

RECEIVED  
CLACKAMAS CNTY SHERIFF

17 OCT -9 AM 10: 51

1  
2  
3  
4  
5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
6 **FOR THE COUNTY OF CLACKAMAS**

7 WILMINGTON SAVINGS FUND SOCIETY,  
8 FSB, DOING BUSINESS AS CHRISTIANA  
9 TRUST, NOT IN ITS INDIVIDUAL  
10 CAPACITY BUT SOLELY AS LEGAL  
11 TITLE TRUSTEE FOR BRONZE CREEK  
12 TITLE TRUST 2014-NPL1,

13 Plaintiff,

14 v.

15 JAMES DOUGLAS ZAK; AND ALL  
16 OTHER PERSONS OR PARTIES  
17 UNKNOWN CLAIMING ANY RIGHT,  
18 TITLE, LIEN, OR INTEREST IN THE REAL  
19 PROPERTY COMMONLY KNOWN AS  
20 14308 SE OATFIELD RD., MILWAUKIE,  
21 OR 97267,

22 Defendant.

Case No. 16CV13812

**WRIT OF EXECUTION**

23 TO THE CLACKAMAS COUNTY SHERIFF:

24 On 7/26/17, a General Judgment of Foreclosure and Declaration of Amount Due by  
25 Default was entered by the Clackamas County Circuit Court, foreclosing Plaintiff's Deed of  
26 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: WILMINGTON SAVINGS FUND  
SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE  
TRUST 2014-NPL1 c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR

1 97201.

2 The real property to be sold at public auction is commonly known as 14308 SE  
3 OATFIELD RD., MILWAUKIE, OR 97267 (“Subject Property”), and legally described as:

4 PART OF LOT 1, TRACT 3, FIR GROVE, AND PART OF LOT 8, PLEASANT HILL  
5 PARK, CLACKAMAS COUNTY, OREGON, DESCRIBED AS THE NORTH 60 FEET OF  
6 THE FOLLOWING:

7 BEGINNING AT AN IRON PIPE DRIVEN ON THE EASTERLY BOUNDARY OF  
8 THAT TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 184, PAGES 67 AND  
9 68, WHICH POINT IS SOUTH 89° 44' EAST, 230.67 FEET AND SOUTH 4° 20' EAST,  
10 189.45 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 8, PLEASANT HILL  
11 PARK, AS RECORDED IN PLAT BOOK 4, PAGE 17; THENCE SOUTH 83° 15' WEST  
12 ALONG THE NORTH LINE OF TRACT DESCRIBED IN DEED RECORDED JANUARY  
13 17,1944 IN DEED BOOK 319, PAGE 164, A DISTANCE OF 246.20 FEET TO THE  
14 NORTHWEST CORNER OF SAID TRACT, WHICH POINT IS MARKED BY AN IRON  
15 PIPE ON THE EAST SIDE OF OATFIELD COUNTY ROAD; THENCE NORTH 12°45'  
16 WEST ALONG THE EAST SIDE OF SAID ROAD, 123.60 FEET TO AN IRON PIPE AT  
17 THE SOUTHWEST CORNER OF TRACT DESCRIBED IN DEED RECORDED MARCH 14,  
18 1947 IN DEED BOOK 386, PAGE 650; THENCE SOUTH 89°27' EAST ALONG THE  
19 SOUTH LINE OF SAID LAST MENTIONED TRACT, 264.04 FEET, MORE OR LESS, TO  
20 AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 4° 20'  
21 EAST, 89.45 FEET TO THE POINT OF BEGINNING.

22  
23 ALSO, BEGINNING AT A POINT IN THE EAST LINE OF THE OATFIELD  
24 COUNTY ROAD WHICH BEARS SOUTH 12°45' EAST, 75.0 FEET FROM THE  
25 NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE AT RIGHT  
26 ANGLES TO SAID OATFIELD ROAD, IN A STRAIGHT LINE, TO A POINT OF

Page 2 -- WRIT OF EXECUTION

1 INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT;  
2 THENCE WEST ON SAID SOUTH LINE TO A POINT IN THE EAST LINE OF SAID  
3 OATFIELD ROAD; THENCE SOUTH 12°45' EAST ON SAID EAST LINE TO THE POINT  
4 OF BEGINNING.

5 The total amount due and owing on the Judgment as of August 28, 2017;

6 Judgment:	Principal	\$393,461.80
7 Pre-Judgment:	Interest(4.5%, \$27.83/day)	\$3,228.28 (4/2/17 through 7/26/17)
8	Attorney Fees	\$4,095.00
9	Costs	\$2,283.74
10	Prevailing Party Fee	\$300.00
11 Post-Judgment:	Interest(4.5%, \$27.83/day)	\$918.39 (7/27/17 through 8/28/17)
12	Attorney Fees	\$305.00
13	Costs	\$0.00

14 **TOTAL: \$404,592.21**

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

17 //  
18 //  
19 //  
20 //  
21 //  
22 //  
23 //  
24 //  
25 //  
26 //

1 After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on  
2 the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to  
3 execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

4 DATED Sept 7, 2017



5 COURT ADMINISTRATOR FOR  
6 CLACKAMAS COUNTY CIRCUIT  
7 COURT

8 By Mandy Peterson

9 Presented by:  
10 ALDRIDGE PITE, LLP

11  
12 Katie L. Riggs, OSB # 095861  
13 (858) 750-7600  
14 (503) 222-2260 (Facsimile)  
15 kriggs@aldridgepite.com

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

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