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IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
IN AND FOR THE COUNTY OF JEFFERSON

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
PRETIUM MORTGAGE ACQUISITION  
TRUST, its successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES OF  
CARL A. RICHARDSON; CARLA NETU,  
INDIVIDUALLY; CARLA NETU AS  
AFFIANT OF THE AFFIDAVIT OF  
CLAIMING SUCCESSOR OF SMALL  
ESTATE OF INTESTATE ESTATE OF CARL  
A. RICHARDSON; LUCAS RICHARDSON;  
CACH LLC; DISCOVER BANK; LVNV  
FUNDING, LLC; OCCUPANTS OF THE  
PREMISES,

Defendants.

Case No.16CV20317

WRIT OF EXECUTION IN  
FORECLOSURE

TO: THE SHERIFF OF JEFFERSON COUNTY, OREGON

1.

WHEREAS, on July 6, 2017, in the above-entitled court, a General Judgment of  
Foreclosure (the "Judgment") was entered and docketed in the above-entitled cause.

//

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 execution (subject to redemption), all of the interest which the defendants had on September 1, 2006, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter, in the real property described in the Judgment to satisfy the amount due to Plaintiff, set out as follows:

**Lenders' Principal Judgment**

Unpaid Principal Balance	\$107,791.98	
Pre-Judgment Interest from February 1, 2014 to December 31, 2016, the date calculated by the declarant in the declaration of indebtedness @ 8.250% per annum (\$24.36 per diem).	\$26,668.37	
Lenders' Fees and Costs	\$53,052.77	
Attorneys' Fees and Costs	\$5,858.00	
<b><i>Total Amount Due to Plaintiff as of Judgment Submission Date</i></b>		<b>\$193,371.12</b>

**Additional Pre-Judgment Interest**

Accrued Interest from January 1, 2017 through July 6, 2017, the date of entry of the general judgment @ 8.250% per annum (\$24.36 per diem).	\$30,474.36	
<b><i>Total Amount Due to Plaintiff as of Judgment Entry Date</i></b>		<b>\$223,845.48</b>

**Post Judgment Interest**

Accrued Post Judgment Interest from July 7, 2017 the date after the entry of the general judgment, through August 18, 2017, the date the Writ was requested @ legal rate of interest of 9.000% per annum (\$55.19 per diem).	\$2,317.98	
<b><i>Total Amount Due to Plaintiff as of Date of Writ</i></b>		<b>\$226,163.46</b>

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3.

In addition to this amount, Plaintiff is entitled to the continued accrual of post-judgment interest at the legal rate of interest of 9.000% per annum, \$55.19 per diem from August 19, 2017, to the date the real property subject to the Judgment is sold by the Jefferson County Sheriff at its foreclosure auction, plus costs of this writ, sheriff's fees and sale costs, and all other recoverable costs pursuant to law.

4.

The real property subject to this writ of execution is situated in Jefferson County, State of Oregon, to wit:

LOT SEVENTEEN (17), AND THE NORTH HALF OF LOT SIXTEEN (16),  
BLOCK THREE (3), FIRST ADDITION TO PALMAIN, CITY OF MADRAS,  
JEFFERSON COUNTY, OREGON.

and more commonly known as 235 Northeast 7th Street, Madras, Oregon 97741 ("Property").

5.

The Judgment Creditor's name and address is:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not  
individually but as trustee for Pretium Mortgage Acquisition Trust  
c/o Rushmore Loan Management Services, LLC  
Rushmore Loan Management Services, LLC  
15480 Laguna Canyon Road, Suite 100  
Irvine, CA 92618

6.

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not  
individually but as trustee for Pretium Mortgage Acquisition Trust  
c/o RCO Legal, P.C.  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
(503) 977-7840

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

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

5            This writ does not apply to a bona fide tenant who is subject to protection under the  
6 federal Protecting Tenants at Foreclosure Act.

7  
8            Signed: 8/22/2017 01:23 PM

9              
10            \_\_\_\_\_  
11            Amy Bonkosky, Trial Court Administrator



11            Submitted By:

12             Date: 8/15/17

13            Calvin Knickerbocker, OSB #050110  
14            Attorneys for Plaintiff  
15            511 SW 10<sup>th</sup> Ave., Ste. 400  
16            Portland, OR 97205  
17            (503) 977-7840; Fax (503) 977-7963  
18            cknickerbocker@rcolegal.com