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2 Craig Peterson, OSB #120365
3 Jaimie Fender, OSB #120832
4 Kimberly Hood, OSB #123008
5 Robinson Tait, P.S.
6 901 Fifth Avenue, Suite 400
7 Seattle, WA 98164
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CIRCUIT COURT OF OREGON FOR LANE COUNTY

11 WILMINGTON SAVINGS FUND SOCIETY,
12 FSB, D/B/A CHRISTIANA TRUST, NOT
13 INDIVIDUALLY BUT AS TRUSTEE FOR NO. 15CV13978
14 PRETIUM MORTGAGE ACQUISITION
15 TRUST, WRIT OF EXECUTION IN FORECLOSURE

16 Plaintiff,

17 v.

18 BRIAN A. SNIDER; BRAD W. SNIDER, JR.;
19 BROOKE A. LOPOSKY; PACIFIC CASCADE
20 FCU; STATE OF OREGON, DIVISION OF
21 CHILD SUPPORT; AND PERSONS OR
22 PARTIES UNKNOWN CLAIMING ANY
23 RIGHT, TITLE, LIEN, OR INTEREST IN THE
24 PROPERTY DESCRIBED IN THE
25 COMPLAINT HEREIN.

26 Defendants.

27 TO: LANE COUNTY SHERIFF

28 1. WHEREAS, on June 26, 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;

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
c/o Selene Finance
P.O. Box 421639
Houston, TX 77242

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

Selene Finance
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 10, BLOCK 29, FAIRFIELD SEVENTH ADDITION. AS PLATTED AND
RECORDED IN BOOK 24, PAGE 22. LANE COUNTY OREGON PLAT RECORDS, IN LANE
COUNTY, OREGON.

and commonly known as 636 Archie St. Eugene, OR 97402.

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 February 21, 2007, 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 July 20, 2017.

Lenders Principal Judgment:

- 1. Unpaid Principal Balance \$151,565.78
- 2. Pre-Judgment Interest from September 1, 2014

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to May 19, 2017, the date calculated by the Declarant in the Declaration in Support of Judgment	<u>\$26,421.87</u>
3. Lenders Fees and Costs	<u>\$11,338.58</u>
4. Attorney's Fees and Costs	<u>\$3,192.50</u>
<i>Total Judgment Award Entered</i>	<u>\$192,518.73</u>

Additional Pre Judgment Interest

1. Accrued Interest from May 20, 2017 to June 26, 2017, the date of entry of Judgment	<u>\$999.02</u>
<i>Total Judgment Award</i>	<u>\$193,517.75</u>

Post Judgment Interest

1. Accrued Post Judgment Interest at a rate of 9% per annum or at \$47.72, from June 27, 2017, the day after the entry of judgment, through July 20, 2017, the date the writ is being requested	<u>\$1,145.28</u>
<i>Current Total Amount Owing</i>	<u>\$ 194,663.03</u>

In addition to the above, interest continues to accrue on the total of the amounts listed above at the rate of 9% per annum or at \$47.72 per diem, in accordance with the General Judgment of Foreclosure and continues to accrue until the date of sale.

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

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

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7 DATED this 24th day of July, 2017.

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11 By: Angie Jones
12 court clerk



EXHIBIT A

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CIRCUIT COURT OF OREGON FOR LANE COUNTY

WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION
TRUST,

Plaintiff,

v.

BRIAN A. SNIDER; BRAD W. SNIDER, JR.;
BROOKE A. LOPOSKY; PACIFIC
CASCADE FCU; STATE OF OREGON,
DIVISION OF CHILD SUPPORT; AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT
HEREIN.

Defendants.

NO. 15CV13978

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, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
appearing and being represented by CRAIG PETERSON, Attorney of Robinson Falt, and after
considering the pleadings and affidavits on file herein, findings of fact and conclusion of law being

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 1

60111 00251-JL D OR1741202

ROBINSON FALT, P.S.

201 Fifth Avenue, Suite 100
Seaside, WA 97138
503.738.1111

1 unnecessary under Civil Rule 69D. the court finds that the allegations contained in the plaintiff's
2 Complaint are true, that there are no material issues of fact, that the plaintiff is entitled to judgment as
3 a matter of law, and that the judgment should be entered in favor of the plaintiff forthwith as more
4 particularly hereafter set forth. Therefore.
5

