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CLACKAMAS COUNTY SHERIFF

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

ONEWEST BANK, FSB,

Plaintiff,

vs.

BOBBIE L. BREEDLOVE AKA BOBBIE LORRAINE BREEDLOVE; UNKNOWN HEIRS OF BOBBIE L. BREEDLOVE AKA BOBBIE LORRAINE BREEDLOVE; RAYMOND W. BREEDLOVE, AS AFFIANT OF THE SMALL ESTATE OF BOBBIE L. BREEDLOVE AKA BOBBIE LORRAINE BREEDLOVE; RAYMOND W. BREEDLOVE, INDIVIDUALLY; CLIFFORD BREEDLOVE; LELAND BREEDLOVE; UNITED STATES OF AMERICA; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property.

Defendants.

CASE NUMBER: cv12050775

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF CLACKAMAS COUNTY, OREGON:

1.

WHEREAS, on December 9, 2015, in the above-entitled Court, a General Judgment of

1 Foreclosure (“Judgment”) was entered and docketed in the above-entitled and numbered proceeding

2 2.

3 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
4 commanded to sell, in the manner prescribed by law for the sale of real property upon (subject to
5 redemption, if applicable), all of the interest which the Defendants BOBBIE L. BREEDLOVE AKA
6 BOBBIE LORRAINE BREEDLOVE; UNKNOWN HEIRS OF BOBBIE L. BREEDLOVE AKA
7 BOBBIE LORRAINE BREEDLOVE; RAYMOND W. BREEDLOVE, AS AFFIANT OF THE
8 SMALL ESTATE OF BOBBIE L. BREEDLOVE AKA BOBBIE LORRAINE BREEDLOVE;
9 RAYMOND W. BREEDLOVE, INDIVIDUALLY; CLIFFORD BREEDLOVE; LELAND
10 BREEDLOVE; UNITED STATES OF AMERICA; STATE OF OREGON; AND OCCUPANTS
11 OF THE PREMISES (“Defendants”) had on May 16, 2008, the date of the foreclosed Deed of Trust
12 which was recorded on May 21, 2016, as Instrument No. 2008-037108 in the official records of the
13 Clackamas County Recorder’s Office, and/or all of the interest which Defendants had thereafter, in
14 the real property described in the Judgment to satisfy the Judgment as follows:

15
16 **Lender’s Principal Judgment:**

17 Unpaid Principal Balance:	\$185,221.36
18 Pre-Judgment Interest from October 17, 19 2011 to November 22, 2015, the date 20 set forth in the Judgment at 1.620%, per 21 annum, (\$18.19 per diem):	\$25,496.37
22 Lender’s Fees and Costs:	\$15,149.95
23 Attorney’s Fees and Costs:	\$4,783.24
24	
25 Total Judgment Entered:	\$230,650.92
26	
27	
28	

1 **Additional Pre-Judgment Interest:**

2 Accrued Interest from October 23,
3 2015, the day after the date set forth in
4 the Judgment through December 9,
5 2015, the date of entry of the Judgment,
6 at 1.620%, per annum (\$18.19 per
7 diem):

\$847.97

8
9 ***Total Judgment Entered Including***
10 ***Additional Pre-Judgment***

11 ***Interest:*** **\$231,498.89**

12 3.

13 Additionally, Plaintiff is entitled to the accrual of post-judgment interest on **\$231,498.89** at
14 the legal rate of interest of 9% per annum, \$57.08 per diem, from December 10, 2015 to the date the
15 real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus
16 costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

17 4.

18 The real property subject to this writ of execution is commonly known as 592 NE Territorial
19 Road, Canby, OR 97013 ("Property") and described in Exhibit "1" attached hereto.

20 5.

21 The Judgment Creditor's name and address is:

22 ONEWEST BANK, FSB

23 c/o Financial Freedom

24 888 East Walnut Street

25 Pasadena, California 91101-1895

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

27 ONEWEST BANK, FSB

28 c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)

1 2112 Business Center Drive

2 Irvine, CA 92612

3 949-252-9400

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

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



8
9
10
11 Wendy Watson Dated Aug 8, 2017

12 Submitted by:

13
14
15 *[Signature]*

16 Dated: 7/6/17

17 Nathan F. Smith, OSB #120112
18 Attorney for Plaintiff
19 MALCOLM ♦ CISNEROS, A Law Corporation
20 2112 Business Center Drive, Second Floor
21 Irvine, California 92612
22 Phone: (949) 252-9400
23 Fax: (949) 252-1032
24 Email: nathan@mclaw.org

25 COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.
26 IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,
27 PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
28 ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
THIS WRIT BY FILING A CLAIM OF EXEMPTION.

Court Administrator relies on the information
provided by the person seeking issuance of
this writ of execution and is not liable for any
errors or omissions in the information

EXHIBIT 1

EXHIBIT "ONE"

PARCEL 1: Part of Lot 56, PRUNELAND, in Section 28, Township 3 South, Range 1 East, of the Willamette Meridian, in the City of Canby, County of Clackamas and State of Oregon, described as follows:

Beginning at a 1/4 inch iron rod at the Southwest corner of said Lot 56, PRUNELAND; thence North 78° 24' East, along the Northerly boundary of Territorial Road, 175.20 feet to a 1/4 inch iron rod, the true point of beginning, at a point being also the Southwest corner of the above mentioned Harbaugh tract; thence North 169.00 feet to a 5/8 inch iron rod; thence East 120.00 feet to a 5/8 inch iron rod; thence South 144.37 feet to a 1/2 inch iron rod on the Northerly boundary of Territorial Road, said iron rod being the Southeast corner of the above mentioned Harbaugh tract; thence South 78° 24' West along the Northerly boundary of Territorial Road, 122.50 feet to a 1/4 inch iron rod, the true point of beginning.

PARCEL 2: A portion of Lot 56, PRUNELAND, in the City of Canby, County of Clackamas and State of Oregon, described as follows:

Beginning at the Southwest corner of said Lot 56; thence North 78° 24' East, along the Northerly boundary of Territorial Road, a distance of 175.20 feet to a 1/4 inch iron rod; thence North a distance of 169.00 feet to a 5/8 inch iron rod; thence East a distance of 120.00 feet to a 5/8 inch iron rod, being the Northeast corner of that certain tract conveyed to Gerald Seifert and Viola L. Seifert, husband and wife, by Deed recorded August 31, 1971, as Recorder's Fee No. 71-19686, and also being the true point of beginning of the tract to be described; thence East a distance of 12 feet; thence South, parallel with the East line of said Seifert tract, a distance of 144.00 feet, more or less, to the Northerly boundary of Territorial Road; thence Southwesterly, along the said North boundary of Territorial Road, a distance of 12.00 feet, more or less, to the Southeast corner of said Seifert tract; thence North a distance of 144.37 feet to the true point of beginning.