

RECEIVED

2017 DEC 20 AM 11:04

LINN COUNTY
SHERIFF'S OFFICE

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

NATIONSTAR MORTGAGE LLC,

Case No.: 17CV29554

Plaintiff,

vs.

WRIT OF EXECUTION IN
FORECLOSURE

JOANNA PICKLE; OSU FEDERAL CREDIT
UNION; LINN COUNTY FEDERAL
CREDIT UNION; TYANNE PICKLE; STATE
OF OREGON; OREGON CREDIT &
COLLECTION BUREAU, INC.;
BONNEVILLE BILLING & COLLECTIONS,
INC. ; OCCUPANTS OF THE PROPERTY,

Defendants.

TO THE LINN COUNTY SHERIFF:

A Judgment of Foreclosure was entered and docketed in this case on November 14, 2017.

A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

NATIONSTAR MORTGAGE LLC
c/o Robert Hakari, Attorney for Plaintiff
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

With the adjudicated amount due of \$72,075.89, plus post judgment interest at the statutory rate of 9.0% per annum from November 14, 2017 to December 8, 2017 in the amount of \$426.53, and continuing with a per diem of \$17.77, currently totaling \$72,502.42.

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 of 180 days), all of the interest that the Defendant had on or

1 about September 24, 2001, the date of the Deed of Trust, and also the interest that the Defendant
2 had thereafter, in the real property described as shown in Exhibit 1, having APN/Parcel #
3 263091, and commonly known as: 3805 Long Street, Sweet Home, OR 97386.

4 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
5 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under
6 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.
7 You are to make the return within 60 days after you receive this Writ. Should the sale be
8 continued, the writ may be automatically extended for 30 days.

Signed: 12/11/2017 01:53 PM

Cynthia Mitchell

Cynthia Mitchell, Administrative Authority

9
10
11
12
13
14 **McCarthy & Holthus, LLP**

15 s/ Robert B. Hakari 12/4/17
16 Robert Hakari OSB No. 114082
17 920 SW 3rd Ave, 1st Floor
18 Portland, OR 97204
19 Phone: (971) 201-3200
20 Fax: (971) 201-3202
21 rhakari@mccarthyholthus.com
22 Of Attorneys for Plaintiff
23
24
25
26
27
28



EXHIBIT "1"

TRACTS 17, 18, & 19, EAST MORELAND TRACTS, LINN COUNTY, OREGON.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

JOANNA PICKLE; OSU FEDERAL
CREDIT UNION; LINN COUNTY
FEDERAL CREDIT UNION; TYANNE
PICKLE; STATE OF OREGON; OREGON
CREDIT & COLLECTION BUREAU, INC.;
BONNEVILLE BILLING &
COLLECTIONS, INC.; OCCUPANTS OF
THE PROPERTY;

Defendants.

Case No.: 17CV29554

GENERAL JUDGMENT OF
FORECLOSURE

1.

THIS MATTER came before the Court on Plaintiff's motion. All Defendants were duly served with process and failed to appear; the default has been entered against Defendants, and it appearing that Defendants are not incapacitated, protected persons, respondents as defined in ORS 125.005, minors, or in the military service of the United States;

2.

IT IS HEREBY ADJUDGED that Plaintiff shall have judgment as follows:

- a. The real property to which this judgment relates is located and situated in Linn County, Oregon, and is commonly known as 3805 Long Street, Sweet Home, OR 97386 (the "Subject Property"), legally described as shown in the attached *Exhibit 1*, and having APN/Parcel No. 263091.
- b. Plaintiff is entitled to enforce the note dated September 24, 2001 and made, delivered, and executed by Brady Pickle and Joanna Pickle ("Borrowers") to America's Wholesale Lender

1 in the amount of \$94,000.00 (the "Note"). The Note was transferred to Plaintiff by delivery
2 of possession and by indorsement set forth on the Note.

3 c. A deed of trust was made, executed, and delivered by Borrowers on or about September 24,
4 2001 (the "Deed of Trust"). The Deed of Trust was recorded on October 4, 2001 as Vol No.
5 1222 Page 119-133 in the official records of Linn County, Oregon. The Deed of Trust is a
6 valid and perfected lien against all of the Property for and securing the Amount Due. The
7 lien of the Plaintiff is superior to any interest, lien, or claim of the Defendants and shall
8 remain in effect until issuance of a Sheriff's Deed.

9 d. Borrowers failed to make the payment that was due for January 1, 2017 and has not cured the
10 default. The amount of debt secured by the Deed of Trust that is now due and owing is
11 comprised of the following amounts (the "Amount Due"):

12	a) Unpaid principal balance:	\$61,908.74
13	b) Prejudgment interest accruing from	\$2,192.42
14	12/1/2016 through 11/8/2017 and	
15	continuing until the entry of judgment	
	at the current Note rate of 4.00%:	
16	c) Additional amounts due under the	\$2,958.60
	terms of the loan:	
17	d) Attorney fees and costs:	\$4,931.13
18	e) Prevailing party fee (ORS 20.190	\$85.00
19	(1)(a)):	
20	Total:	\$72,075.89

21 Pursuant to ORS 82.010 (2), post-judgment interest shall accrue on the Amount Due from the
22 date of entry of this judgment through the sale of the Subject Property at the rate of 9.00%
23 per annum.

24 e. The interest of the Defendants and any successor in interest in the Subject Property is
25 foreclosed and terminated excepting only any statutory right of redemption as provided by
26 Oregon law.

