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IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JOSEPHINE COUNTY

VALERIE JAYNE FERRETTO, Successor)
Trustee of the CARLTON FAMILY TRUST,)
Dated 10/18/02,)

Plaintiff,)

Case No. 17CV05710

Vs.)

**WRIT OF EXECUTION
IN FORECLOSURE**

RAY WARMINGTON;)
CAPITAL ONE BANK;)
OREGON ACCOUNT SYSTEMS, INC.;)
OREGON ONE, INC.;)
UNIFUND CCR PARTNERS;)
GENERAL CREDIT SERVICES, INC.;)

Defendants.)

TO: JOSEPHINE COUNTY SHERIFF-CIVIL DIVISION

WHEREAS, on September 19, 2017, in this court, a judgment of foreclosure was enrolled and docketed in this cause, a true copy of which is attached and made a part hereof;

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 on execution subject to redemption, all of the interest that defendants had on October 2, 2006, the date of the trust deed, and also all of the

Page -1- WRIT OF EXECUTION IN FORECLOSURE

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interest that defendants had thereafter, in the real property described in the judgment, to satisfy the sum of \$192,821.21, together with interest on that sum at the rate of 10.0% per annum from July 15, 2016, costs and disbursements in the sum of \$1,466.84, attorney fees in the sum of \$15,500.00, taxes in the sum of \$2,658.73, suit expenses in the sum of \$670.00, and the costs of this writ, making due return within 60 days after your receive this writ.

Sarah M. Jensen
September 25 2017



EXHIBIT "A"

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter in Section 32, Township 38 South, Range 5 West, Willamette Meridian, Josephine County, Oregon; thence East, along the South line of said Southeast Quarter of the Southeast Quarter, 330 feet; thence North, parallel to the West line of said Southeast Quarter of the Southeast Quarter, 559 feet, more or less, to a point 761 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter of the Southeast Quarter, 60 feet; thence North and parallel to the West line of said Southeast Quarter of the Southeast Quarter, 341 feet, more or less, to a point 420 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter of the Southeast Quarter, 270 feet; thence South, along the West line of said Southeast Quarter of the Southeast Quarter, 900 feet, more or less, to the point of beginning. EXCEPTING THEREFROM any portion lying within the limits of Kincaid Road.

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IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JOSEPHINE COUNTY

VALERIE JAYNE FERRETTO, Successor
Trustee of the CARLTON FAMILY TRUST,
dated 10/18/02,

Plaintiff,

Case No. 17CV05710

vs.

**GENERAL JUDGMENT
OF FORECLOSURE**

RAY WARMINGTON;
CAPITAL ONE BANK;
OREGON ACCOUNT SYSTEMS, INC.;
OREGON ONE, INC.;
UNIFUND CCR PARTNERS;
GENERAL CREDIT SERVICES, INC.,

Defendants.

THIS MATTER having come before the Court on the
Plaintiff's Complaint For Foreclosure and the Court makes the
following findings: Plaintiff was granted SUMMARY JUDGMENT
against Defendant, RAY WARMINGTON, by ORDER entered September
14, 2017. Defendant, CAPITAL ONE BANK, was duly served February
21, 2017, and has failed to answer and an ORDER OF DEFAULT was
entered March 29, 2017. Defendant, OREGON ACCOUNT SYSTEMS,
INC., was duly served February 17, 2017, and has failed to
answer and an ORDER OF DEFAULT was entered March 29, 2017.
Defendant, OREGON ONE, INC., was duly served February 17, 2017,

Page -1- GENERAL JUDGMENT OF FORECLOSURE

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1 and has failed to answer and an ORDER OF DEFAULT was entered
2 March 29, 2017. Defendant, UNIFUND CCR PARTNERS, was served
3 February 17, 2017, and has failed to answer and an ORDER OF
4 DEFAULT was entered March 29, 2017. Defendant, GENERAL CREDIT
5 SERVICES, INC., was served February 13, 2017, and has failed to
6 answer and an ORDER OF DEFAULT was entered March 29, 2017.

7 Based upon the above, and the files and records herein, and the
8 Court being fully advised

9 **IT IS HEREBY ORDERED AND ADJUDGED:**

10 1. Plaintiff is awarded judgment against Defendant,
11 RAY WARMINGTON, in the amount of \$192,821.21, plus interest at
12 the rate of 10.0% per annum from July 15, 2016 until paid; the
13 further sum of \$2,658.73 as back taxes; the further sum of
14 \$670.00 as reasonable suit expenses; the further sum of
15 \$12,000.00 as Plaintiff's reasonable attorney fees; and for
16 Plaintiff's costs and disbursements incurred herein; and that
17 writ of execution shall issue therefor.

18 2. The trust deed executed and delivered by RAY
19 WARMINGTON, to Plaintiff on or about October 2, 2006, and
20 recorded on October 9, 2006 as document #2006-020296 of the
21 official records of Josephine County, Oregon, is a valid lien
22 for the amount of Plaintiff's judgment set forth in paragraph
23 one (1) above against all the real property, situated in
24 Josephine County, Oregon, described on the attached EXHIBIT "A",

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1 and that lien is superior to any interest, lien, or claim of
2 Defendants, or any of them.

3 3. The trust deed lien is foreclosed and all interest
4 that the Defendant, RAY WARMINGTON, had on and after October 2,
5 2006, in the real property shall be sold by the sheriff of
6 Josephine County, Oregon, in the manner provided by law and in
7 accordance with the practice of this court.

8 4. The proceeds of sale shall be applied first toward
9 the costs of sale; then toward the satisfaction of Plaintiff's
10 judgment awarded herein; and the surplus, if any, to the clerk
11 of the court to be distributed to such party or parties as may
12 establish their right thereto.

13 5. The Defendants, and all persons claiming through or
14 under Defendants, as purchasers, encumbrances, or otherwise, are
15 forever foreclosed of all interest, lien, or claim in the real
16 property described above and every portion thereof excepting
17 only any statutory right of redemption as Defendants may have
18 therein.

19 6. Plaintiff or any other party to this suit may
20 become the purchaser at the sale of the real property. The
21 purchaser is entitled to exclusive possession of the real
22 property from and after the date of sale and is entitled to such
23 remedies as are available at law to secure possession, including
24 a writ of assistance, if Defendants or any other party or person

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shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

Signed 9/19/2017 08:35 AM



Circuit Court Judge Lindi L. Baker

SUBMITTED BY:
Steven P. Pickens, OSB #711347
Attorney For Plaintiff

CERTIFICATE OF READINESS

I HEREBY CERTIFY that the proposed GENERAL JUDGMENT OF FORECLOSURE is ready for judicial signature because service is not required by statute, rule or otherwise.

DATED this 18th day of September, 2017.

STEVEN P. PICKENS
OSB #711347



Attorney For Plaintiff

EXHIBIT "A"

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter in Section 32, Township 38 South, Range 5 West, Willamette Meridian, Josephine County, Oregon; thence East, along the South line of said Southeast Quarter of the Southeast Quarter, 330 feet; thence North, parallel to the West line of said Southeast Quarter of the Southeast Quarter, 559 feet, more or less, to a point 761 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter of the Southeast Quarter, 60 feet; thence North and parallel to the West line of said Southeast Quarter of the Southeast Quarter, 341 feet, more or less, to a point 420 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter of the Southeast Quarter, 270 feet; thence South, along the West line of said Southeast Quarter of the Southeast Quarter, 900 feet, more or less, to the point of beginning. EXCEPTING THEREFROM any portion lying within the limits of Kincaid Road.