

Verified Correct Copy of Original 5/12/2017

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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF UNION**

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

JOHNNY GUNNELS, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property.

Defendants.

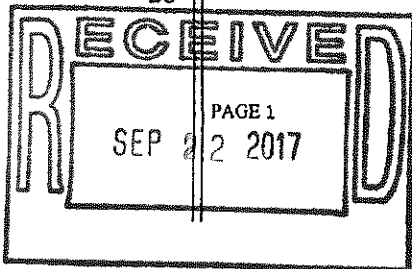
CASE NUMBER: 150549853

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF UNION COUNTY, OREGON:

1.

WHEREAS, on April 21, 2016, in the above-entitled Court, a General Judgment of Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding



WRIT OF EXECUTION IN FORECLOSURE

Malcolm ♦ Cisneros, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, CA 92612

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2.

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon (subject to redemption, if applicable), all of the interest which the Defendant JOHNNY GUNNELS ("Defendant") had on March 30, 2010, the date of the foreclosed Deed of Trust which was recorded on April 5, 2010, as Instrument No. 20101218 in the official records of the Union County Recorder's Office, and/or all of the interest which Defendant had thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

Lender's Principal Judgment:

Unpaid Principal Balance:	\$138,163.91
Pre-Judgment Interest from November 1, 2013 to November 6, 2015, the date set forth in the Judgment at 5.000%, per annum, (\$18.9265 per diem):	\$13,910.95
Lender's Fees and Costs:	\$11,404.01
Attorney's Fees and Costs:	\$2,848.50
Total Judgment Entered:	\$166,327.37

Additional Pre-Judgment Interest:

Accrued Interest from November 7, 2015, the day after the date set forth in the Judgment through April 21, 2016, the date of entry of the Judgment, at 5.000%, per annum (\$18.9265 per diem):	\$3,141.80
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**Total Judgment Entered Including
Additional Pre-Judgment**

Interest:

\$169,469.17

3.

Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$169,469.17 at the legal rate of interest of 9% per annum, \$41.78 per diem, from April 22, 2016 to the date the real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

4.

The real property subject to this writ of execution is commonly known as 62164 LOWER PERRY LOOP, LA GRANDE, OR 97850 ("Property") and described in Exhibit "1" attached hereto.

5.

The Judgment Creditor's name and address is:

BANK OF AMERICA, N.A.
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Judgment Creditor's name and address for the purpose of this Writ is:

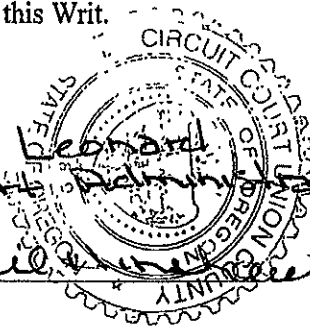
BANK OF AMERICA, N.A.
c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)
2112 Business Center Drive
Irvine, CA 92612
949-252-9400

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

MAKE RETURN HEREOF within 60 days after you receive this Writ.



Michelle Leonard
Trial Court Administrator

5-12-17 By: *Paul [Signature]*

Submitted by:

[Signature]

Dated: 4/28/17

Nathan F. Smith, OSB #120112
Attorney for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org

EXHIBIT 1

Beginning at a point which is 9 1/2 feet West of the Southeast corner of Southwest quarter of Northwest quarter of Section 35, Township 2 South, Range 37 East of the Willamette Meridian; Union County, Oregon; running thence South 54° West 158.2 feet; thence North 86° West 107.5 feet; thence South 12° West 283.5 feet to the North line of the right-of-way of Oregon-Washington Railroad and Navigation Company; thence along said right-of-way South 80° East 225.5 feet; thence North 23° East 202 feet; thence North 2° West 228.0 feet to the Point of Beginning.

Situate In the Northwest quarter of Southwest Quarter of Section 35, Township 2 South, Range 37 East of the Willamette Meridian, in Union County, Oregon.

STATE OF OREGON

County of Union

} SS

I certify that this instrument was received and recorded in the book of records of said county.

ROBIN A. CHURCH

Union County Clerk

by: *Patricia Lee* Deputy.

DOC#: 20171799
RCPT: 182489 80.00
6/09/2017 10:25 AM
REFUND: .00