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

GREEN TREE SERVICING LLC,
 Plaintiff,
 vs.
 ROMAINE WATSON, an individual; 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 NO.: 14CV0840FC
WRIT OF EXECUTION

STATE OF OREGON)
) ss.
County of Deschutes)

TO THE SHERIFF OF DESCHUTES COUNTY OREGON:

WHEREAS, on January 5, 2016 by consideration of the Deschutes County Circuit Court, there was entered a General Judgment of Foreclosure as to Defendants. Said General Judgment of Foreclosure was duly enrolled and docketed in the Trial Court Administrator's Office in said County on January 5, 2016; a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

Judgment Creditor: GREEN TREE SERVICING LLC,
Judgment Creditor Address: 55 Beattie Place, Suite 100

ZIEVE, BRODNAX & STEELE, LLP
Amy F. Harrington, Esq.
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
714-848-7920
aharrington@zbslaw.com

Greenville, SC 29601-2743

1
2 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
3 commanded to sell the real property as by said General Judgment of Foreclosure according to
4 law (subject to redemption) all of the interest that the Defendant Romanie Watson had on the
5 12th day of June 2003, the date of the Mortgage, and also all of the interest that Defendants had
6 thereafter, in the real property described in the Judgment as:

7 LOT NINE (9) AND THE SOUTH HALF (S1/2) OF LOT TEN (10), BLOCK
8 FIFTEEN (15), MOUNTAIN VIEW
9 ADDITION TO REDMOND, DESCHUTES COUNTY, OREGON.
10 EXCEPTING THEREFROM THE WESTERLY TEN (10) FEET OF SAID
11 LOTS.

12 TAX PARCEL NUMBER: 123797

13 The street address of the real property to be levied upon is 620 SW 15th Street, Redmond,
14 OR 97756.

15 The above referenced property shall be sold to satisfy the following sums: The base
16 judgment amount of \$51,969.82, plus prejudgment interest in the amount of \$12,894.35, plus
17 additional pre-judgment interest of \$1,154.55, plus post-judgment interest in the amount of
18 \$8,621.01, plus attorney fees and costs in the amount of \$3,726.00, for a grand total of
19 \$78,365.73; Thus,

20 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
21 THE DATE OF SUBMISSION (September 12, 2017) IS AS FOLLOWS:

22	Base Judgment	\$51,969.82
23	Pre-judgment Interest	\$12,894.35
24	Additional Pre-Judgment Interest	\$1,154.55

25
26 WRIT OF EXECUTION -2-

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1 Attorney Fees and Costs \$3,726.00

2 Post-judgment Interest \$8,621.01

3 Total due as of September 12, 2017 \$78,365.73 plus \$14.02 per diem thereafter until
4 paid.

5 The proceeds of sale shall be applied, delivered, and distributed according to ORS
6 18.950.


7 The Sheriff is hereby authorized to continue execution under the writ and delay making a
8 return on the writ to a date not later than 150 days after the sheriff receives the writ as long as the
9 execution sale occurs no later than 150 days after the sheriff receives the writ pursuant to ORS
10 18.872.

11
12
13
14 Signed: 10/10/2017 11:02 AM

15 
16 Trial Court Administrator Jeffrey E. Hall



17 Submitted by:

18 
19 Amy F. Harrington, OSB No. 123363
20
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22
23
24
25

26 WRIT OF EXECUTION -3-

27 **ZIEVE, BRODNAX & STEELE, LLP**
28 Amy F. Harrington, Esq.
One World Trade Center
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF DESCHUTES**

GREEN TREE SERVICING LLC,

Plaintiff,

vs.

ROMAINE WATSON, an individual; 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: 14CV0840FC

GENERAL JUDGMENT OF FORECLOSURE AGAINST:

- 1. ROMAINE WATSON**

1.

THIS MATTER, coming on regularly before the Court, and it appearing from the record herein that Plaintiff, Green Tree Servicing LLC ("Plaintiff"), filed its Complaint for Foreclosure of Deed of Trust; that Defendant ROMAINE WATSON ("Defendant") were duly served with the Summons and Complaint as required by law; that Defendant failed to appear, and that the ORDER FOR ENTRY OF DEFAULT AGAINST DEFENDANTS ROMAINE WATSON and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN has been entered against them on Plaintiff's Complaint, and that Plaintiff is entitled to entry of a General Judgment foreclosing Plaintiff's deed of trust against the property commonly known as 620 SW 15th STREET, REDMOND, Oregon 97756

1 ("Property") and extinguishing any and all interest of the Defendants in the Property.

2 2.

3 The Court being fully advised; it is hereby

4 ORDERED AND ADJUDGED that:

5 3.

6 Plaintiff is the holder of that certain promissory note ("Note"), dated June 12, 2003, in the
7 amount of \$54,000.00, and executed by ROMAINE WATSON.

8 4.

9 The Note is secured by that certain deed of trust ("Deed of Trust") executed on or about June
10 12, 2003, by ROMAINE WATSON. The Deed of Trust was recorded on June 18, 2003 under the
11 recording number 2003-40920 of the Official Records of Deschutes County, Oregon, against the
12 Property, which is legally described as:

13 **See Exhibit "1"**

14 ("Property") and constitutes a valid lien against the Property.

15 5.

16 Defendant ROMAINE WATSON failed to comply with the terms of the Note and Deed of
17 Trust by failing to make the payments required by the terms of the Note and Deed of Trust. Pursuant
18 to the terms of the Note and Deed of Trust, Plaintiff declared all sums due and owing under the Note
19 and Deed of Trust immediately due and payable.

20 6.

