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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR LANE COUNTY

OREGON PACIFIC BANKING CO. DBA
OREGON PACIFIC BANK;

Plaintiff,

v.

DOE 1 and DOE 2, being the occupants of or
parties in possession or claiming any right to
possession of the Real Property commonly known
as 643 Ibolt Court, Florence, OR 97439; DOE 3
and DOE 4, being the unknown heirs and
devisees of BOBBIE GREENFIELD and also all
other persons or parties unknown claiming any
right, title, lien, or interest in the property
described in the Complaint herein; AARON J.
GREENFIELD; AND BRET GREENFIELD;
STATE OF OREGON, DEPARTMENT OF
HUMAN SERVICES, ESTATE
ADMINISTRATION UNIT; and OREGON
HEALTH AUTHORITY;

Defendants.

Case No. 17CV14692

WRIT OF EXECUTION
(SPECIFIC REAL PROPERTY)

TO THE SHERIFF OF LANE COUNTY:

WHEREAS, on August 16, 2017, in the above-entitled court, a General Judgment was
entered in the above matter, a true copy of which is attached to this Writ as Exhibit 1, in which

1 Plaintiff is Judgment Creditor and Defendants are Judgment Debtors,

2 AND WHEREAS the General Judgment requires the Sheriff to sell the specific real
3 property described below,

4 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
5 commanded to sell, in the manner prescribed by law for the sale of real property upon execution,
6 subject to redemption, all of the interest which the Defendants had on August 16, 2017, or
7 thereafter and may now have in the real property described below to satisfy the Judgment and the
8 costs of this Writ, making due return after you receive this Writ pursuant to ORS 18.872. The
9 property which is to be sold is as follows:

10 Lot 4, Block 8, SIUSLAW VILLAGE, as platted and recorded in Book 69,
11 Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

12 and commonly known as 643 Ibolt Court, Florence, OR 97439.

13 The amounts owing on the money awards in the Judgment as of August 16, 2017, were as
14 follows:

15 a. The principal amount of \$67,838.68, plus accrued interest to July 18, 2017, of
16 \$2,821.35, plus accruing interest at the rate of 6.490% per annum (\$12.06 per diem) from July
17 18, 2017, until date of entry of judgment (August 16, 2017) of \$349.74, plus accrued late
18 charges of \$209.45, plus additional advances of \$1,630.02, plus accruing fees, expenses and
19 advances; plus

20 b. Plaintiff's reasonable pre-judgment attorney fees of \$8,787.00; plus

21 c. Plaintiff's costs and disbursements of \$2,927.58; plus

22 d. Plaintiff's post-judgment collection fees and costs of \$4,277.50; plus

23 e. Interest on the sum of the amounts in subparagraphs a. through d., above, at
24 the rate of 9% per annum from the date of entry of judgment (August 16, 2017) until paid.

25 The total amount owing on the money award as of August 21, 2017, is \$88,950.85.

26 The per diem rate is \$21.91 per day from August 21, 2017, until paid.

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR LANE COUNTY

OREGON PACIFIC BANKING CO. DBA
OREGON PACIFIC BANK;

Plaintiff,

v.

DOE 1 and DOE 2, being the occupants of or parties in possession or claiming any right to possession of the Real Property commonly known as 643 Ibolt Court, Florence, OR 97439; DOE 3 and DOE 4, being the unknown heirs and devisees of BOBBIE GREENFIELD and also all other persons or parties unknown claiming any right, title, lien, or interest in the property described in the Complaint herein; AARON J. GREENFIELD; AND BRET GREENFIELD; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION UNIT; and OREGON HEALTH AUTHORITY;

Defendants.

Case No. 17CV14692

GENERAL JUDGMENT
OF FORECLOSURE

It appearing that Defendants were served with Summons and First Amended Complaint herein in the manner prescribed by law and have failed to file an appearance within the time

1 allowed by law; and it further appearing that Defendants Does 1 and 2 were dismissed by
2 previous Order of this Court; and it further appearing that Defendants Doe 3; Doe 4; Aaron J.
3 Greenfield; Bret Greenfield; State of Oregon, Department of Human Services, Estate
4 Administration Unit; and Oregon Health Authority were defaulted by previous Orders of this
5 Court; and that the Court finds that there is no just reason for delay in the entry of the general
6 judgment; now, therefore,

