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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
Plaintiff,  
v.  
NIKKI JEFFRIES; FIA CARDS SERVICES, N.A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3210 WILLAMETTE ST, EUGENE, OR 97405,  
Defendant.

Case No. 15CV07534

**WRIT OF EXECUTION**

TO THE LANE COUNTY SHERIFF:

On May 18, 2016, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the LANE County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 3210 WILLAMETTE ST, EUGENE, OR 97405 ("Subject Property"), and legally described as:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, BLOCK 2, OF REPLAT OF BLOCK 3 AMENDED PLAT OF ROSEDALE, AS PLATTED AND RECORDED IN BOOK 10, PAGE 24, LANE COUNTY OREGON PLAT RECORDS; 57.0 FEET SOUTH 0 07' EAST

1 FROM THE NORTHWEST CORNER THEREOF; RUN THENCE NORTH 89 53' EAST 60.0  
2 FEET; THENCE SOUTH 79 08' EAST 61.75 FEET TO THE NORTHWESTERLY LINE OF  
3 WILLAMETTE STREET; THENCE SOUTH 43 55' WEST ALONG THE SAID LINE OF  
4 WILLAMETTE STREET 177.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;  
5 THENCE NORTH 0 07' WEST 143.0 FEET, MORE OR LESS, TO THE TRUE POINT OF  
6 BEGINNING, IN LANE COUNTY, OREGON.

7 EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF EUGENE  
8 BY INSTRUMENT RECORDED APRIL 19, 1977, RECEPTION NO. 77-22621, OFFICIAL  
9 RECORDS OF LANE COUNTY, OREGON.

10 The total amount due and owing on the Judgment as of August, 10, 2017;

11 Judgment:	Principal	\$309,760.08
12 Pre-Judgment:	Interest(7.00000%, \$42.60/day)	\$7,156.80 (12/3/15 through 5/18/16)
13	Attorney Fees	\$2,690.00
14	Costs	\$2,330.00
15	Prevailing Party Fee	\$300.00
16 Post-Judgment:	Interest(7.00000%, \$42.60/day)	\$19,127.40 (5/19/16 through 8/10/17)
17	Attorney Fees	\$260.00
18	Costs	\$0.00

19 **TOTAL: \$341,624.28**

20 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
21 and sell the Subject Property.

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Page 2 – WRIT OF EXECUTION

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After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

DATED     AUG 15 2017    .

COURT ADMINISTRATOR FOR LANE  
COUNTY CIRCUIT COURT

By: Angela Jones  
court clerk

Presented by:  
ALDRIDGE PITE, LLP

*Christina Andreoni*

Christina Andreoni, OSB #160875  
(858) 750-7600  
(503) 222-2260 (Facsimile)  
candreoni@aldridgepite.com



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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Plaintiff,

v.

NIKKI JEFFRIES; FIA CARDS SERVICES,  
N.A.; AND ALL OTHER PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR INTEREST IN  
THE REAL PROPERTY COMMONLY  
KNOWN AS 3210 WILLAMETTE ST,  
EUGENE, OR 97405,

Defendants.

Case No. 15CV07534

**GENERAL JUDGMENT OF  
FORECLOSURE AND DECLARATION  
OF AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A  
JUDGMENT OF FORECLOSURE AND  
DOES NOT CONSTITUTE A MONEY  
AWARD AGAINST ANY DEFENDANT

16           Based upon the Court's Order of Default against defendants NIKKI JEFFRIES, FIA  
17 CARDS SERVICES, N.A., and ALL OTHER PERSONS OR PARTIES UNKNOWN  
18 CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY  
19 COMMONLY KNOWN AS 3210 WILLAMETTE ST, EUGENE, OR 97405, the records on file  
20 herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by  
21 Default by Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Plaintiff"),

**IT IS HEREBY ADJUDGED:**

22  
23           1.     Plaintiff's security interest in the real property located at 3210 Willamette St,  
24 Eugene, OR 97405 ("Subject Property"), as evidenced by the Deed of Trust recorded March 20,  
25 2006 in the official records of Lane County as Instrument Number 2006-018439 ("Deed of  
26 Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 claims, ownerships, liens, titles, and demands of all Defendants are subsequent to Plaintiff's lien  
2 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

3 BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, BLOCK 2, OF REPLAT  
4 OF BLOCK 3 AMENDED PLAT OF ROSEDALE, AS PLATTED AND RECORDED IN  
5 BOOK 10, PAGE 24, LANE COUNTY OREGON PLAT RECORDS; 57.0 FEET  
6 SOUTH 0 07' EAST FROM THE NORTHWEST CORNER THEREOF; RUN THENCE  
7 NORTH 89 53' EAST 60.0 FEET; THENCE SOUTH 79 08' EAST 61.75 FEET TO THE  
8 NORTHWESTERLY LINE OF WILLAMETTE STREET; THENCE SOUTH 43 55'  
9 WEST ALONG THE SAID LINE OF WILLAMETTE STREET 177.20 FEET TO THE  
10 SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 0 07' WEST 143.0  
11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, IN LANE  
12 COUNTY, OREGON.

13 EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF EUGENE  
14 BY INSTRUMENT RECORDED APRIL 19, 1977, RECEPTION NO. 77-22621,  
15 OFFICIAL RECORDS OF LANE COUNTY, OREGON.

16 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court  
17 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
18 in the manner provided by law;

19 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount  
20 due under the Note and Deed of Trust and any future advances and/or fees that may be made or  
21 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.  
22 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

23 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
24 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
25 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
26 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
by sale of the Subject Property as directed under this Judgment;

5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant

1 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
2 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

3 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by  
4 sale of the Subject Property as directed under this Judgment.

5 7. The Sheriff shall make a return on the writ of execution to the court administrator  
6 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
7 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure  
8 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
9 parties as may establish their right thereto. The Defendants and all persons claiming through or  
10 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
11 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
12 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
13 every part of the Subject Property when the time for redemption has elapsed;

14 8. Plaintiff or any other party to this action may become a purchaser at the  
15 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
16 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
17 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
18 subject property if Defendants or any other party or person refuses to surrender possession;

19 DECLARATION OF AMOUNT DUE BY DEFAULT

20 (PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT

21 CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

22 1. The amount of the judgment is \$309,760.08.

23 2. Simple interest at the variable rate currently at 7.00000% (\$42.60 *per diem*) after  
24 December 2, 2015, through the date of sale.

25 3. Attorney fees of \$2,690.00, plus \$260.00, through the date of sale.

26 *///*

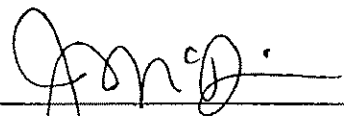
Page 3 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

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- 4. Costs of \$2,330.00, plus costs accrued through the date of sale.
- 5. Prevailing party fee: \$300.00.

**IT IS SO ADJUDGED**

Signed: 5/17/2016 09:51 AM




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Jay A. McAlpin, Circuit Court Judge

**CERTIFICATE OF READINESS**

This proposed Order or Judgment 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 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 objections have been served on me within that time frame;
  - b.  I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;
  - c.  After conferring about objections, Defendants agreed to independently file any remaining objection with the Court.
- 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 subsection (3) of this rule, or by statute, rule, or otherwise.

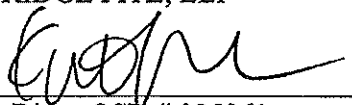
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7.  This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:

ALDRIDGE PITE, LLP



Date: 4/6/16

Katie Riggs OSB # 095861  
Main Office: (858) 750-7600  
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Portland, OR 97201

Of Attorneys for Plaintiff