

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER'S NOTICE OF INTENT TO SELL
REAL PROPERTY (118 E CENTER ST,
TUCUMCARI, NM 88401)

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 2 of the Order

Establishing Procedures Regarding Receiver's Sale of Real Property in the Ordinary Course of
Business and Entry of Comfort Orders Approving Such Sales dated August 8, 2019 (the "Sale
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 6. A drive-by broker’s price opinion (“BPO”) dated November 8, 2019,
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 AEM Receiver
9 c/o Miller Nash Graham & Dunn LLP
10 Attn: John R. Knapp, Jr.
11 2801 Alaskan Way, Suite 300
12 Seattle, Washington 98121
13 Email: john.knapp@millernash.com
14 Email: AEMReceiver@Hamstreet.net

15 DATED this 1st day of December, 2020.

16 MILLER NASH GRAHAM & DUNN LLP

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

19 Attorneys for Receiver
20 Clyde A. Hamstreet & Associates, LLC

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
<u>County</u>	Quay County
<u>Tax-Lot #s</u>	117906410221500; 117906409721500; 117096410021500
<u>Total Tax Lien:</u>	\$1,003.45
<u>BPO Value and Date:</u>	Drive-by BPO done 11/8/2019 values at \$24,500, but assumes the building is in fair condition.
<u>Receiver's comments:</u>	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.

Objections to sale must be made within 14 days of posting. Objections should be emailed to John.Knapp@MillerNash.com and to AEMReceiver@Hamstreet.net.

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Exhibit B

Tax Bills

THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR 2020 PROPERTY TAX. PLEASE CHECK NAME, ADDRESS AND PROPERTY DESCRIPTION CAREFULLY. IF INCORRECT, NOTIFY ASSESSOR'S OFFICE.

Taxpayer's Copy - Please retain this portion for your records.

IF YOUR TAX PAYMENTS ARE ESCROWED THROUGH A MORTGAGE COMPANY, IT IS YOUR RESPONSIBILITY AS PROPERTY OWNER TO FORWARD THIS BILL FOR PAYMENT.

We are also accepting payments using debit or credit cards. To view your tax information and/or pay online, access internet site by entering web address in top search line: quaycounty-nm.gov. Click "Elected Officials" at top of page and choose "Treasurer". On the right click "On-Line Payments". Please call (575) 461-0470 for help or to make a payment over the phone. You can also make debit/credit card payments in the office. A convenience fee will be charged by debit/credit card processor for each payment.

MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

2020 TAX BILL

QUAY COUNTY TREASURER

QUAY COUNTY COURTHOUSE • BOX 1226
TUCUMCARI, NEW MEXICO 88401

Payment Inquiries (575) 461-0470
Valuation and Assessment Inquiries (575) 461-1760

PRINT THIS ACCOUNT
NO. ON YOUR CHECK

ACCOUNT NO.
R907957

PARCEL #

117906410221500

Tax Rates Are Expressed in Dollars per Thousand.
Taxable Value is 33 1/3% of Full Value.

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT 1_3

DISTRIBUTION	TAX RATES	AMOUNT DUE	PROPERTY DESCRIPTION
COUNTY HOSPITAL NONRES	1.500	1.26	118 E CENTER
MESALANDS COMMUNITY COLLE	3.000	2.52	
TUCUMCARI MUNI GENERAL FU	7.650	6.43	
STATE DEBT SERV NONRES	1.360	1.14	
COUNTY OPERATIONAL NONRES	10.186	8.56	
TUCUMCARI SCHOOL OP NONRE	0.500	0.42	
TUCUMCARI SCHOOL DS NONRE	9.103	7.65	
TUCUMCARI SCHOOL CI NONRE	2.000	1.70	
			Subd: TUCUMCARI OT Lot: 4 Block: 15
CONSERVANCY NON RES	0.003	2.76	
		35.299	
TOTAL 2020 TAX DUE		32.44	NET VALUE 841

CLASSIFICATION TYPE	FULL VALUE	TAXABLE VALUE
NON-RESIDENTIAL	2,294	765
NON-RESIDENTIAL	227	76

PRIOR TAXES, IF ANY
MUST BE PAID BEFORE
ACCEPTING CURRENT
YEAR PAYMENT.

