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

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP, FKA COUNTRYWIDE
HOME LOANS SERVICING LP, C/O BAC
HOME LOANS SERVICING, LP, its
successors in interest and/or assigns,

Plaintiff,

vs.

JENNIFER REID AKA Jennifer Louise Reid;
BATTLE CREEK HEIGHTS SUBDIVISION
HOMEOWNERS ASSOCIATION;
ACCTCORP INTERNATIONAL OF
SALEM; RAY KLEIN INC DBA
PROFESSIONAL CREDIT SERVICE;
STATE OF OREGON; and OCCUPANTS
OF THE PREMISES,

Defendants.

CASE NUMBER: 13C14795

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF MARION COUNTY, OREGON:

1.

WHEREAS, on or about January 3, 2014, in the above-entitled Court, a General Judgment of Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding

2.

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 upon (subject to redemption, if applicable), all of the interest which the Defendants JENNIFER REID AKA

1 JENNIFER LOUISE REID, BATTLE CREEK HEIGHTS SUBDIVISION HOMEOWNERS
2 ASSOCIATION, ACCTCORP INTERNATIONAL OF SALEM, RAY KLEIN INC DBA
3 PROFESSIONAL CREDIT SERVICE, STATE OF OREGON, and OCCUPANTS OF THE
4 PREMISES ("Defendants") had on December 19, 2008, the date of the foreclosed Deed of Trust
5 which was recorded on December 30, 2008, as Instrument No. REEL: 3021 PAGE: 331 in the
6 official records of the Marion County Recorder's Office, and/or all of the interest which Defendants
7 had thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

8
9 **Lender's Principal Judgment:**

10 Unpaid Principal Balance:	\$159,779.95
11 Pre-Judgment Interest from July 1, 2010 12 to November 14, 2013, the date set forth 13 in the Judgment at 5.375%, per annum, 14 (\$23.52 per diem):	\$28,933.08
15 Lender's Fees and Costs:	\$10,661.25
16 Attorney's Fees and Costs:	\$3,281.00

17 ***Total Judgment Entered:*** **\$202,655.28**

18
19 **Additional Pre-Judgment Interest:**

20 Accrued Interest from November 15, 21 2013, the day after the date set forth in 22 the Judgment through January 3, 2014, 23 the date of entry of the Judgment at 24 5.375%, per annum (\$23.52 per diem):	\$1,152.48
--	------------

25 ***Total Judgment Entered Including***
26 ***Additional Pre-Judgment***
27 ***Interest:*** **\$203,807.76**

28 3.

29 In addition to this amount, Plaintiff is entitled to the accrual of post-judgment interest at the
30 legal rate of interest of 9% per annum, \$50.25 per diem, from January 4, 2014 to the date the real
31 property subject to the Judgment is sold by the Marion County Sheriff at its foreclosure auction, plus
32 costs of this writ, Sheriff's fees and sale costs, and all other recovered costs pursuant to law.

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4.

The real property subject to this writ of execution is situated in Marion County, State of Oregon, to wit is legally described in Exhibit "1" attached hereto and more commonly known as 2814 BASTILLE AVENUE SE, SALEM, OREGON 97306, ("Property").

5.

The Judgment Creditor's name and address is:
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, C/O BAC HOME LOANS SERVICING, LP, its successors in interest and/or assigns
c/o Rushmore Loan Management Services
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618-2132

6.

The Judgment Creditor's name and address for the purpose of this Writ is:
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, C/O BAC HOME LOANS SERVICING, LP, its successors in interest and/or assigns
c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)
2112 Business Center Drive
Irvine, CA 92612
949-252-9400

///
///
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///

1 THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and
2 sell the Property, in the manner prescribed by law; or so much thereof as may be necessary to satisfy
3 the Judgment, interest, fees, and costs.

4 MAKE RETURN HEREOF within 60 days after you receive this writ.

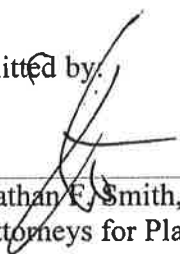
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Signed: 6/27/2017 09:52 AM


J. Tolman, Court Clerk



Submitted by:


Nathan F. Smith, OSB #120112
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

Dated:

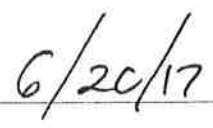


Exhibit “1”

Exhibit “1”

EXHIBIT “1”

Lot 53, BATTLE CREEK HEIGHTS NO. 1, in the City of Salem, County of Marion, and State of Oregon.

PLAT OF LOT 53, BATTLE CREEK HEIGHTS NO. 1, IN THE CITY OF SALEM, COUNTY OF MARION, AND STATE OF OREGON, AS SHOWN ON THE ATTACHED MAP.



REEL: 3968

PAGE: 390

July 11, 2017, 01:58 pm.