6 IT IS HEREBY ORDERED AND ADJUDGED THAT:
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8 1. Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA
9 TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION
10 TRUST be awarded judgment in the sum of \$151,565.78, together with interest at a rate as provided in
11 the Note from September 1, 2014 through May 19, 2017 in the amount of \$26,421.87 with additional
12 pre-judgment interest at the per diem rate of \$26.29 as provided in the Note to the date of entry of
13 judgment; plus reasonable attorneys' fees in the amount of \$2,050.00, plus other recoverable amounts of
14 \$11,338.58 which includes the amounts itemized in the declaration of the lender in support of motion for
15 judgment plus allowable costs of \$1,142.50 as itemized in the bill of disbursements and an additional
16 amount for post-judgment sheriff's fees. Said judgment to bear interest until paid at the statutory rate or
17 at the contract rate, whichever is greater; and.
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20 2. Plaintiff's Deed of Trust on real property in Lane County, Oregon, legally described as
21 follows:

22 LOT 10, BLOCK 29, FAIRFIELD SEVENTH ADDITION, AS PLATTED AND
23 RECORDED IN BOOK 24, PAGE 22, LANE COUNTY OREGON PLAT
24 RECORDS, IN LANE COUNTY, OREGON.

25 which was recorded on February 27, 2007, under Auditor's File No. 2007-013520, records of Lane
26 County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above described
27 real estate and the whole thereof as security for the payment of the judgment herein set forth, and that
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GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 2

60111-00251-01 D-OR1741202

ROBINSON TATE, P.S.

261 Fifth Avenue, Suite 110
Seaside, WA 97138
503.738.7100

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2 said Deed of Trust be foreclosed and the property therein described is hereby ordered sold by the
3 Sheriff of Lane County in the manner provided for by law, and the proceeds therefrom shall be
4 applied to the payment of the judgment, interest, attorneys' fees and costs, and such other sums as
5 plaintiff has advanced prior to judgment, and that such sums shall constitute a first and specific lien
6 and charge upon said real estate, prior and superior to any right, title, estate, lien or interest of the
7 defendant and of any one claiming by, through or under them; and

8
9 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the
10 property described above or any part thereof subsequent to February 21, 2007, the date of the Deed of
11 Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right,
12 title, lien or interest in or to said property or any part thereof, save and except for the right of
13 redemption as allowed by law; and

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

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24 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the
25 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall
26 pay the remaining proceeds as directed by the court in the order of distribution.
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DECLARATION DETERMINING AMOUNT OF DEBT
(Not a Money Award, see ORS 18.862, 86.797, and 88.010)

Judgment Creditor: WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION
TRUST
c/o Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
(206) 676-9640

Attorney for Judgment Creditor: Craig Peterson
Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
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: \$151,565.78

Simple Interest on the Principal Balance
from September 1, 2014 to May 19, 2017: \$26,421.87

Other Amounts Due Under Terms of Loan: \$11,338.58

Attorneys' Fees and Costs:
Attorneys' Fee: \$2,050.00
Total Costs: \$1,142.50

Total Attorney Fees and Costs: \$3,192.50

TOTAL DEBT OWED \$192,518.73

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2 Pre-Judgment: Additional pre-judgment interest accrues from May 20, 2017, to the date of
entry of judgment at the per diem rate of \$26.29, in accordance with the Note.

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4 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.

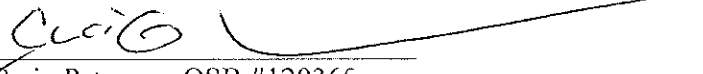
5 Allowed. _____

6 Denied. _____

Signed: 6/26/2017 10:16 AM

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11 **Suzanne B. Chaffi, Circuit Court Judge**

11 Submitted by:

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13 
14 Craig Peterson, OSB #120365
15 Email: cpeterson@robinsontait.com
16 Jaimie Fender, OSB #120832
17 Email: jfender@robinsontait.com
18 Kimberly Hood, OSB #123008
19 Email: KHood@robinsontait.com
20 Robinson Tait, P.S.
21 Attorneys for Plaintiff
22 Tel: (206) 676-9640
23 Fax: (206) 676-9659
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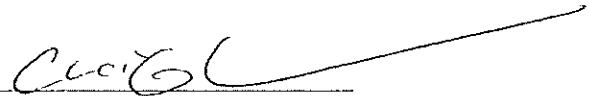
CERTIFICATE OF READINESS- UTCR 5.100

This proposed order or judgment is ready for judicial signature because:

1. Each opposing party affected by this order or judgment has stipulated to or approved its terms, as shown by each party's signature on the proposed order or judgment being submitted.
2. Each opposing party affected by this order has approved the form of the document, as shown by written communication to me.
3. I have served a copy on all parties entitled to service and:
 - No objection has been served on me within that time frame.
 - I received objections that I could not resolve with the objecting 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.
 - After conferring about objections [role and name of opposing party] agreed to independently file any remaining objection.
4. The relief sought is against a 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 (1)(c) of UTCR 5.100, 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 subsection (1)(d) of UTCR 5.100.

Date:

6-15-17



Attorney, OSB

120365