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MAR - 8 2018

JEFFERSON COUNTY SHERIFF'S OFFICE
MADRAS, OR 97741

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

CIT BANK, N.A.,

Plaintiff,

vs.

ESTATE OF CHARLENE J. RUSSELL, an
estate; VALERIE VIRAMONTE, an heir;
UNKNOWN HEIRS OF CHARLENE J.
RUSSELL, heirs; and all other persons, or
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: 16CV10422

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF JEFFERSON COUNTY, OREGON:

1.

WHEREAS, on January 12, 2018, 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

1 redemption, if applicable), all of the interest which the Defendants ESTATE OF CHARLENE J.
2 RUSSELL, VALERIE VIRAMONTE, and UNKNOWN HEIRS OF CHARLENE J. RUSSELL
3 (“Defendants”) had on March 14, 2005, the date of the foreclosed Deed of Trust which was recorded
4 on March 18, 2005, as Instrument No. 2005-001279 in the official records of the Jefferson County
5 Recorder’s Office, and/or all of the interest which Defendants had thereafter, in the real property
6 described in the Judgment to satisfy the Judgment as follows:

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Lender’s Principal Judgment:

9 Unpaid Principal Balance:	\$113,360.94
10 Pre-Judgment Interest from March 19,	
11 2005 to November 30, 2017, the date	
12 set forth in the Judgment at 2.810%, per	
13 annum, (\$12.30 per diem):	\$35,334.24
14 Lender’s Fees and Costs:	\$14,681.94
15 Attorney’s Fees and Costs:	\$3,864.50
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17 <i>Total Judgment Entered:</i>	<i>\$167,241.62</i>

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Additional Pre-Judgment Interest:

20 Accrued Interest from December 1,	
21 2017, the day after the date set forth in	
22 the Judgment through January 12, 2018,	
23 the date of entry of the Judgment, at	
24 2.810%, per annum (\$12.30 per diem):	\$516.60

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Total Judgment Entered Including

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Additional Pre-Judgment

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Interest: ***\$167,758.22***

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3.

Additionally, Plaintiff is entitled to the accrual of post-judgment interest on **\$167,758.22** at the legal rate of interest of 9% per annum, \$41.36 per diem, from January 13, 2018 to the date the real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

4.

The real property subject to this writ of execution is commonly known as 12178 SW Buckaroo Place, Terrebonne, OR 97760 ("Property") and described in Exhibit "1" attached hereto.

5.

The Judgment Creditor's name and address is:

CIT Bank, N.A.
c/o Financial Freedom
888 East Walnut Street
Pasadena, CA 91101-1895

The Judgment Creditor's name and address for the purpose of this Writ is:

CIT Bank, N.A.
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: 1/29/2018 03:18 PM

Kathy Cardin

Kathy Cardin, Court Clerk



Submitted by:

[Handwritten signature]

Dated: 1/18/18

Nathan F. Smith, OSB #120112
Attorney for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org

Exhibit 1

Lot 122, CROOKED RIVER RANCH No. 10, Jefferson County, Oregon.