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

NATIONSTAR MORTGAGE LLC,
Plaintiff,

v.

MICHAEL L. SINCLAIR; RENEE C.
SINCLAIR; SURF PINES HOMEOWNERS
ASSOCIATION; JP MORGAN CHASE
BANK, N. A. SUCCESSOR IN INTEREST
FROM THE FDIC AS RECEIVER FOR
WASHINGTON MUTUAL BANK, F. A.; and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
89594 MANION DR, WARRENTON, OR
97146,

Defendants.

Case No. 17CV06257

WRIT OF EXECUTION

TO THE CLATSOP COUNTY SHERIFF:

On May 18, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Stipulation and Default was entered by the Clatsop 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: NATIONSTAR MORTGAGE LLC 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 89594 Manion Dr, Warrenton, OR 97146 ("Subject Property"), and legally described as:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE

1 WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON, DESCRIBED AS FOLLOWS:
2 BEGINNING AT THE NORTHWEST CORNER OF THE JOHN JEWETT DONATION
3 LAND CLAIM; THENCE SOUTH 8 DEGREES 28' EAST FOR 684.16 FEET THENCE EAST
4 226 FEET; THENCE SOUTH 7 DEGREES 00' EAST FOR 641.77 FEET; THENCE SOUTH
5 80 DEGREES 00' WEST 30 FEET TO THE WEST LINE OF THAT ROAD DESCRIBED IN
6 PARCEL 2 OF THE INSTRUMENT RECORDED IN BOOK 233, PAGE 671; THENCE
7 SOUTH 7 DEGREES 00' EAST ALONG THE WEST LINE OF SAID ROAD A DISTANCE
8 OF 1650 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
9 NORTH 7 DEGREES 00' WEST ALONG SAID ROAD 200 FEET; THENCE SOUTH 83
10 DEGREES WEST 100 FEET TO THE EAST LINE OF A TRACT ROAD; THENCE SOUTH 7
11 DEGREES 00' EAST PARALLEL WITH THE FIRST MENTIONED ROAD A DISTANCE
12 OF 200 FEET; THENCE NORTH 83 DEGREES EAST 100 FEET TO THE TRUE POINT OF
13 BEGINNING.

14 The total amount due and owing on the Judgment as of July 27, 2017;

15	Judgment:	Principal	\$293,661.64
16		Attorney Fees	\$3,280.00
17		Costs	\$2,315.00
18		Prevailing Party Fee	\$300.00
19	Post-Judgment:	Interest(5.25%,\$40.13/day)	\$3,732.09 (4/26/17 through 7/27/17)
20		Attorney Fees	\$295.00

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22 **TOTAL: \$303,583.73**

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Page 2 – WRIT OF EXECUTION

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



J. Lindsey
J. Lindsey, Court Clerk
8-1-17

10 Presented by:
11 ALDRIDGE PITE, LLP

12 *Christina M. Andreoni*
13 Christina M. Andreoni OSB# 160875
14 (858) 750-7600
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Of Attorneys for Plaintiff