Receiver 23 believes that the BPO overvalues the Property. The Receiver has not been able to find an agent 24 to list the Property. The Receiver believes that the cost of sale would exceed the proceeds it 25 would generate for the receivership estate and intends to allow Quay County to foreclose its tax 26 lien.

1	YOU ARE NOTIFIED that unless a creditor or other party with standing notifies
2	the Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of
3	this notice, that such party objects to the sale of the Property as proposed above, the Receiver
4	intends to take no further action with respect to any tax liens or foreclosure on the Property.
5	Objections to this proposal must refer to this notice and be delivered or sent, so as to be actually
6	received by the Receiver within 14 calendar days after the date of this notice, as follows:
7 8 9 10 11 12 13	AEM Receiver c/o Miller Nash Graham & Dunn LLP Attn: John R. Knapp, Jr. 2801 Alaskan Way, Suite 300 Seattle, Washington 98121 Email: john.knapp@millernash.com Email: AEMReceiver@Hamstreet.net DATED this 1 st day of December, 2020. MILLER NASH GRAHAM & DUNN LLP
14	/s/ John R. Knapp, Jr.
15	John R. Knapp, Jr., P.C., WSB No. 29343
16	Attorneys for Receiver Clyde A. Hamstreet & Associates, LLC
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Exhibit A
Summary of Property

AEM Receivership Notice of Proposed Sale Transaction

118 E Center Tucumcari, Tucumcari, NM 88401

<u>Description of Property :</u>	Commercial building on 0.08 acres. The property has been vacant for 30 years, and the building is in very poor condition, and believed to be structurally compromised due to a large opening in the back of the building. Tucumcari, NM has a population of approximately 6,000 people and is located on old US Rte 66.
<u>Owner:</u>	American Eagle Mortgage 100, LLC
County	Quay County
Tax-Lot #s	117906410221500; 117906409721500; 117096410021500
<u>Total Tax Lien:</u>	\$1,003.45
BPO Value and Date:	Drive-by BPO done 11/8/2019 values at \$24,500, but assumes the building is in fair condition.
Receiver's comments:	
	The receiver believes the BPO value to be overstated, and has not
	been able to find an agent to list the property for sale. The Receiver
	recommends allowing the county to foreclose on the property.
-	within 14 days of posting. Objections should be emailed to d to AEMReceiver@Hamstreet.net.

1	<u>Exhibit B</u>
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3	Tax Bills
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THIS TAX BILL IS THE ONLY NOTICE YOU W PLEASE CHECK NAME, ADDRESS AND PF Taxpayer'S Copy - Please reta IF YOUR TAX PAYMENTS ARE ESCI YOUR RESPONSIBILITY AS PROPE We are also accepting payments using debi entering web address in top search line: <u>q</u> the right click "On-Line Payments". Please debit/credit card payments in the office. A c MILLER NASH GRAHAM & DUNN 2801 ALASKAN WAY STE 300 SEATTLE, WA 98121	ADPERTY DESCRIPTION ain this portion a ROWED THROUGH I RTY OWNER TO FO t or credit cards. To view uaycounty-nm.gov. Click call (575) 461-0470 for I onvenience fee will be c	CAREFULLY, IF INCORRE for your records. A MORTGAGE COMPAN RWARD THIS BILL FOR w your tax information and/o "Elected Officials" at top o help or to make a payment of	CT, NOTIFY ASSESSOR'S OFF NY, IT IS PAYMENT. r pay online, access internet sil f page and choose "Treasurer" over the phone. You can also n	te by Onnake PRINT THIS ACCOUNT Valuation and Assess PRINT THIS ACCOUNT NO. ON YOUR CHECK	
					in Dollars per Thousand.
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