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8 SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

9 In re:

10 AMERICAN EAGLE MORTGAGE 100,
11 LLC; AMERICAN EAGLE MORTGAGE
12 200, LLC; AMERICAN EAGLE
13 MORTGAGE 300, LLC; AMERICAN
14 EAGLE MORTGAGE 400, LLC;
15 AMERICAN EAGLE MORTGAGE 500,
16 LLC; AMERICAN EAGLE MORTGAGE
17 600, LLC; AMERICAN EAGLE
18 MORTGAGE MEXICO 100, LLC;
19 AMERICAN EAGLE MORTGAGE
20 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 AMENDED NOTICE OF
INTENT TO SELL REAL PROPERTY (118
OLD RENEE LAKE ROAD, TROY,
MONTANA)

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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 commonly known as
2 118 Old Renee Lake Road, Troy, Montana (the “Property”), according to the basic terms set
3 forth in the summary attached as Exhibit A hereto.

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

6 1. The Property consists of a house, a small cabin, and outbuildings on 40 acres with
7 creek frontage. The cabin and outbuildings are in fair condition, and the house is in poor
8 condition and will require work to become habitable. The Property is located approximately 20
9 miles outside of Troy, Montana, in a very rural area with few services. Troy, Montana, has a
10 population of approximately 800 people. The Property comprises two tax lots: (a) S19, T35 N,
11 R31 W, TR 2CB IN HES 342 30.709 ACRES PARCEL A CS 1115; and (b) S19, T35 N, R31
12 W, TR-2 IN HES 342 IN S2NE & N2SE 10.00 ACRES.

13 2. The current fee title owner of the Property is American Eagle Mortgage 600,
14 LLC. The receivership estate obtained the Property through foreclosure in 2022.

15 3. The buyers’ names are Cody and Joelene Dehart.

16 4. To the best of the Receiver’s knowledge, the buyers are not related to any of the
17 entities that are the subject of this receivership, to American Equities, Inc., or to Ross Miles.

18 5. There are no known liens currently encumbering the Property.

19 6. The material terms and conditions of the proposed sale are: (a) the cash purchase
20 price is in the amount of \$500,000.00; (b) the buyers will pay a non-refundable earnest money
21 deposit in the amount of \$1,000, which in the event of the buyers’ default may be forfeited to the
22 Receiver; (c) closing is estimated to occur on or before June 10, 2023; (d) the Receiver will pay
23 closing costs; (e) the Property will be conveyed in “as-is” condition; and (f) subject to the
24 occurrence of closing, the Receiver will be obligated to pay, and will pay in connection with the
25 closing, a broker’s commission to the buyers’ broker, Shawna Norris of United Country -
26 Montana Real Estate and Auction, in an amount equal to 6% of the gross purchase price.

1 7. A drive-by broker's price opinion performed on November 2, 2019, valued the
2 Property at \$179,000.00. The Property was in poor condition when the Receiver took possession.
3 The Receiver fixed the solar system, removed nine dumpsters full of trash, and listed the
4 Property for sale on October 24, 2022, for \$550,000.00. A prior sale for \$507,000.00 fell through
5 due to a lot line issue that has been resolved. The Receiver anticipates that after paying the real
6 estate commission to the buyers' broker and closing costs, the receivership estate will net
7 approximately \$460,000.00 from the sale.

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

14 AEM Receiver
15 c/o Miller Nash LLP
16 Attn: John R. Knapp, Jr.
17 605 5th Ave S, Ste 900
18 Seattle, Washington 98104
19 Email: john.knapp@millernash.com
20 Email: AEMReceiver@Hamstreet.net

21 DATED this 19th day of May, 2023.

22 MILLER NASH LLP

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

25 Attorneys for Receiver
26 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

118 Old Renee Lake Road, Troy, Montana

Description of Property :

House, small cabin, and outbuildings on 40 acres with creek frontage. The property was obtained through foreclosure in 2022. The cabin and outbuildings are in fair condition and the house is in poor condition, and will require work to become habitable. The property is being sold as is. It is located ~20 miles outside of Troy, MT, in a very rural area with few services. Troy MT has a population of approximately 800 people. Property is located on 2 tax lots:
S19, T35 N, R31 W, TR 2CB IN HES 342 30.709 ACRES PARCEL A CS 1115
S19, T35 N, R31 W, TR-2 IN HES 342 IN S2NE & N2SE 10.00 ACRES.

Owner:

American Eagle Mortgage 600, LLC

Buyer:

Cody & Joelene Dehart

Buyer's relationship to AEM:

None Known

Purchase Price:

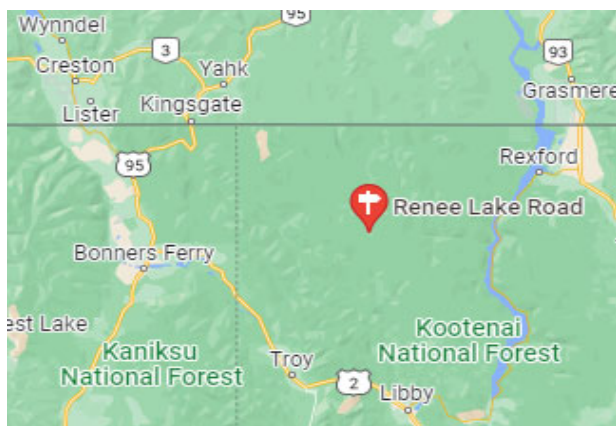
\$500,000

Earnest Money:

\$1,000

Est. Closing Date:

10-Jun-23



Broker:

Shawna Norris of United Country Montana Real Estate and Auction.

BPO Value and Date:

Drive-by-BPO performed on November 2, 2019 valuation of \$179,000.

Material terms and conditions of sale:

Cash sale, property as-is. Sale is contingent of the sale of buyer's property, which is currently under contract.

Receiver's comments:

The property was in poor condition when the Receiver took possession. The Receiver fixed the solar system, removed 9 dumpsters full of trash, and listed the property for sale on October 24 for \$550,000. A prior sale for \$507,000 fell through due to a lot line issue that has been resolved. The receiver estimates that Pool 600 will net approximately \$460,000 from the sale.

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.