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

U.S. BANK NATIONAL ASSOCIATION,

CASE NUMBER: 15CV32130

Plaintiff,

vs.

**WRIT OF EXECUTION IN FORECLOSURE**

BONNIE K. WARREN; JULIAN GUY  
WARREN II; AND PERSONS OR PARITES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendants.

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TO: THE SHERIFF OF LANE COUNTY, OREGON:

1.

WHEREAS, on August 4, 2016, in the above-entitled Court, a General Judgment of Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding

2.

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon (subject to redemption, if applicable), all of the interest which the Defendants BONNIE K. WARREN; JULIAN GUY WARREN II ("Defendants") had on May 8, 2006, the date of the foreclosed Deed of Trust which was recorded on May 10, 2006, as Instrument No. 2006-032246 in the official records of the Lane County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

**Lender's Principal Judgment:**

Unpaid Principal Balance:	\$197,153.49
Pre-Judgment Interest from August 1, 2011 to July 1, 2016, the date set forth in the Judgment at 7%, per annum, (\$37.81 per diem):	\$37,853.54
Lender's Fees and Costs:	\$18,598.86
Attorney's Fees and Costs:	\$3,015.00
<b>Total Judgment Entered:</b>	<b>\$286,620.89</b>

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1 **Additional Pre-Judgment Interest:**  
2 Accrued Interest from July 2, 2016, the  
3 day after the date set forth in the Judgment  
4 through August 4, 2016, the date of entry  
5 of the Judgment, at interest at 7%, per  
6 annum (\$37.81 per diem): \$1,247.73

7 ***Total Judgment Entered Including***  
8 ***Additional Pre-Judgment***  
9 ***Interest:*** \$287,868.62

10 3.

11 Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$287,868.62 at  
12 the legal rate of interest of 9% per annum, \$70.98 per diem, from August 4, 2016 to the date the real  
13 property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of  
14 this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

15 4.

16 The real property subject to this writ of execution is commonly known as 1824  
17 LAWRIDGE AVE, SPRINGFIELD, OREGON 97477 ("Property") and described in Exhibit "1"  
18 attached hereto.

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5.

The Judgment Creditor's name and address is:

U.S. BANK NATIONAL ASSOCIATION  
4801 Frederica Street  
Owensboro, Kentucky 42301-7441

The Judgment Creditor's name and address for the purpose of this Writ is:

U.S. BANK NATIONAL ASSOCIATION  
c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)  
2112 Business Center Drive  
Irvine, CA 92612  
949-252-9400

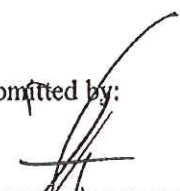
THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and sell the Property, in the manner prescribed by law; or so much thereof as may be necessary to satisfy the Judgment, interest, fees, and costs.

MAKE RETURN HEREOF within 60 days after you receive this Writ.

*July 20, 2017*

*By: Angie Jones  
court clerk*

Submitted by:



Dated: *6/28/17*

Nathan F. Smith, OSB #120112  
Attorney for Plaintiff  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Phone: (949) 252-9400  
Fax: (949) 252-1032  
Email: nathan@mclaw.org



# EXHIBIT “1”

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 2, Block 4, FIRST ADDITION TO RAMBLING ACRES, as platted and recorded in Book  
27, Page 4, Lane County Oregon Plat Records, in Lane County, Oregon.

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CIRCUIT COURT OF OREGON FOR LANE COUNTY

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff,

v.

BONNIE K. WARREN; JULIAN GUY  
WARREN, II; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendants.

