

2017 SEP 18 PM 12:04

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Court clerk has not verified the figures in
this writ. If you have questions
regarding this writ, please contact your legal
counsel, the issuing attorney, or company.
Debtor may contest this writ by filing a claim
of exception.

CIRCUIT COURT OF OREGON FOR MULTNOMAH COUNTY

OCWEN LOAN SERVICING, LLC,	
Plaintiff,	NO. 16CV06786
v.	WRIT OF EXECUTION IN FORECLOSURE
NICOLAS COOPER; BETHANY C. SEEFELDT; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,	
Defendants.	

TO: MULTNOMAH COUNTY SHERIFF

1. WHEREAS, on February 14, 2017, in the above-entitled court, a judgment of foreclosure was enrolled and docketed in the above-entitled cause, a true copy of which is attached hereto as **Exhibit "A"** and made a part hereof;

2. WHEREAS, pursuant to ORS 18.862, the Judgment Creditor's address is as follows:

Ocwen Loan Servicing, LLC
c/o Ocwen Loan Servicing
1661 Worthington Rd., #100
West Palm Beach, FL 33409

For the purpose of this Writ, the Judgment Creditor's address is as follows:

Ocwen Loan Servicing
c/o Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, Washington 98164

3. WHEREAS, the real property to be sold pursuant to the above referenced judgment is legally described as

LOT 11, BLOCK 8, CYPRESS PARK, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON.

and commonly known as 915 NE 177th Avenue, Gresham, OR 97230.

4. NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell the above referenced real property, in the manner prescribed by law for the sale of real property upon execution (subject to redemption), all of the interest which the defendant(s) had on September 23, 2006, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the real property described in the judgment, to satisfy the judgment, which as of May 3, 2017,

Lenders Principal Judgment:

1. Unpaid Principal Balance	<u>\$176,000.00</u>
2. Pre-Judgment Interest from June 1, 2011 to January 3, 2017, the date calculated by the Declarant in the Declaration in Support of Judgment	<u>\$32,339.99</u>
3. Lenders Fees and Costs	<u>\$29,829.55</u>
4. Attorney's Fees and Costs	<u>\$4,683.26</u>
 <i>Total Judgment Award Entered</i>	 <u>\$242,852.80</u>

1
2 **Additional Pre Judgment Interest**

3
4 1. Accrued Interest from January 4, 2017
5 to February 14, 2017 the date of entry
6 of Judgment \$769.86
7
8 ***Total Judgment Award*** \$243,622.66

9 **Post Judgment Interest**

10 1. Accrued Post Judgment Interest at a rate of 9% per annum or at \$60.07, from February 15,
11 2017, the day after the entry of judgment, through May 3, 2017,
12 the date the writ is being requested \$4,685.46

13 ***Current Total Amount Owing*** \$248,308.12

14
15 In addition to the above, interest continues to accrue on the total of the amounts listed above
16 at the rate of 9% per annum or at \$60.07 per diem, in accordance with the General Judgment of
17 Foreclosure and continues to accrue until the date of sale.

18
19 5. THEREFORE, in the name of the State of Oregon you are hereby commanded to seize
20 and sell the above described Property, in the manner prescribed by law; or so much thereof as may be
21 necessary to satisfy the Judgment and Money Award, interest, fees and costs.

22 MAKE RETURN HEREOF within 60 days after you receive this writ.

23
24 DATED, this 9th day of JUNE, 2017.

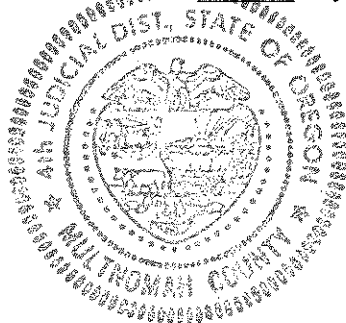


Exhibit A

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CIRCUIT COURT OF OREGON FOR MULTNOMAH COUNTY

OCWEN LOAN SERVICING, LLC,

Plaintiff,

v.

NICOLAS COOPER; BETHANY C. SEEFELDT; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

NO. 16CV06786

GENERAL JUDGMENT DETERMINING AMOUNT OWED AND FORECLOSURE

(Clerk's Action Required)

THIS MATTER having come on for hearing this day before the undersigned Judge of the above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the plaintiff, OCWEN LOAN SERVICING, LLC, appearing and being represented by CRAIG PETERSON, Attorney of Robinson Tait, and after considering the pleadings and affidavits on file herein, findings of fact and conclusion of law being unnecessary under Civil Rule 69D, the court finds that the allegations contained in the plaintiff's Complaint are true, that there are no material issues of fact, that the plaintiff is entitled to judgment as a matter of law, and that the judgment should be entered in favor of the plaintiff forthwith as more particularly hereafter set forth. Therefore.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