1st Half Payment Delinquent After
DECEMBER 10, 2020

2nd Half Payment Delinquent After
MAY 10, 2021

YEAR	TAX	INTEREST	PENALTY	AMOUNT DUE
2019	31.48	2.36	10.00	43.84
TOTAL TAXES DUE				76.28

TOTAL: 43.84

SECOND HALF
PAYMENT COUPON

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY APRIL 10, 2021. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: MAY 10, 2021.

PLEASE MAKE CHECKS PAYABLE TO:
QUAY COUNTY TREASURER
Quay County Courthouse
Box 1226 • Tucumcari, NM 88401

PRINT THIS
ACCOUNT NUMBER
ON YOUR CHECK

R907957

Please read reverse side of this bill and
enclose payment coupon in envelope
with your check or money order.

2020 SECOND HALF	16.22
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PAYMENT VERIFICATION: IF CHECK OR DRAFT IS GIVEN IN
PAYMENT OF TAXES, THE TAX BILL IS NOT CONSIDERED
PAID UNTIL THE CHECK HAS CLEARED THE TAXPAYER'S
BANK OR OTHER FINANCIAL INSTITUTION.



MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE WA 98121-1128

T33 P1 31 75 RN: 232
AC: R907957

INTEREST IS 1% PER MONTH ON DELINQUENT TAXES,
IN ADDITION A 1% PENALTY WILL ALSO BE CHARGED ON EACH HALF.

FIRST HALF OR FULL YEAR
PAYMENT COUPON

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY NOVEMBER 10, 2020. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: DECEMBER 10, 2020.

PLEASE MAKE CHECKS PAYABLE TO:
QUAY COUNTY TREASURER
Quay County Courthouse
Box 1226 • Tucumcari, NM 88401

PRINT THIS
ACCOUNT NUMBER
ON YOUR CHECK

R907957

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with your check or money order.

2020 FIRST HALF & PRIOR TAXES	60.06
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2020 TOTAL CURRENT & PRIOR TAXES	FULL PAYMENT AMOUNT 76.28
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MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

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2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

2020 TAX BILL

QUAY COUNTY TREASURER
QUAY COUNTY COURTHOUSE • BOX 1226
TUCUMCARI, NEW MEXICO 88401

Payment Inquiries (575) 461-0470
Valuation and Assessment Inquiries (575) 461-1760

PRINT THIS ACCOUNT
NO. ON YOUR CHECK

ACCOUNT NO.
R907961

PARCEL #

117906409721500

Tax Rates Are Expressed in Dollars per Thousand.
Taxable Value is 33 1/3% of Full Value.

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT 1_3

DISTRIBUTION	TAX RATES	AMOUNT DUE	PROPERTY DESCRIPTION
COUNTY HOSPITAL NONRES	1.500	1.15	114 E CENTER Subd: TUCUMCARI OT Lot: 6 Block: 15
MESALANDS COMMUNITY COLLEGE	3.000	2.29	
TUCUMCARI MUNI GENERAL FUND	7.650	5.85	
STATE DEBT SERV NONRES	1.360	1.04	
COUNTY OPERATIONAL NONRES	10.186	7.79	
TUCUMCARI SCHOOL OP NONRE	0.500	0.38	
TUCUMCARI SCHOOL DS NONRE	9.103	6.96	
TUCUMCARI SCHOOL CI NONRE	2.000	1.54	
CONSERVANCY NON RES	0.003	2.52	
35.299			
TOTAL 2020 TAX DUE			NET VALUE
29.52			765

CLASSIFICATION TYPE	FULL VALUE	TAXABLE VALUE
NON-RESIDENTIAL	2,294	765

PRIOR TAXES, IF ANY
MUST BE PAID BEFORE
ACCEPTING CURRENT
YEAR PAYMENT.

