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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

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.

Case No. 19-2-01458-06

RECEIVER’S SECOND AMENDED NOTICE OF INTENT TO SELL REAL PROPERTY (APPROXIMATELY FIVE ACRE PARCEL IN COLUMBIA COUNTY, OREGON)

Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver herein (the “Receiver”), gives this second 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 covered with brush and surrounded by trees. The Property is
10 in an area that has interspersed dwellings situated on like sized parcels. The RR5 zoning allows
11 for the development of a home on a minimum parcel of five acres. The Property was received
12 pursuant to a deed in lieu of foreclosure from American Securities Inc. in relation to a 2010 loan
13 for \$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 November
17 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) there will
24 be no minimum reserve price at the auction; (b) closing is estimated to occur on or about
25 December 31, 2021; (c) the buyer’s obligation to close is not subject to any special conditions
26 (selling as-is); (d) closing costs will be allocated as set forth in a purchase and sale agreement;

1 and (e) subject to the occurrence of closing, the Receiver will be obligated to pay, and will pay in
2 connection with the closing, a broker's commission to Realty Marketing/Northwest, in an
3 amount equal to six percent (6%) of the gross purchase price. A \$1,200 marketing fee was
4 previously paid to Realty Marketing/Northwest in connection with the Property when it was
5 offered at the Spring 2021 auction, as proposed in the Receiver's Amended Notice of Intent to
6 Sell Real Property (Approximately Five Acre Parcel in Columbia County, Oregon) dated April 5,
7 2021.

8 7. No formal broker's price opinion has been done for the Property. The
9 Property was previously offered at the Realty Marketing/Northwest Spring 2021 auction with a
10 reserve price of \$65,000, but received no bids due to the Property's topography and
11 neighborhood.

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

19 AEM Receiver
20 c/o Miller Nash LLP
21 Attn: John R. Knapp, Jr.
22 2801 Alaskan Way, Suite 300
23 Seattle, Washington 98121
24 Email: john.knapp@millernash.com
25 Email: AEMReceiver@Hamstreet.net
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DATED this 24th day of August, 2021.

MILLER NASH LLP

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

Attorneys for Receiver
Clyde A. Hamstreet & Associates, LLC

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Exhibit A

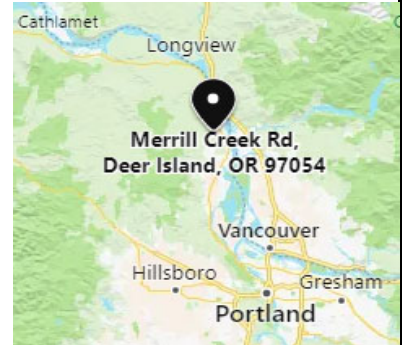
Summary of Basic Terms of Proposed Sale

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 RR 5 zoning and is covered with brush and 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:

No minimum

Auction Date

17-Nov-21

Estimated Closing Date:

31-Dec-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%.

Receiver's comments:

The property was previously offered in the RMNW spring auction with a reserve of \$65,000 and received no bids due to topography and neighborhood.

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.