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CLACKAMAS COUNTY SHERIFF

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5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
6 **FOR THE COUNTY OF CLACKAMAS**

7 NATIONSTAR MORTGAGE, LLC, ITS
8 SUCCESSORS AND/OR ASSIGNS,
9 Plaintiff,

v.

10 RICHARD NIDAY; REBECCA LEWIS;
11 MORTGAGE ELECTRONIC
12 REGISTRATION SYSTEMS, INC;
13 CAPITAL CREDIT & COLLECTION
14 SERVICE, INC; AND ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 20501 EAST
LOLO PASS ROAD, RHODODENDRON,
OR 97049,

Defendant.

Case No. CV13070955

WRIT OF EXECUTION

15 TO THE CLACKAMAS COUNTY SHERIFF:

16 On August 13, 2015, a General Judgment of Foreclosure and Sale was entered by the
17 CLACKAMAS County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the
18 property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

19 The mailing address for the judgment creditor is: NATIONSTAR MORTGAGE, LLC,
20 ITS SUCCESSORS AND/OR ASSIGNS c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste.
21 950, Portland, OR 97201.

22 The real property to be sold at public auction is commonly known as 20501 EAST LOLO
23 PASS ROAD, RHODODENDRON, OR 97049 ("Subject Property"), and legally described as:

24 A PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-
25 QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2
26

Page 1 – WRIT OF EXECUTION

1 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY,
2 OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3 BEGINNING AT AN IRON ROD SET AT THE SOUTHWEST CORNER OF A
4 TRACT OF LAND WHICH BEARS SOUTH 89°52'30" WEST 655.65 FEET FROM THE
5 SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT BEING THE TRUE POINT
6 OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; RUNNING THENCE
7 NORTH 0°56' EAST, ALONG THE WEST LINE OF SAID TRACT, 332.36 FEET TO A
8 POINT; THENCE SOUTH 89°54'45 EAST 200 FEET TO A POINT; THENCE SOUTH 0°56'
9 WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF
10 THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION
11 23, A DISTANCE OF 331.64 FEET TO A POINT; THENCE SOUTH 89°52'30" WEST 200
12 FEET TO THE TRUE POINT OF BEGINNING.

13 ALSO THE JOINT RIGHT TO AN EASEMENT OVER STRIP OF LAND 20.00 FEET
14 IN WIDTH, TO BE USED FOR ROAD PURPOSES FOR INGRESS AND EGRESS,
15 DESCRIBED AS: BEGINNING AT A POINT WHICH BEARS SOUTH 72°06'20 WEST
16 163.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TO THE TRUE POINT
17 OF BEGINNING OF THE TRACT HEREIN SOUGHT TO BE DESCRIBED; THENCE
18 NORTH 0°56' EAST 50 FEET TO AN IRON ROD; THENCE SOUTH 89°52'30" WEST 300
19 FEET TO AN IRON ROD; THENCE NORTH 0°56' EAST 20 FEET TO A POINT; THENCE
20 NORTH 89°52'30" EAST 320 FEET TO A POINT; THENCE SOUTH 0°56' EAST 66.30 FEET,
21 MORE OR LESS, TO THE LOB PASS TRUMAN ROAD; THENCE SOUTH 72°06'20" WEST
22 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

23 The total amount due and owing on the General Judgment as of January 17, 2018;

24 Judgment:	Judgment Amount	\$909,525.08
25	Post-Judgment Interest	
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8/14/15-1/17/18

9% x \$909,525.08=\$224.26/day

\$224.26/day x 888 days

\$199,142.88

TOTAL: \$1,108,667.96

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

DATED January 30, 2018



COURT ADMINISTRATOR FOR
CLACKAMAS COUNTY CIRCUIT
COURT

By Wendy Watson

Presented by
ALDRIDGE PITE, LLP

X
SHANNON K. CALT, OSB # 121855
Tel: (858) 750-7600
Fax: (503) 222-2260
SCALT@ALDRIDGEPITE.COM

COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT. IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT, PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST THIS WRIT BY FILING A CLAIM OF EXEMPTION.

Court Administrator relies on the information provided by the person seeking issuance of this writ of execution and is not liable for any errors or omissions in the information