1			
2	5 Pages		
3			
4			
5			
6			
7			
8	SUPERIOR COURT OF WAS	SHINGTON FOR CLARK COUNTY	
9	In re:	Case No. 19-2-01458-06	
10	AMERICAN EAGLE MORTGAGE 100, LLC; AMERICAN EAGLE MORTGAGE	RECEIVER'S NOTICE OF INTENT TO SELL	
11	200, LLC; AMERICAN EAGLE MORTGAGE 300, LLC; AMERICAN	REAL PROPERTY (35255 BAYSIDE GARDENS RD, NEHALEM, OREGON	
12	EAGLE MORTGAGE 400, LLC; AMERICAN EAGLE MORTGAGE 500,	97131))	
13	LLC; AMERICAN EAGLE MORTGAGE 600, LLC; AMERICAN EAGLE		
14	MORTGAGE MEXICO 100, LLC; AMERICAN EAGLE MORTGAGE		
15	MEXICO 200, LLC; AMERICAN EAGLE MORTGAGE MEXICO 300, LLC;		
16	AMERICAN EAGLE MORTGAGE MEXICO 400, LLC; AMERICAN EAGLE		
17	MORTGAGE MEXICO 500, LLC; AMERICAN EAGLE MORTGAGE		
18	MEXICO 600, LLC; AMERICAN EAGLE MORTGAGE I, LLC; AMERICAN EAGLE		
19	MORTGAGE II, LLC; and AMERICAN EAGLE MORTGAGE SHORT TERM, LLC.		
20			
21			
22	Clyde A. Hamstreet & Associates, LL	LC, the duly appointed general receiver herein (the	
23	"Receiver"), gives this amended notice in accordance with paragraph 2 of the Order Establishing		
24	Procedures Regarding Receiver's Sale of Rea	al Property in the Ordinary Course of Business and	
25	Entry of Comfort Orders Approving Such Sa	les dated August 8, 2019 (the "Sale Order").	
26			

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 f	Collowing 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 ga	arage 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		

purchase price.

25

26

1	7. An appraisal performed on March 3, 2023, valued the Property at \$225,000.00.
2	The Property was on the books of American Eagle Mortgage 500, LLC for \$187,500 for a loan
3	to Ross Miles that had been delinquent since March 2019. The Property was in poor condition
4	with an illegal tenant when the Receiver took possession in February 2023. The Receiver
5	removed the tenant and paid delinquent taxes and bills on the Property upon receiving the
6	foreclosure deed. The Receiver estimates that after paying the real estate commission to the
7	brokers and closing costs, the receivership estate will net approximately \$215,000 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 Attn: John R. Knapp, Jr.
16	605 5th Ave S, Ste 900 Seattle, Washington 98104
17	Email: john.knapp@millernash.com Email: AEMReceiver@Hamstreet.net
18	DATED this 25 th day of July, 2023.
19	MILLER NASH LLP
20	/a/ Jaha D. Wasan Ja
21	/s/ John R. Knapp, Jr. John R. Knapp, Jr., P.C., WSB No. 29343
22	Attorneys for Receiver
23	Clyde A. Hamstreet & Associates, LLC
24	
25	

26

1	Exhibit A
2	
3	Summary of Basic Terms of Proposed Sale
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	

AEM Receivership Notice of Proposed Sale Transaction

35255 Bayside Gardens Rd, Nehalem, OR 97131

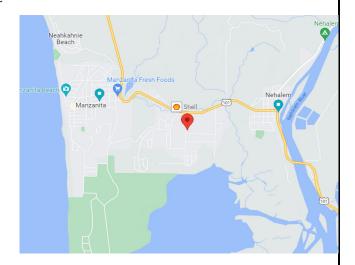
Description of Property:

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.

American Eagle Mortgage 500, LLC Owner:

MacLain Van Loos Buyer: Buyer's relationship to AEM: None Known

Purchase Price: \$235,000 \$2,250 Earnest Money: 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 Cash sale, property as-is.

sale:

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 delingunt 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.