7 JUDGMENT is hereby entered in favor of Plaintiff and against Defendants Doe 3; Doe 4;
8 Aaron J. Greenfield; Bret Greenfield; State of Oregon, Department of Human Services, Estate
9 Administration Unit; and Oregon Health Authority, jointly and severally, as follows:

10 IT IS ADJUDGED:

11 1. That the debt owing to Plaintiff under the Promissory Note and Trust Deed
12 executed by Bobbie Greenfield is an amount equal to the sum of the following ("Debt Amount"):

13 a. The principal amount of \$67,838.68, plus accrued interest to July 18, 2017, of
14 \$2,821.35, plus accruing interest at the rate of 6.490% per annum (\$12.06 per diem) per the
15 terms of the Note from July 18, 2017, until date of entry of judgment, plus accrued late charges
16 of \$209.45, plus additional advances of \$1,630.02, plus additional fees, expenses and advances;
17 plus

18 b. Plaintiff's reasonable pre-judgment attorney fees of \$8,787.00; plus

19 c. Plaintiff's costs and disbursements of \$2,927.58; plus

20 d. Plaintiff's post-judgment collection fees and costs of \$4,277.50; plus

21 e. Interest on the sum of the amounts in subparagraphs a. through d., above, at
22 the rate of 9% per annum from the date of judgment until paid.

23 2. The lien of the Trust Deed executed in favor of Plaintiff, recorded in the official
24 records of Lane County, Oregon, on September 22, 2009, Recording No. 2009-054164, is a valid
25 and subsisting lien against all of the Real Property located at 643 Ibolt Court, Florence, OR
26 97439, and described as:

1 Lot 4, Block 8, SIUSLAW VILLAGE, as platted and recorded in Book 69,
2 Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

3 3. The lien of the aforesaid Trust Deed is superior to any interest, lien or claim of
4 Defendants, or any of them, in the Real Property and secures the Debt Amount.

5 4. The lien of the Trust Deed is hereby foreclosed, and the Real Property shall be sold
6 by the sheriff of Lane County, Oregon, in the manner prescribed by law.

7 5. Any proceeds received by any receiver appointed herein during the pendency of this
8 action and the proceeds of the sale prayed for in the preceding paragraph shall be applied first
9 toward the costs of sale and expenses incurred by any such receiver for the receiver's
10 compensation and for the necessary care and preservation of the property in the receiver's
11 possession; then toward satisfaction of the Debt Amount and any supplemental judgment, and
12 any surplus to the party or parties who may have established their right to the surplus.

13 6. Each Defendant and all persons claiming through or under them either as
14 purchasers, encumbrancers, or otherwise are forever foreclosed of all interest or claim in the Real
15 Property except any statutory right of redemption that such Defendants may have in the Real
16 Property or any statutory right to excess proceeds.

17 7. Plaintiff or any other party may become the purchaser at the sale, and the
18 purchaser shall be entitled to exclusive possession of the Real Property from the date of sale and
19 the purchaser shall be entitled to such remedies as are available to secure possession, including
20 requesting a writ of assistance, if Defendants or any other person shall refuse to surrender
21 possession.

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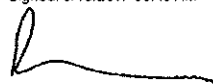
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The clerk of the court is hereby directed to enter this judgment as a general judgment and shall note it in the court's register.

Signed: 8/16/2017 09:43 AM



R.Curtis Conover, Circuit Court Judge

SUBMITTED BY:
Nancy K. Cary, OSB No. 902254
ncary@hershnerhunter.com
HERSHNER HUNTER, LLP
Of Attorneys for Plaintiff
Trial Attorney

CERTIFICATE OF READINESS (UTCRC 5.100)

The foregoing **GENERAL JUDGMENT OF FORECLOSURE** is ready for judicial signature because:

- 1. Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
- 2. Each opposing party affected by this order or judgment has approved the order or judgment, as shown by the signature on the document being submitted or by written confirmation of approval sent to me.
- 3. I have served a copy of this order or judgment on all parties entitled to service and:
 - a. No objection has been served on me.
 - b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
 - c. After conferring about objections, Defendant agreed to independently file any remaining objection.
- 4. The relief sought is against an opposing party who has been found in default.
- 5. An order of default is being requested with this proposed judgment.
- 6. Service is not required pursuant to UTCRC 5.100(3), or by statute, rule, or otherwise.
- 7. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by UTCRC 5.100(4).

DATED: July 31, 2017.

HERSHNER HUNTER, LLP

By /s/Nancy K. Cary
Nancy K. Cary, OSB 902254
ncary@hershnerhunter.com
Of Attorneys for Plaintiff