1st Half Payment Delinquent After
DECEMBER 10, 2020

2nd Half Payment Delinquent After
MAY 10, 2021

YEAR	TAX	INTEREST	PENALTY	AMOUNT DUE
2019	28.68	2.15	10.00	40.83
TOTAL TAXES DUE				70.35

SECOND HALF
PAYMENT COUPON

PLEASE MAKE CHECKS PAYABLE TO:
QUAY COUNTY TREASURER
Quay County Courthouse
Box 1226 • Tucumcari, NM 88401

PRINT THIS
ACCOUNT NUMBER
ON YOUR CHECK

R907961

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY APRIL 10, 2021. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: MAY 10, 2021.

Please read reverse side of this bill and
enclose payment coupon in envelope
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2020
SECOND HALF

14.76

PAYMENT VERIFICATION: IF CHECK OR DRAFT IS GIVEN IN
PAYMENT OF TAXES, THE TAX BILL IS NOT CONSIDERED
PAID UNTIL THE CHECK HAS CLEARED THE TAXPAYER'S
BANK OR OTHER FINANCIAL INSTITUTION.



MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE WA 98121-1128

T33 P1 31 75 RN: 233
AC: R907961

INTEREST IS 1% PER MONTH ON DELINQUENT TAXES,
IN ADDITION A 1% PENALTY WILL ALSO BE CHARGED ON EACH HALF.

FIRST HALF OR FULL YEAR
PAYMENT COUPON

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2020
FIRST HALF
& PRIOR TAXES

55.59

MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

2020
TOTAL CURRENT
& PRIOR TAXES

FULL PAYMENT AMOUNT
70.35

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MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

R907956

PARCEL #

117906410021500

Tax Rates Are Expressed in Dollars per Thousand.
Taxable Value is 33 1/3% of Full Value.

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT ► 13

[illegible]

**PRIOR TAXES, IF ANY
MUST BE PAID BEFORE
ACCEPTING CURRENT
YEAR PAYMENT.**

**1st Half Payment Delinquent After
DECEMBER 10, 2020**

**2nd Half Payment Delinquent After
MAY 10, 2021**

YEAR	TAX	INTEREST	PENALTY	AMOUNT DUE
2019	397.56	29.82	19.88	447.26
				TOTAL: 447.26
TOTAL TAXES DUE ►				856.82

**SECOND HALF
PAYMENT COUPON**

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY APRIL 10, 2021. TO AVOID INTEREST AND PENALTY CHARGES, DETACH THIS COUPON AND REMIT WITH PAYMENT BY: MAY 10, 2021.

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R907956

**Please read reverse side of this bill and
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2020
SECOND HALF

204.78

PAYMENT VERIFICATION: IF CHECK OR DRAFT IS GIVEN IN PAYMENT OF TAXES, THE TAX BILL IS NOT CONSIDERED PAID UNTIL THE CHECK HAS CLEARED THE TAXPAYER'S BANK OR OTHER FINANCIAL INSTITUTION.

1. The first part of the document is a title page. It contains the title "THE HISTORY OF THE UNITED STATES OF AMERICA" and the author "BY JAMES MADISON".

MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE WA 98121-1128

T33 P1 31 75 RN: 231
AC: R907956

**INTEREST IS 1% PER MONTH ON DELINQUENT TAXES,
IN ADDITION A 1% PENALTY WILL ALSO BE CHARGED ON EACH HALF.**

**FIRST HALF OR FULL YEAR
PAYMENT COUPON**

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY **NOVEMBER 10, 2020**. TO AVOID INTEREST AND PENALTY CHARGES,
DETACH THIS COUPON AND REMIT WITH PAYMENT BY: **DECEMBER 10, 2020**.

MILLER NASH GRAHAM & DUNN LLP
2801 ALASKAN WAY STE 300
SEATTLE, WA 98121

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Quay County Courthouse
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**PRINT THIS
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ON YOUR CHECK**

R907956

**Please read reverse side of this bill and
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with your check or money order.**

**2020
FIRST HALF
& PRIOR TAXES**

652.04

2020
TOTAL CURRENT
& PRIOR TAXES

FULL PAYMENT AMOUNT

856.82