GENERAL JUDGMENT DETERMINING AMOUNT OWED AND FORECLOSURE - 1
60128-28712-JUD-OR16-19135

Law Offices
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400
Seattle WA 98101
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1
2 1. Plaintiff, OCWEN LOAN SERVICING, LLC be awarded judgment in the sum of
3 \$176,000.00, together with interest at a rate as provided in the Note from June 1, 2011 through January
4 3, 2017 in the amount of \$32,339.99 with additional pre-judgment interest at the per diem rate of \$18.33
5 as provided in the Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of
6 \$2,050.00, plus other recoverable amounts of \$29,829.55 which includes the amounts itemized in the
7 declaration of the lender in support of motion for judgment plus allowable costs of \$2,633.26 as itemized
8 in the bill of disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to
9 bear interest until paid at the statutory rate or at the contract rate, whichever is greater; and.
10

11 2. Plaintiff's Deed of Trust on real property in Multnomah County, Oregon, legally
12 described as follows:
13

14 LOT 11, BLOCK 8, CYPRESS PARK, IN THE CITY OF GRESHAM, COUNTY
15 OF MULTNOMAH AND STATE OF OREGON.

16 which was recorded on September 27, 2006, under Auditor's File No. 2006180066, records of
17 Multnomah County, Oregon, be adjudged and decreed to be a first and paramount lien upon the
18 above described real estate and the whole thereof as security for the payment of the judgment herein
19 set forth, and that said Deed of Trust be foreclosed and the property therein described is hereby
20 ordered sold by the Sheriff of Multnomah County in the manner provided for by law, and the
21 proceeds therefrom shall be applied to the payment of the judgment, interest, attorneys' fees and
22 costs, and such other sums as plaintiff has advanced prior to judgment, and that such sums shall
23 constitute a first and specific lien and charge upon said real estate, prior and superior to any right,
24 title, estate, lien or interest of the defendants Nicolas Cooper, Bethany C. Sefeldt, and Persons Or
25 Parties Unknown Claiming Any Right, Title, Lien, Or Interest In The Property Described In The
26 Complaint Herein and of any one claiming by, through or under them; and
27
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GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 2
60128-28712-JUD-OR1619135

Law Office
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400
Seattle WA 98101
(206) 467-8610

1
2 3. Nicolas Cooper, Bethany C. Seefeldt, and Persons Or Parties Unknown Claiming Any
3 Right, Title, Lien, Or Interest In The Property Described In The Complaint Herein subsequent to
4 September 23, 2006, the date of the Deed of Trust which is foreclosed herein, be forever barred and
5 estopped from claiming or asserting any right, title, lien or interest in or to said property or any part
6 thereof, save and except for the right of redemption as allowed by law; and
7

8 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the
9 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to
10 law, and to all right, title and interest in any rents and profits generated or arising from the property
11 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to
12 secure possession, including writ of assistance, if defendants or any of them or any other party or person
13 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for
14 possession; and
15

16 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the
17 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall
18 pay the remaining proceeds as directed by the court in the order of distribution.
19
20

21 **DECLARATION DETERMINING AMOUNT OF DEBT**
22 *(Not a Money Award, see ORS 18.862, 86.797, and 88.010)*

23 Judgment Creditor: OCWEN LOAN SERVICING, LLC
24 c/o Robinson Tait, P.S.
25 901 Fifth Avenue, Suite 400
26 Seattle, WA 98164
(206) 676-9640

27 Attorney for Judgment Creditor: Craig Peterson
28 Robinson Tait, P.S.
901 Fifth Avenue, Suite 400

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 3
60128-28712-JUD-OR1649135

Law Offices
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400
Seattle, WA 98164
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Seattle, WA 98164
(206) 676-9640

The name of any person or public body,
other than the Judgment Creditor's
Attorney, who is entitled to any
portion of the judgment:

None

Principal Balance: \$176,000.00

Simple Interest on the Principal Balance
from June 1, 2011 to January 3, 2017: \$32,339.99

Other Amounts Due Under Terms of Loan: \$29,829.55

Attorneys' Fees and Costs:
Attorneys' Fee: \$2,050.00
Total Costs: \$2,633.26

Total Attorney Fees and Costs: \$4,683.26

TOTAL DEBT OWED \$242,852.80

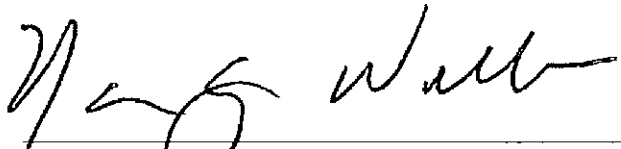
Pre-Judgment: Additional pre-judgment interest accrues from January 4, 2017, to the date of entry of judgment at the per diem rate of \$18.33, in accordance with the Note.

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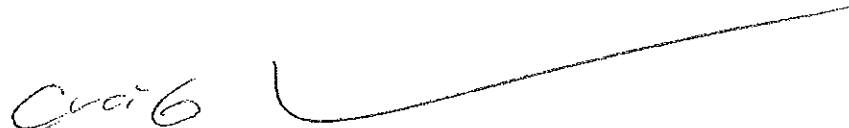
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Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

Signed: 2/14/2017 03:42 PM


Circuit Court Judge Nan G. Waller
proxy signed by LD

Submitted by:



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 Brandon Smith, OSB #124584
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 Jaimie Fender, OSB #120832
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