CONTROL #: 466756

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

REEL 3968 PAGE 390
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-11-2017 01:58 pm.
Control Number 466756 \$ 51.00
Instrument 2017 00035957

AFTER RECORDING RETURN TO:

✓ ABC Legal Services

310 SW 4th Ave

Ste 440

Portland, OR 97204

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Writ of Execution in Foreclosure

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Bank of America, N.A., successor by merger to Bac Home Loan Servicing, LP, FKA

Countrywide Home Loans Servicing LP, C/O Bac Home Loans Servicing, LP its

successors in interest and/or assigns

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Suvdivision Homeowners

Association; Acctcorp International of Salem, Ray Klein Inc dba Professional Credit

Service; State of Oregon; and occupants of the premises

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Verified Correct Copy of Original 3/3/2015.

STATE OF OREGON
Marion County Circuit Courts
JAN 03 2014
ENTERED

STATE OF OREGON
Marion County Circuit Courts
JAN 2 2014
FILED

IN THE CIRCUIT COURT FOR THE STATE OF OREGON
IN AND FOR THE COUNTY OF MARION

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING LP, C/O BAC
HOME LOANS SERVICING, LP, its successors
in interest and/or assigns,

Plaintiff,

v.

JENNIFER REID AKA JENNIFER LOUISE
REID; BATTLE CREEK HEIGHTS
SUBDIVISION HOMEOWNERS
ASSOCIATION; ACCTCORP
INTERNATIONAL OF SALEM; RAY KLEIN
INC DBA PROFESSIONAL CREDIT
SERVICE; STATE OF OREGON; AND
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 13C14795 - JAMES

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

- (1) JENNIFER REID AKA JENNIFER LOUISE REID;
- (2) BATTLE CREEK HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION;
- (3) ACCTCORP INTERNATIONAL OF SALEM;
- (4) RAY KLEIN INC DBA PROFESSIONAL CREDIT SERVICE;
- (5) STATE OF OREGON;
- (6) OCCUPANTS OF THE PREMISES

AND MONEY AWARD AGAINST
JENNIFER REID AKA JENNIFER LOUISE REID;

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record herein that plaintiff, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, c/o BAC Home Loans Servicing, LP, its successors in interest and/or assigns ("Plaintiff"), filed its Complaint for deed of trust foreclosure; that the defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit Service; State of

GENERAL JUDGMENT OF FORECLOSURE -1

7021.54382

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

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Oregon; and Occupants of the Premises were duly served with the Summons and Complaint as required by law; that defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit Service; State of Oregon; and Occupants of the Premises failed to appear, and an Order of Default has been entered against them on Plaintiff's Complaint.

2.

Plaintiff hereby requests this General Judgment be entered into the Court's register to accomplish the following: to foreclose any and all interest of defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit Service; State of Oregon; and Occupants of the Premises in the real property subject to this foreclosure action, located at 2814 Bastille Avenue Southeast, Salem, Oregon 97306-8816 (the "Property").

3.

The Court being fully advised; it is hereby
ORDERED AND ADJUDGED:

4.

That the Deed of Trust executed and delivered by Jennifer Louise Reid to Mortgage Electronic Registration Systems, Inc., solely as nominee for Sierra Pacific Mortgage Company, Inc., its successors and assigns on December 19, 2008, and recorded on December 30, 2008 by way of Reel: 3021; Page: 331, of the official records of Marion County, Oregon, and assigned to Plaintiff by way of an Assignment of Deed of Trust recorded on November 4, 2010, by way of Reel: 3231; Page: 39, is a valid lien for the amount of Plaintiff's Money Award set forth herein against the Property situated in Marion

1 County, Oregon, described as follows:

2 LOT 53, BATTLE CREEK HEIGHTS NO.1, IN THE CITY OF
3 SALEM, COUNTY OF MARION, AND STATE OF OREGON.

4 5.

5 That the lien is superior to any interest, lien, or claim of defendants Jennifer Reid aka Jennifer
6 Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of
7 Salem; Ray Klein Inc dba Professional Credit Service; State of Oregon; and Occupants of the Premises
8 in that Property and that said Deed of Trust is hereby foreclosed by this Court on the Property.

9 6.

10 That defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision
11 Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit
12 Service; State of Oregon; and Occupants of the Premises, and each of them, and all parties claiming
13 through or under them as purchasers, encumbrances, or otherwise, are forever barred and foreclosed of
14 all interest, lien, or claim in the Property and every portion thereof excepting only any statutory right of
15 redemption provided by the laws of the State of Oregon.
16

17 7.

18 That defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision
19 Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit
20 Service; State of Oregon; and Occupants of the Premises are not entitled to a homestead exemption as
21 against Plaintiff's Deed of Trust.
22

23 8.

24 That all of the right, title and interest which Jennifer Louise Reid had on December 19, 2008,
25 the date of the Deed of Trust, and all of the right, title and interest defendants Jennifer Reid aka Jennifer
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Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit Service; State of Oregon; and Occupants of the Premises and any successor thereafter had in and to the real Property is hereby ordered to be sold by law and the proceeds of sale shall be applied toward the satisfaction of Plaintiff's Money Award 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.

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

10.

