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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
8 Phone: (206) 676-9640
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10 Email: cpeterson@robinsontait.com
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CIRCUIT COURT OF OREGON FOR LANE COUNTY

HMC ASSETS, LLC SOLELY IN ITS
CAPACITY AS SEPARATE TRUSTEE OF
CAM XIV TRUST,

NO. 15CV24487

Plaintiff,

WRIT OF EXECUTION IN FORECLOSURE

v.

LAURIE M. NUNNELEE, OREGON
AFFORDABLE HOUSING ASSISTANCE
CORPORATION, MCKENZIE-
WILLAMETTE MEDICAL CENTER, AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT HEREIN,

Defendants.

TO: LANE COUNTY SHERIFF

1. WHEREAS, on November 4, 2016, 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:

HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF
CAM XIV TRUST
c/o BSI Financial Services
314 S. Franklin Street
P.O. Box 517
Titusville, PA 16354

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

BSI Financial Services
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 3, BLOCK 1, HUETTER PARK, AS PLATTED AND RECORDED IN BOOK 19,
PAGE 20, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.
and commonly known as 1445 MANZANA STREET, Eugene, OR 97404.

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 May 22, 2008, 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
September 13, 2017,

Lenders Principal Judgment:

- | | |
|---|---------------------|
| 1. Unpaid Principal Balance | <u>\$218,009.98</u> |
| 2. Pre-Judgment Interest from February 1, 2014
to July 21, 2016, the date calculated by the Declarant
in the Declaration in Support of Judgment | <u>\$20,885.04</u> |

3.	Lenders Fees and Costs	\$8,216.14
4.	Attorney's Fees and Costs	\$3,092.00
	<i>Total Judgment Award Entered</i>	<u>\$250,203.16</u>

Additional Pre Judgment Interest

1.	Accrued Interest from July 22, 2016 to November 4, 2016 the date of entry of Judgment	\$2,487.82
	<i>Total Judgment Award</i>	<u>\$252,690.98</u>

Post Judgment Interest

1.	Accrued Post Judgment Interest at a rate of 9% per annum or at \$62.31, from November 5, 2016, the day after the entry of judgment, through September 13, 2017, the date the writ is being requested	\$19,876.89
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Current Total Amount Owing \$272,567.87

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 \$62.31 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 21st day of Sept, 2017.
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15 Angie Jones
16 court clerk



EXHIBIT A

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CIRCUIT COURT OF OREGON FOR LANE COUNTY

HMC ASSETS, LLC SOLELY IN ITS
CAPACITY AS SEPARATE TRUSTEE OF
CAM XIV TRUST,

Plaintiff,

v.

LAURIE M. NUNNELEE; OREGON
AFFORDABLE HOUSING ASSISTANCE
CORPORATION; MCKENZIE-
WILLAMETTE MEDICAL CENTER; AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT HEREIN,

Defendants.

NO. 15CV24487

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, HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM
XIV TRUST, appearing and being represented by CRAIG PETERSON, Attorney of Robinson Tait,
and after considering the pleadings and affidavits on file herein, ~~findings of fact and conclusion of~~
~~law being unnecessary under Civil Rule 69D, the court finds that the allegations contained in the~~
~~plaintiff's Complaint are true, that there are no material issues of fact, that the plaintiff is entitled to~~

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 1
60364-05193-JUD-OR1543053

Law Office
ROBINSON TAIT, P.S.

301 Fifth Avenue, Suite 109
Seattle WA 98101
(206) 467-9610

1 judgment as a matter of law, and that the judgment should be entered in favor of the plaintiff
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3 forthwith as more particularly hereafter set forth. Therefore,

4 IT IS HEREBY ORDERED AND ADJUDGED THAT:

5 1. Plaintiff, HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE
6 TRUSTEE OF CAM XIV TRUST be awarded judgment in the sum of \$218,009.98, together with
7 interest at a rate as provided in the Note from February 1, 2014 through July 21, 2016 in the amount of
8 \$20,885.04 with additional pre-judgment interest at the per diem rate of \$23.4664 as provided in the
9 Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of \$2,050.00, plus
10 other recoverable amounts of \$8,216.14 which includes the amounts itemized in the declaration of the
11 lender in support of motion for judgment plus allowable costs of \$1,042.00 as itemized in the bill of
12 disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to bear interest
13 until paid at the statutory rate or at the contract rate, whichever is greater; and.
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16 2. Plaintiff's Deed of Trust on real property in Lane County, Oregon, legally described as
17 follows:

18 LOT 3, BLOCK 1, HUETTER PARK, AS PLATTED AND RECORDED IN BOOK
19 19, PAGE 20, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY,
20 OREGON.

21 which was recorded on May 23, 2008, under Auditor's File No. 2008-028960, records of Lane
22 County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above described
23 real estate and the whole thereof as security for the payment of the judgment herein set forth, and that
24 said Deed of Trust be foreclosed and the property therein described is hereby ordered sold by the
25 Sheriff of Lane County in the manner provided for by law, and the proceeds therefrom shall be
26 applied to the payment of the judgment, interest, attorneys' fees and costs, and such other sums as
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GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 2
60364-05193-JGD-OR15-43053

Law Office
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 460
Seattle, WA 98101
425.463.6766

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2 plaintiff has advanced prior to judgment, and that such sums shall constitute a first and specific lien
3 and charge upon said real estate, prior and superior to any right, title, estate, lien or interest of the
4 defendant and of any one claiming by, through or under them; and

5 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the
6 property described above or any part thereof subsequent to May 22, 2008, the date of the Deed of
7 Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right,
8 title, lien or interest in or to said property or any part thereof, save and except for the right of
9 redemption as allowed by law; and

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

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20 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the
21 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall
22 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: HMC ASSETS, LLC SOLELY IN ITS
CAPACITY AS SEPARATE TRUSTEE OF
CAM XIV 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: \$218,009.98

Simple Interest on the Principal Balance
from February 1, 2014
to July 21, 2016: \$20,885.04

Other Amounts Due Under Terms of Loan: \$8,216.14

Attorneys' Fees and Costs:
Attorneys' Fee: \$2,050.00
Total Costs: \$1,042.00

Total Attorney Fees and Costs: \$3,092.00

TOTAL DEBT OWED \$250,203.16

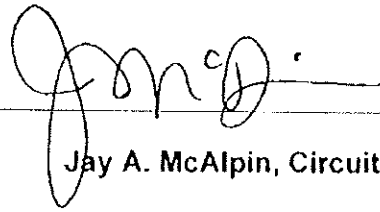
Pre-Judgment: Additional pre-judgment interest accrues from July 22, 2016, to the date of entry of judgment at the per diem rate of \$23.4664, in accordance with the Note

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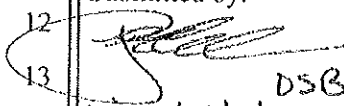
Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

Signed 11/2/2016 11:32 AM



Jay A. McAlpin, Circuit Court Judge

Submitted by:



DSB-F000849

Lisa McMahon-Nyhan

[] Craig Peterson, OSB #120365

Email: cpeterson@robinsontait.com

[] Brandon Smith, OSB #124584

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[] Michael Althouse, OSB #150793

Email: malthouse@robinsontait.com

Robinson Tait, P.S.

Attorneys for Plaintiff

Tel: (206) 676-9640

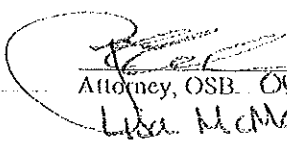
Fax: (206) 676-9659

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: 10/3/2016



Attorney, OSB 000849
Lisa McMahon-Myhran