NO. 15CV32130

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, U.S. BANK NATIONAL ASSOCIATION, 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 judgment as a matter of law, and that the judgment should be entered in favor of the plaintiff forthwith as more particularly hereafter set forth. Therefore,

IT IS HEREBY ORDERED AND ADJUDGED THAT:

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 1

60221-0173-JUD-21469383

*Law Offices*  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 676-9640

1  
2 1. Plaintiff, U.S. BANK NATIONAL ASSOCIATION be awarded judgment in the sum of  
3 \$197,153.49, together with interest at a rate as provided in the Note from August 1, 2011 through July 1,  
4 2016 in the amount of \$67,853.54 with additional pre-judgment interest at the per diem rate of \$37.81 as  
5 provided in the Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of  
6 \$2,050.00, plus other recoverable amounts of \$18,598.86 which includes the amounts itemized in the  
7 declaration of the lender in support of motion for judgment plus allowable costs of \$965.00 as itemized  
8 in the bill of disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to  
9 bear interest until paid at the statutory rate or at the contract rate, whichever is greater; and.  
10

11 2. Plaintiff's Deed of Trust on real property in Lane County, Oregon, legally described as  
12 follows:  
13

14 LOT 2, BLOCK 4, FIRST ADDITION TO RAMBLING ACRES, AS PLATTED  
15 AND RECORDED IN BOOK 27, PAGE 4, LANE COUNTY OREGON PLAT  
16 RECORDS, IN LANE COUNTY, OREGON.

17 which was recorded on May 10, 2006, under Auditor's File No. 2006-032246, records of Lane  
18 County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above described  
19 real estate and the whole thereof as security for the payment of the judgment herein set forth, and that  
20 said Deed of Trust be foreclosed and the property therein described is hereby ordered sold by the  
21 Sheriff of Lane County in the manner provided for by law, and the proceeds therefrom shall be  
22 applied to the payment of the judgment, interest, attorneys' fees and costs, and such other sums as  
23 plaintiff has advanced prior to judgment, and that such sums shall constitute a first and specific lien  
24 and charge upon said real estate, prior and superior to any right, title, estate, lien or interest of the  
25 defendant and of any one claiming by, through or under them; and  
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2 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the  
3 property described above or any part thereof subsequent to May 8, 2006, the date of the Deed of  
4 Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right,  
5 title, lien or interest in or to said property or any part thereof, save and except for the right of  
6 redemption as allowed by law; and  
7

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

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

23 Judgment Creditor:

U.S. BANK NATIONAL ASSOCIATION  
c/o Robinson Tait, P.S.  
710 Second Ave., Suite 710  
Seattle, WA 98104  
(206) 676-9640

27 Attorney for Judgment Creditor:

Craig Peterson  
Robinson Tait, P.S.  
710 Second Ave., Suite 710

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Seattle, WA 98104  
(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: \$197,153.49

Simple Interest on the Principal Balance  
from August 1, 2011  
to July 1, 2016: \$67,853.54

Other Amounts Due Under Terms of Loan: \$18,598.86

Attorneys' Fees and Costs:  
Attorneys' Fee: \$2,050.00  
Total Costs: \$965.00

Total Attorney Fees and Costs: \$3,015.00

*TOTAL DEBT OWED* \$286,620.89

Pre-Judgment: Additional pre-judgment interest accrues from July 1, 2016, to the date of  
entry of judgment at the per diem rate of \$37.81, in accordance with the Note

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2 Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with  
3 the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.  
4  
5

6 Signed: 8/3/2016 10:51 AM

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10 ~~Suzanne B. Chaffi, Circuit Court Judge~~

11 Submitted by:

12  
13   
14  Craig Peterson, OSB #120365  
15 Email: cpeterson@robinsontait.com  
16 [ ] Brandon Smith, OSB #124584  
17 Email: bsmith@robinsontait.com  
18 [ ] Jaimie Fender, OSB #120832  
19 Email: jfender@robinsontait.com  
20 [ ] Kimberly Hood, OSB #123008  
21 Email: KHood@robinsontait.com  
22 [ ] Michael Althouse, OSB #150793  
23 Email: malthouse@robinsontait.com  
24 Robinson Tait, P.S.  
25 Attorneys for Plaintiff  
26 Tel: (206) 676-9640  
27 Fax: (206) 676-9659  
28

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 5  
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