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

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC.
PASS THROUGH CERTIFICATES 2007-
QH9, ITS SUCCESSORS AND/OR
ASSIGNS,

Plaintiff,

v.

BRADLEY E. DAWSON; ROSE M.
VANDECAR; HOMECOMINGS
FINANCIAL, LLC (FKA HOMECOMINGS
FINANCIAL NETWORK, INC.); LISA
MARIE DAWSON; DEPARTMENT OF
JUSTICE, STATE OF OREGON; QUICK
COLLECT INC.; STATE OF OREGON;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
3198 DUKE SNIDER AVENUE, EUGENE,
OR 97402,

Defendant.

Case No. 161405968

WRIT OF EXECUTION

TO THE LANE COUNTY SHERIFF:

On December 27, 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: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC. PASS THROUGH CERTIFICATES 2007-QH9, ITS SUCCESSORS AND/OR ASSIGNS c/o

1 Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

2 The real property to be sold at public auction is commonly known as 3198 DUKE
3 SNIDER AVENUE, EUGENE, OR 97402 ("Subject Property"), and legally described as:

4 LOT 36, FIELD OF DREAMS, AS PLATTED AND RECORDED IN FILE 75, SLIDES
5 70, 71 AND 72, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY,
6 OREGON.

7 The total amount due and owing on the Judgment as of September 29, 2017;

8 Judgment:	Principal	\$220,615.71
9 Pre-Judgment:	Interest(3.5%, \$14.22/day)	\$1,151.82 (10/8/16 through 12/27/16)
10	Attorney Fees	\$4,240.00
11	Costs	\$4,274.78
12	Prevailing Party Fee	\$300.00
13 Post-Judgment:	Interest(3.5%, \$14.22/day)	\$3,924.72 (12/28/16 through 9/29/17)
14	Attorney Fees	\$300.00

15 **TOTAL: \$234,806.25**

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

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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 OCT - 5 2017

COURT ADMINISTRATOR FOR LANE COUNTY CIRCUIT COURT

By: Cingui Jones
Court Clerk

Presented by:
ALDRIDGE PITE, LLP

x Smathenia
Sarah M. Mathenia, OSB #120681
(858) 750-7600
(503) 222-2260 (facsimile)
smathenia@aldridgepite.com



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

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC.
PASS THROUGH CERTIFICATES 2007-
QH9, ITS SUCCESSORS AND/OR
ASSIGNS,

Plaintiff,

v.

BRADLEY E. DAWSON; ROSE M.
VANDECAR; HOMECOMINGS
FINANCIAL, LLC (FKA HOMECOMINGS
FINANCIAL NETWORK, INC.); LISA
MARIE DAWSON; DEPARTMENT OF
JUSTICE, STATE OF OREGON; QUICK
COLLECT INC.; STATE OF OREGON; and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
3198 DUKE SNIDER AVENUE, EUGENE,
OR 97402,

Defendants.

Case No. 161405968

**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

BRADLEY E. DAWSON;
ROSE M. VANDECAR; HOMECOMINGS FINANCIAL, LLC (FKA HOMECOMINGS
FINANCIAL NETWORK, INC.); LISA MARIE DAWSON; DEPARTMENT OF JUSTICE,
STATE OF OREGON; QUICK COLLECT INC.; STATE OF OREGON; and ALL OTHER
PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3198 DUKE SNIDER

1 AVENUE, EUGENE, OR 97402, the records on file herein, and pursuant to the Motion for
2 General Judgment and Declaration of Amount Due by Default by Plaintiff DEUTSCHE BANK
3 TRUST COMPANY AMERICAS AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS,
4 INC. PASS THROUGH CERTIFICATES 2007-QH9, ITS SUCCESSORS AND/OR ASSIGNS
5

6 **IT IS HEREBY ADJUDGED:**

7 1. SOLLWITZ TRUST, INC. in the real property located at 3198 DUKE SNIDER
8 AVENUE, EUGENE, OR 97402 DEED OF TRUST, #2007-048948 recorded July 18, 2007 in the official records of LANE County as instrument number 2007-
9 048948 DEED OF TRUST, #2007-048948, is a viable first priority lien, superior to the interests of all the
10 Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are
11 subsequent to SOLLWITZ TRUST, INC. DEED OF TRUST, #2007-048948 DEED OF TRUST, #2007-048948
12 legally described as follows:
13

14 LOT 36, FIELD OF DREAMS, AS PLATTED AND RECORDED IN FILE 75, SLIDES
15 70, 71 AND 72, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY,
16 OREGON.

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

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

24 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
25 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
26 68(C), which amount may be added to the outstanding obligation due and owing under the Note

1 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
2 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
3 by sale of the Subject Property as directed under this Judgment;

4 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
5 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
6 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
7 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

18 8. Plaintiff or any other party to this action may become a purchaser at the
19 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
20 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
21 successor in interest may apply to this Court for a writ of assistance to gain possession of the
22 subject property if Defendants or any other party or person refuses to surrender possession;
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DECLARATION OF AMOUNT DUE BY DEFAULT

(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

1. The amount of the judgment is \$220,615.71.
2. Simple interest at the variable rate currently at 3.5% (\$14.22 *per diem*) after 10/7/16, through the date of sale.
3. Attorney fees of \$4,240.00, plus \$290.00, through the date of sale.
4. Costs of \$4,274.78, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.

IT IS SO ADJUDGED

Signed: 12/27/2016 11:34 AM



Suzanne B. Chaffin, Circuit Court Judge

CERTIFICATE OF READINESS

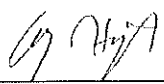
This proposed Order or Judgment is ready for judicial signature because:

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;

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- c. After conferring about objections, [Opposing Party] 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.
- 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: November 21, 2016

AMY F. HARRINGTON (OSB # 123363)
(858) 750-7600
(619) 326-2430
aharrington@aldridgepite.com

111 SW Columbia Street, Suite 950
Portland, OR 97201

Of Attorneys for Plaintiff
DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC. PASS THROUGH CERTIFICATES 2007-QH9, ITS
SUCCESSORS AND/OR ASSIGNS