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

CITIMORTGAGE, INC., ITS SUCCESSORS
IN INTEREST AND/OR ASSIGNS,
Plaintiff,

Case No. 12CV1196

WRIT OF EXECUTION

v.

FREDERICK B. BOOS AKA FREDERICK
BOOS; KATHERINE E. G. BOOS AKA
KATHERINE BOOS; JOEL J. KENT; AND
OCCUPANTS OF THE PREMISES,
Defendant.

TO THE DESCHUTES COUNTY SHERIFF:

On May 3, 2016, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the DESCHUTES 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: CITIMORTGAGE, INC., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 20025 DESTINY C, BEND, OR 97701 ("Subject Property"), and legally described as:

PARCEL 2 OF PARTITION PLAT 1995-5, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF SECTION

1 8, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN,
2 DESCHUTES COUNTY, OREGON

3 The total amount due and owing on the Judgment as of September 18, 2017;

4 Judgment:	Principal	\$1,056,542.42
5 Pre-Judgment:	Interest(6.250%, \$150.51/day)	\$117,849.33 (3/12/14 through 5/2/16)
6	Attorney Fees	\$3,913.00
7	Costs	\$23.52
8	Prevailing Party Fee	\$300.00
9 Post-Judgment:	Interest(6.250%, \$150.51/day)	\$75,857.04 (5/3/16 through 9/18/17)

10 **TOTAL: \$1,254,485.31**

11 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
12 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
13 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
14 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the
15 holder of the certificate of sale.

18 Signed: 10/9/2017 03:11 PM

19 
20 _____

21 Trial Court Administrator Jeffrey E. Hall



22 Presented by:
23 ALDRIDGE PITE, LLP

24 
25 x _____
26 Christina Andreoni, OSB #160875
(858) 750-7600
(503) 222-2260 (Facsimile)
candreoni@aldridgepite.com

Page 2 – WRIT OF EXECUTION

Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

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

CITIMORTGAGE, INC., its successors in
interest and/or assigns,

Plaintiff,

v.

FREDERICK B. BOOS aka FREDERICK
BOOS; KATHERINE E. G. BOOS aka
KATHERINE BOOS; JOEL J. KENT; and
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 12CV1196

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE**

PURSUANT TO SB368, THIS IS A
JUDGMENT OF FORECLOSURE AND DOES
NOT CONSTITUTE A MONEY AWARD
AGAINST ANY DEFENDANT

Based upon the Court's Orders of Default against defendants Katherine E. G. Boos aka
Katherine Boos and Occupants Of The Premises, the order granting summary judgment as to
Defendant Frederick B. Boos aka Frederick Boos, the records on file herein, and pursuant to the
Motion for General Judgment and Money Award by Plaintiff Citimortgage, Inc., its successors in
interest and/or assigns ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest is the real property located at 20025 Destiny C, Bend,
OR 97701 ("Subject Property"), as evidenced by the Deed of Trust recorded in the official
records of Deschutes County as instrument number 2004-76848 ("Deed of Trust"), is a viable
first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships,
liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as created by the
Note and Deed of Trust. The Subject Property is legally described as follows:

1 PARCEL 2 OF PARTITION PLAT 1995-5, BEING A PORTION OF THE
2 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF
3 SECTION 8, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF THE WILLAMETTE
4 MERIDIAN, DESCHUTES COUNTY, OREGON.

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

8 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
9 due under the Note and Deed of Trust, which as of March 11, 2014, is \$1,056,542.42 (excluding
10 attorney fees and costs), together with interest at the rate of 6.250% and any future advances
11 and/or fees that may be made or incurred pursuant to the terms of the Note and Deed of Trust up
12 to the date of the execution sale. This amount is to be satisfied by sale of the Subject Property as
13 directed under this Judgment;

14 4. Plaintiff is owed reasonable attorney fees in the amount of \$3,848.50, pursuant to
15 the Note and Deed of Trust and ORCP Rule 68(C), which amount may be added to the
16 outstanding obligation due and owing under the Note and Deed of Trust and recovered from the
17 proceeds of the sheriff's sale. Pursuant to the Deed of Trust, these fees continue to accrue to the
18 date of the execution sale. This amount to be satisfied by sale of the Subject Property as directed
19 under this Judgment;

20 5. Plaintiff is owed costs of suit in the amount of \$23.52, pursuant to the Note and
21 Deed of Trust, ORCP Rule 68(A)(2) and ORS 20.115(4), which may be added to the outstanding
22 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
23 the sheriff's sale. Pursuant to the Deed of Trust, these costs continue to accrue to the date of the
24 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
25 Judgment;

26 6. Plaintiff is owed the prevailing party fee of \$300, this amount to be satisfied by
sale of the Subject Property as directed under this Judgment.

1 7. The Sheriff shall make a return on the writ of execution to the court administrator
2 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
3 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
4 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
5 parties as may establish their right thereto. The Defendants and all persons claiming through or
6 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
7 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
8 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
9 every part of the Subject Property when the time for redemption has elapsed;

10 8. Plaintiff or any other party to this action may become a purchaser at the
11 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
12 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
13 successor in interest may apply to this Court for a writ of assistance to gain possession of the
14 subject property if Defendants or any other party or person refuses to surrender possession;

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