21 The Deed of Trust is a valid first priority lien encumbering the Property, is superior to any
22 interest, lien, or claim of the Defendants and any other party in the Property, which are hereby
23 foreclosed and terminated, excepting only any statutory right of redemption to which the Defendants
24 may be entitled under Oregon law.

25 7.

26 A judgment of foreclosure in the amount of \$55,695.82 shall be granted in favor of Plaintiff,
27 and its successors and/or assigns, as further described below ("Judgment").

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8.

The Property is hereby ordered to be sold by law and the proceeds of sale applied toward the satisfaction of Plaintiff's Judgment herein; and the surplus, if any to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

9.

Plaintiff is entitled to recover its reasonable attorneys' fees and all reasonable and necessary costs and expenses incurred to enforcing the Note and Deed of Trust.

10.

Any increased interest or any such additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items as may constitute liens on the Property, together with insurance and repairs necessary to prevent the impairment of the Property, together with interest thereon from the date of payment may also be added to the Judgment and paid from the proceeds from the sale of the Property.

11.

Defendant ROMAINÉ WATSON, and all parties claiming through or under as purchasers, encumbrancers, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property and every portion thereof, excepting only any statutory right of redemption provided by the laws of the State of Oregon.

12.

Defendant ROMAINÉ WATSON is not entitled to a homestead exemption on account of his interest in the Property.

13.

Plaintiff may become purchaser at the Sheriff's Sale of the Property and may bid up to the aggregate amount of its Judgment, plus interest from the date of this Judgment until sale, without advancing any cash except money required for the Sheriff's Sale.

14.

The purchaser of the Property at the Sheriff's Sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale, and is entitled to such remedies as are

1 available at law to secure possession of the Property, and may apply to the Clerk of the Court for a
2 writ of assistance, if Defendants, any of them, or any other party or person shall refuse to surrender
3 possession of the Property to the purchaser immediately on the purchaser's demand for possession.

4 15.

5 This Court shall retain jurisdiction to enforce all provisions of the Judgment and to enter such
6 additional order, judgment, or decree necessary for the purchaser at the foreclosure sale to obtain
7 possession of the Property.

8 16.

9 Under the Note, there is now due and owing to Plaintiff, the following amounts, to be
10 hereinafter described as the Judgment.

11 17.

12 This suit does not constitute an attempt to collect the debt against Defendant ROMAINE
13 WATSON. Rather, it is a suit to execute upon the Property as security for the Judgment.

14 **JUDGMENT**

15 **1. Judgment Creditor:**

Green Tree Servicing LLC

16 Address:

MALCOLM ♦ CISNEROS, A Law Corporation

17 2112 Business Center Drive, 2nd Floor

18 Irvine, California 92612

19 **Judgment Attorney:**

Nathan F. Smith

20 Address:

MALCOLM ♦ CISNEROS, A Law Corporation

21 2112 Business Center Drive, 2nd Floor

22 Irvine, California 92612

23 Telephone Number:

(949) 252-9400

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2. Judgment Debtor: ROMAINÉ WATSON

Address: 620 SW 15th Street
Redmond, Oregon 97756

Year of Birth: Unknown

Final 4 digits of Social Security number: XXX-XX-8710

Driver's license number and issuing state: Unknown

Judgment Debtor Attorney: N/A

3. Persons or Public Bodies Entitled to

a Portion the Judgment: N/A

4. Judgment Amount: \$51,969.82

5. Pre-Judgment Interest: Simple interest to accrue on \$42,801.47 from July 10, 2015 to the date the Judgment is entered into the Court's register at 9% per annum, \$6.45 per diem.

6. Post-Judgment Interest: Simple interest to accrue on \$55,695.82 plus Pre-Judgment Interest from the day after the Judgment is entered to the date upon which the Writ of Execution in Foreclosure is levied at the legal rate of interest or 9% per annum, whichever is greater.

7. Periodic accrual: N/A

8. Attorney's Fees and Costs: An award of \$3,726.00 in attorney's fees and costs is made for Judgment of Foreclosure

Attorney's Fees: \$2,385.00

Litigation Guarantee: \$372.00

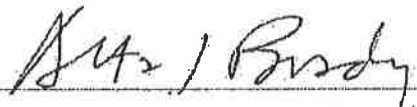
Filing Cost: \$531.00

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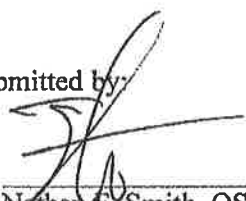
Recording Cost: \$42.00
Service Cost: \$196.00
Mediation Costs: \$200.00

DATED this: ___ day of _____, 2015

Signed: 1/5/2016 10:39 AM



RICHARD J. BAYLESS

Submitted by: 

Dated: 12/9/15

- Nathan F. Smith, OSB #120112
 - Richard J. Bayless, OSB #101826
- Attorneys for Plaintiff
MALCOLM ♦ CISNEROS, ALC
2112 Business Center Drive
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org
Rbayless@mclaw.org

EXHIBIT 1

Lot Nine (9) and the South Half (1/2) of Lot Ten (10), Block Fifteen (15), MOUNTAIN VIEW
ADDITION TO REDMOND, Deschutes County, EXCEPTING THEREFROM the Westerly Ten (10) feet of
said lots.

More accurately described of record as:

Lot Nine (9) and the South Half (S1/2) of Lot Ten (10), Block Fifteen (15), MOUNTAIN VIEW
ADDITION TO REDMOND, Deschutes County, Oregon.
EXCEPTING THEREFROM the Westerly Ten (10) feet of said lots.