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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 NOTICE OF INTENT TO SELL
REAL PROPERTY (35255 BAYSIDE
GARDENS RD, NEHALEM, OREGON
97131))

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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 35255 Bayside Gardens Rd, Nehalem, Oregon 97131 (the “Property”), according to the basic
3 terms set 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 and detached garage in Nehalem, Oregon. The
7 house and garage are in poor condition and will likely need to be rebuilt. The Property is located
8 on Highway 101 along the Oregon Coast, a few minutes’ drive from Manzanita and Nehalem,
9 and approximately 1.5 hours from Portland. The Property has Tillamook County, Oregon, tax lot
10 number 293211.

11 2. The current fee title owner of the Property is American Eagle Mortgage 500,
12 LLC. The receivership estate obtained the Property through foreclosure earlier in 2023.

13 3. The buyer’s name is MacLain Van Loos.

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

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

17 6. The material terms and conditions of the proposed sale are: (a) the cash purchase
18 price is in the amount of \$235,000; (b) the buyer will pay an earnest money deposit in the
19 amount of \$2,250, which will be forfeited to the Receiver as its sole remedy in the event of the
20 buyer’s default; (c) closing is estimated to occur on August 9, 2023; (d) the Receiver and the
21 buyer will share costs of escrow equally; (e) the Property will be conveyed in “as-is” condition;
22 and (f) subject to the occurrence of closing, the Receiver will be obligated to pay, and will pay in
23 connection with the closing, a broker’s commission to the buyer’s broker, Marly Littlefield, and
24 the seller’s brokers, Judy Sours/Jacob Torres of RE/MAX, in an amount equal to 6% of the gross
25 purchase price.
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Exhibit A

Summary of Basic Terms of Proposed Sale

AEM Receivership Notice of Proposed Sale Transaction

35255 Bayside Gardens Rd, Nehalem, OR 97131

Description of Property :

House and detached garage on 14,000sf lot in Nehalem. The property was obtained through foreclosure earlier this year. The house and garage are in poor condition, and will likely need to be rebuilt. The property is being sold as is. It is located on Highway 101 along the Oregon Coast, a few minutes drive from Manzanita and Nehalem, and approximately 1.5 hours from Portland. The property is located on tax lot 293211 in Tillamook County, Oregon.

Owner:

American Eagle Mortgage 500, LLC

Buyer:

MaLain Van Loos

Buyer's relationship to AEM:

None Known

Purchase Price:

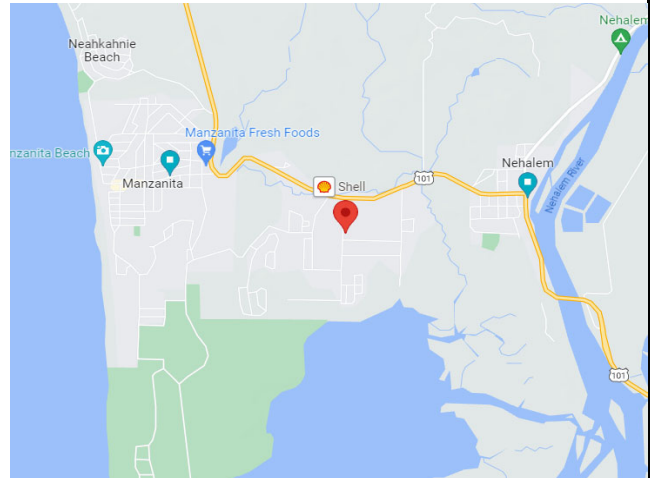
\$235,000

Earnest Money:

\$2,250

Est. Closing Date:

9-Aug-23



Broker:

Judy Sours/Jacob Torres of Remax

BPO Value and Date:

Appraisal performed March 3, 2023 valued at \$225,000.

Material terms and conditions of sale:

Cash sale, property as-is.

Receiver's comments:

This property was on the books of Pool 500 for \$187,500 as a loan to Ross Miles that was delinquent since March of 2019. The property was in poor condition with an illegal tenant when the Receiver took possession in February 2023. The Receiver removed the tenant and paid delinquent taxes and bills on the property upon receiving the foreclosure deeds. The Receiver estimates that Pool 500 will net approximately \$215,000 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.