27 f. The Defendants are not entitled to a homestead exception as against Plaintiff's judgment.

1 g. All right, title and interest in the Subject Property that Defendants Brady Pickle, Joanna
2 Pickle had as of the date of the Deed of Trust or thereafter acquired is hereby ordered to be
3 sold by the Linn County Sheriff's Office in accordance with the process for sale upon
4 execution, and the proceeds of sale shall be applied:

- 5 1) First, to the costs of sale not incurred by Plaintiff;
- 6 2) Second, to the Amount Due, plus post-judgment interest accruing from the date of
7 entry of judgment through the date of the sale and any incurred costs of sale;
- 8 3) Third, the surplus, if any, to the Defendants in the priority as their interest may
9 appear, described *infra*, or to the clerk of the court to be distributed by the Court to
10 such party or parties as they may establish their right thereto.

11 h. Plaintiff may become purchaser at the sale of the Subject Property and, pursuant to ORS
12 18.936 (2), may credit bid up to the Amount Due, plus post-judgment interest accruing from
13 the date of entry of judgment through the date of the sale and any incurred costs of sale.

14 i. The purchaser at the sale is entitled to exclusive and immediate possession of the Subject
15 Property from and after the date of the sale and is entitled to such remedies as are available at
16 law or in equity to secure possession. The purchaser at the sale may apply to the Court for a
17 writ of assistance if any Defendant, other party, or other person shall refuse to surrender
18 possession to the purchaser immediately upon the purchaser's demand for possession.

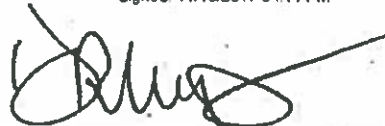
19 j. In the event the proceeds of sale are insufficient to pay the Amount Due, Plaintiff shall not be
20 entitled to any further or other judgment, including a judgment for the deficiency.

21 k. If, before the sale, the Amount Due is brought into court and paid to the clerk, the execution,
22 if issued, shall be recalled and the effect of the judgment as to the Amount Due shall be
23 terminated.

24 l. Pursuant to ORS 18.950 (4), the apparent priority of liens subsequent and inferior to the
25 Deed of Trust are as follows:

- 1 1) Defendant OSU FEDERAL CREDIT UNION may claim a junior interest in Subject
2 ~~Property by virtue of a deed of trust recorded on 06/30/2004 as Book 1596 Page 873~~
3 in the official records of Linn County, Oregon.
- 4 2) Defendant LINN COUNTY FEDERAL CREDIT UNION may claim a junior interest
5 in Subject Property by virtue of a lien record abstract recorded on 03/12/2009 as
6 Instrument No. 2009-04521 and re-recorded on 3/26/2009 as Instrument No. 2009-
7 05478 in the official records of Linn County, Oregon.
- 8 3) Defendant TYANNE PICKLE and STATE OF OREGON may claim a junior interest
9 in Subject Property by virtue of a spousal/child support entered on 08/31/2012 in
10 Case No. 122282 in the Linn County Circuit Court.
- 11 4) Defendant BONNEVILLE BILLING & COLLECTIONS, INC. may claim a junior
12 interest in Subject Property by virtue of a judgment entered on 7/15/2014 in Case No.
13 14SC08125 in the Linn County Circuit Court.
- 14 5) Defendant TYANNE PICKLE may claim a junior interest in Subject Property by
15 virtue of a spousal/child support entered on 9/29/2014 in Case No. 14DR05383 in the
16 Linn County Circuit Court.
- 17 6) Defendant OREGON CREDIT & COLLECTION BUREAU, INC. may claim a
18 junior interest in Subject Property by virtue of a judgment entered on 12/14/2015 in
19 Case No. 13000248LT in the Linn County Circuit Court.

Signed: 11/13/2017 04:11 PM



Circuit Court Judge, Daniel R. Murphy

26 I hereby certify that the requirements of UTCR 5.100 have been satisfied.

1 This proposed Judgment Of Foreclosure is ready for judicial signature because:

2 Each opposing party affected by this order or judgment has stipulated to the order or
3 judgment, as shown by each opposing party's signature on the document being
submitted.

4 Each opposing party affected by this order or judgment has approved the order or
5 judgment, as shown by signature on the document being submitted or by written
confirmation of approval sent to me.

6 I have served a copy of this order or judgment on all parties entitled to service and:

7 No objection has been served on me.

8 I received objections that I could not resolve with the opposing party despite
reasonable efforts to do so. I have filed a copy of the objections I received and
9 indicated which objections remain unresolved.

10 After conferring about objections, _____ agreed to independently file
any remaining objection.

11 The relief sought is against an opposing party who has been found in default.

12 An order of default is being requested with this proposed judgment.

13 Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
otherwise.

14 This is a proposed judgment that includes an award of punitive damages and notice
15 has been served on the Director of the Crime Victims' Assistance Section as required
by subsection (4) of this rule.

16 Other: _____

17
18 **McCarthy & Holthus, LLP**

19 s/ Robert B. Hakari 11/8/17

20 Robert Hakari OSB No. 114082

21 920 SW 3rd Ave, 1st Floor

22 Portland, OR 97204

23 Phone: (971) 201-3200

24 Fax: (971) 201-3202

25 rhakari@mccarthyholthus.com

26 Of Attorneys for Plaintiff

EXHIBIT "1"

TRACTS 17, 18, & 19, EAST MORELAND TRACTS, LINN COUNTY, OREGON.