That the Plaintiff, if the successful purchaser of the Property at the sheriff's sale, reserves the right to motion the court after sale for exclusive and immediate possession of the Property through the issuance and enforcement of a writ of assistance, if defendants Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Subdivision Homeowners Association; Acctcorp International of Salem; Ray Klein Inc dba Professional Credit Service; State of Oregon; and Occupants of the Premises shall refuse to surrender possession of the Property to the purchaser immediately on the purchaser's demand for possession.

11.

IT IS FURTHER ORDERED That Plaintiff shall have judgment and money award against defendant Jennifer Reid aka Jennifer Louise Reid for the amounts due and owing under the terms of the Note and secured with the Property by the Deed of Trust, and for its attorney fees and costs

1 herein and consisting of; \$159,779.95, the unpaid principal balance; \$28,933.08, the accrued interest
 2 under the terms of the Note from July 1, 2010, to November 14, 2013, and to continue to accrue from
 3 that date, at 5.375% per annum until the date this judgment and money award is entered by the court;
 4 plus \$10,661.25, the amounts advanced under the terms of the Note and Deed of Trust for escrow
 5 and corporate advances; \$2,050.00, for attorney fees and \$1,231.00 for litigation costs; for total
 6 money award in the amount of amount \$202,655.28 to accrue interest post-judgment at the contract
 7 rate of 5.375% or the legal rate of 9.00% per annum from the date the Judge signs this Judgment
 8 until satisfied. Said amounts are set out in detail under the Money Award section below.
 9

MONEY AWARD

- 10
- 11
- 12 **1. Judgment Creditor:** Bank of America, N.A.,
 13 SUCCESSOR BY MERGER TO
 14 BAC HOME LOANS SERVICING,
 15 LP FKA COUNTRYWIDE HOME
 16 LOANS SERVICING LP, C/O BAC
 17 HOME LOANS SERVICING, LP
 c/o RCO Legal, P.S.
 511 SW 10th Ave., Ste. 400
 Portland, OR 97205
 503.977.7840
- 18 **2. Judgment Creditor's Attorney:** Erik Wilson
 19 RCO Legal, P.S.
 20 511 SW 10th Ave., Ste. 400
 21 Portland, OR 97205
 503.977.7840
- 22 **3. Judgment Debtor:** Jennifer Louise Reid
 23 2814 Bastille Avenue Southeast
 24 Salem, Oregon 97306
 25 Year of Birth: Unknown
 26 Social Security No's.: XXX-XX-5090
 Drivers' License No's: Unknown

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Name of Attorney: Unknown

Person or public body entitled to any portion of money award herein: None

4. Total Amount of Money Award: \$202,655.28

Attorneys' Fees and Costs

Attorneys' Fees		\$2,050.00
Filing Fee	\$505.00	
Recording Fee -- Lis Pendens	\$51.00	
Process Service Fees	\$675.00	
	Total Costs	\$1,231.00
	Total Attorneys' Fees and Costs	\$3,281.00

Lenders' Principal and Interest

Principal Balance	\$159,779.95	
Accrued Interest from July 1, 2010, to November 14, 2013, the date calculated by the declarant in the declaration of indebtedness in support of default @ 5.375% per annum	\$28,933.08	
	Total Principal & Interest	\$188,713.03

Lenders' Fees and Costs

Tax Disbursements	\$6,675.38	
Hazard Insurance Disbursements	\$3,020.00	
Title Fees	\$700.00	
Property Inspection	\$275.00	
Credits	(-34.13)	
Return Payment Fee	\$25.00	
	Total Lender's Fees and Costs:	\$10,661.25
	Total Lenders' Principal, Interest, Fees, and Costs:	\$199,374.28

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Additional pre-judgment interest pursuant to ORS 18.042 from November 14, 2013, to the date entry of judgment at the contract rate of interest

Post-Judgment interest thereafter on the total judgment amount at the contract rate of interest, or 9.000% per annum, whichever is greater.


Total Money Award (Judgment) \$202,655.28

DATED this 2nd day of January, ²⁰¹⁴ 2013:


CIRCUIT COURT JUDGE

Presented by:

RCO LEGAL, P.S.

By  Dated: 12/23/13
Erik Wilson, OSB # 095507
Attorneys for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Telephone (503) 459-0140; Facsimile 425-974-8190
ewilson@rcolegal.com

REEL: 3968

PAGE: 398

July 11, 2017, 02:15 pm.

CONTROL #: 466763

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 86.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

REEL 3968 PAGE 398

MARION COUNTY

BILL BURGESS, COUNTY CLERK

07-11-2017 02:15 pm.

Control Number 466763 \$ 86.00

Instrument 2017 00035965

AFTER RECORDING RETURN TO: ✓

ABC Legal Services

310 SW 4th Ave

Ste 440

Portland, OR 97204

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

General Judgment of Foreclosure

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Bank of America, N.A., successor by merger to Bac Home Loan Servicing, LP, FKA

Countrywide Home Loans Servicing LP, C/O Bac Home Loans Servicing, LP its

successors in interest and/or assigns

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Jennifer Reid aka Jennifer Louise Reid; Battle Creek Heights Suvdivision Homeowners

Association; Acctcorp International of Salem, Ray Klein Inc dba Professional Credit

Service; State of Oregon; and occupants of the premises

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."