

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO SELL  
REAL PROPERTY (114 & 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”).

The Receiver proposes to allow the real property and improvements commonly known as

1 114 & 118 E Center St, Tucumcari, NM 88401 (the “Property”) to be disposed of through a tax  
2 lien foreclosure sale. A summary regarding the Property is attached as Exhibit A hereto.

3 The following information regarding the proposed sale is provided pursuant to the Sale  
4 Order:

5 1. The Property includes a commercial building on 0.08 acres in Tucumcari, New  
6 Mexico. The Property’s parcel numbers are 117906410221500; 117906409721500;  
7 117096410021500, in Quay County. The Property has been vacant for 30 years, and the building  
8 is in very poor condition and believed to be structurally compromised due to a large opening in  
9 the back of the building. Tucumcari, New Mexico, has a population of approximately 6,000  
10 people and is located on old US Route 66.

11 2. The fee title owner of the Property is American Eagle Mortgage 100, LLC.

12 3. The buyer’s name is Daniel Evans.

13 4. To the best of the Receiver’s knowledge, the buyer is not related to any of the  
14 entities that are the subject of this receivership, to American Equities, Inc., or to Ross Miles.

15 5. Except for the liens securing unpaid ad valorem property taxes that are owed in  
16 the amount of at least approximately \$1,003.45, the Property is not encumbered by liens.

17 6. The material terms and conditions of the proposed sale are: (a) the cash purchase  
18 price in the amount of \$1,000; (b) closing is estimated to occur on or after April 18, 2022; (c) the  
19 buyer will accept a quit claim deed; and (d) the buyer will pay all property taxes, including ones  
20 that are delinquent. There is no broker on the transaction.

21 7. A drive-by broker’s price opinion (“BPO”) dated November 8, 2019, values the  
22 Property at \$24,500, but assumes the building is in fair condition. The Receiver believes that the  
23 BPO overvalues the Property due to uninhabitable conditions. The Receiver has not been able to  
24 find an agent to list the Property. In the event the sale proposed herein closes, this Notice will  
25 supersede the Receiver’s Notice of Intent to Sell Real Property (118 E Center St, Tucumcari,  
26 NM 88401), dated December 1, 2020, pursuant to which the Property would be allowed to be

1 sold through a tax foreclosure sale (referred to in Exhibit A as a “Notice of Abandonment” of the  
2 Property).

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

9  
10 AEM Receiver  
11 c/o Miller Nash LLP  
12 Attn: John R. Knapp, Jr.  
13 2801 Alaskan Way, Suite 300  
Seattle, Washington 98121  
Email: john.knapp@millernash.com  
Email: AEMReceiver@Hamstreet.net

14 DATED this 4<sup>th</sup> day of April, 2022.

15 MILLER NASH LLP

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

18 Attorneys for Receiver  
19 Clyde A. Hamstreet & Associates, LLC  
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**Exhibit A**

Summary of Property

## AEM Receivership Notice of Proposed Sale Transaction

### 114 & 118 E Center Tucumcari, Tucumcari, NM 88401

**Description of Property :**

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. Property is located on 3 tax lots, APNs: 117906410221500; 117906409721500; & 117096410021500

**Owner:**

American Eagle Mortgage 100, LLC

**Buyer:**

Daniel Evans

**Buyer's relationship to AEM:**

None Known

**Purchase Price:**

\$1,000

**Est. Closing Date:**

18-Apr-22

**Broker:**

None

**BPO Value and Date:**

Drive-by BPO done 11/8/2019 values at \$24,500, but assumes the building is in fair condition.

**Material terms and conditions of sale:**

Cash sale, property as-is. Buyer will accept a quit-claim deed. Buyer to pay delinquent property taxes.

**Receiver's comments:**

The receiver believes the BPO value to be significantly overstated due to the inhabitable conditions of the property. The Receiver was unable to find an agent to list the property for sale and previously filed a Notice of Abandonment for the property. A member of the Tucumcari community reached out with an interest to purchase 18 months after that filing, resulting in the sale as proposed above. The Receiver will net \$1,000 from this sale.



Objections to sale must be made within 14 days of posting. Objections should be emailed to [John.Knapp@MillerNash.com](mailto:John.Knapp@MillerNash.com) and to [AEMReceiver@Hamstreet.net](mailto:AEMReceiver@Hamstreet.net).