

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S AMENDED NOTICE OF INTENT TO SELL REAL PROPERTY (APPROXIMATELY FIVE ACRE PARCEL IN COLUMBIA COUNTY, 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 amended 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 sell the real property and improvements for an
2 approximately five acre parcel in Columbia County, Oregon (the “Property”), according to the
3 basic terms set forth in the summary 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 is an approximately five acre parcel of vacant land. The
7 Property is located off Merrill Creek Road in Deer Island, Columbia County, Oregon. Merrill
8 Creek Road provides access to the Property. The Property is rectangular in shape, has Rural
9 Residential – 5 (RR5) zoning, and is surrounded by trees. The Property is in an area that has
10 interspersed dwellings situated on like sized parcels. The RR5 zoning allows for the
11 development of a home on a minimum parcel of five acres. The Property was received pursuant
12 to a deed in lieu of foreclosure from American Securities Inc. in relation to a 2010 loan for
13 \$45,000 plus accrued interest.

14 2. The fee title owner of the Property is American Eagle Mortgage 600, LLC
15 (“AEM 600”).

16 3. The buyer will be determined at an auction to be conducted on May 19,
17 2021.

18 4. The Receiver does not know if the buyer at auction will be related to any
19 of the entities that are the subject of this receivership, to American Equities, Inc., or to Ross
20 Miles.

21 5. Other than for past due real property taxes in the approximate amount of
22 \$160, the Property is not encumbered by liens.

23 6. The material terms and conditions of the proposed sale are: (a) the reserve
24 price at auction will be \$65,000; (b) closing is estimated to occur on or about June 30, 2021;
25 (c) the buyer’s obligation to close is not subject to any special conditions (selling as-is);
26 (d) closing costs will be allocated as set forth in a purchase and sale agreement; and (e) subject to

1 the occurrence of closing, the Receiver will be obligated to pay, and will pay in connection with
2 the closing, a broker's commission to Realty Marketing/Northwest, in an amount equal to six
3 percent (6%) of the gross purchase price, plus a marketing fee of \$1,200.

4 7. No formal broker's price opinion has been done for the Property.

5 YOU ARE NOTIFIED that unless a creditor or other party with standing notifies
6 the Receiver and the Receiver's attorneys, in writing within 14 calendar days after the date of
7 this amended notice, that such party objects to the proposed sale transaction, the Receiver intends
8 to consummate the sale transaction described above. Objections to the proposed sale transaction
9 must refer to this amended notice and be delivered or sent, so as to be actually received by the
10 Receiver within 14 calendar days after the date of this amended notice, as follows:

11 AEM Receiver
12 c/o Miller Nash Graham & Dunn LLP
13 Attn: John R. Knapp, Jr.
14 2801 Alaskan Way, Suite 300
15 Seattle, Washington 98121
16 Email: john.knapp@millernash.com
17 Email: AEMReceiver@Hamstreet.net

18 DATED this 5th day of April, 2021.

19 MILLER NASH GRAHAM & DUNN LLP

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

22 Attorneys for Receiver
23 Clyde A. Hamstreet & Associates, LLC

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Exhibit A

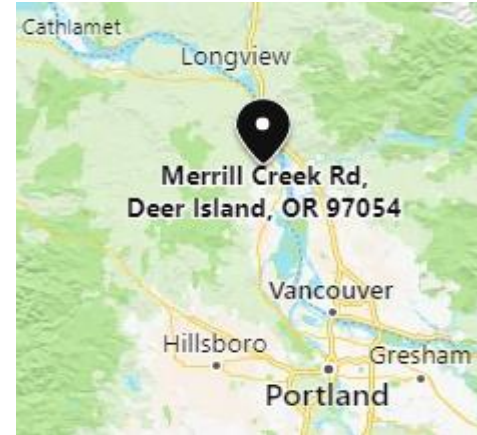
Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

5± Acres Columbia County Land Parcel, Oregon

Description of Property :

This 5± acre vacant land parcel is located off Merrill Creek Road, which provides access to the parcel, in Deer Island, Columbia County, Oregon. The parcel is rectangular in shape, has RR5 zoning and is surrounded by trees. It is in an area that has interspersed dwellings situated on like sized parcels. The zoning is Rural Residential – 5 (RR5), which allows for the development of a home on a minimum parcel of 5 acres.



Owner:

American Eagle Mortgage 600, LLC

Reserve Price:

\$65,000

Auction Date

19-May-21

Estimated Closing Date:

30-Jun-21

Broker:

Realty Marketing/Northwest

BPO Value and Date:

No formal BPO has been done on this property.

Liens affecting the property:

Past due taxes of approximately \$160.

Material terms and conditions of sale:

Property to be sold as is. Broker fee of 6% and \$1,200 marketing fee.

Receiver's comments:

This property was deeded to AEM via a deed in lieu from American Securities Inc related to a 2010 loan for \$45,000 plus accrued interest.

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.