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

NATIONSTAR MORTGAGE, LLC, DBA  
CHAMPION MORTGAGE COMPANY, LLC,

Plaintiff,  
vs.

THE ESTATE OF JAMES VAN DOREN, a  
deceased individual; UNKNOWN HEIRS OF  
JAMES VAN DOREN, a deceased individual;  
BEN CARSON, solely in his capacity as the  
Secretary of the Department of Housing and  
Urban Development, and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
DESCRIBED AS 237 Clark Terrace, Myrtle  
Creek, OR, 97457,

Defendants.

**CASE NO.: 17CV28869  
WRIT OF EXECUTION**

STATE OF OREGON        )  
                                  ) ss.  
County of DOUGLAS     )

TO THE SHERIFF OF DOUGLAS COUNTY OREGON:

WHEREAS, on March 7, 2018, by consideration of the Douglas County Circuit Court,  
there was entered a General Judgment of Foreclosure as to THE ESTATE OF JAMES VAN

WRIT OF EXECUTION -1-

**Zieve, Brodnax & Steele, LLP**  
Janaya L. Carter, Esq  
Amy F. Harrington, Esq.  
One World Trade Center  
121 Southwest Salmon St., 11th Floor  
Portland, OR 97204  
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1 DOREN, a deceased individual; UNKNOWN HEIRS OF JAMES VAN DOREN, a deceased  
2 individual; BEN CARSON, solely in his capacity as the Secretary of the Department of Housing  
3 and Urban Development, and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING  
4 ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED AS  
5 237 Clark Terrace, Myrtle Creek, OR, 97457. Said General Judgment of Foreclosure was duly  
6 enrolled and docketed in the Court Administrator's Office in said County on March 7, 2018; a  
7 true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

8 Judgment Creditor: NATIONSTAR MORTGAGE, LLC, DBA CHAMPION  
9 MORTGAGE COMPANY, LLC  
10 Judgment Creditor Address: c/o Champion Mortgage LLC  
11 350 Highland Dr.  
Lewisville, TX 75067

12 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are  
13 commanded to sell the real property as by said General Judgment of Foreclosure according to  
14 law (subject to redemption) all of the interest that the borrower James C. Van Doren and Leona  
15 L. Van Doren had on the 10<sup>th</sup> day of May 2010, the date of the Mortgage, and also all of the  
16 interest that borrower had thereafter, in the real property described in the Judgment as:

17 LOT 25, BLOCK 2, TRI-CITY TERRACE, DOUGLAS COUNTY, OREGON  
18 APN: R14582

19 The street address of the real property to be levied upon is 237 Clark Terrace, Myrtle  
20 Creek, OR 97457.

21 The above referenced property shall be sold to satisfy the following sums: The principal  
22 balance and interest in the amount of \$111,658.21; plus reasonable attorney fees and costs in the  
23 amount of \$4,504.50; Prevailing Party fee of \$300.00, plus prejudgment interest from February  
24 1, 2018 through March 7, 2018 in the amount of \$337.28 (\$9.92 per diem x 34 days), plus post-  
25 judgment interest accruing after March 7, 2018 through March 20, 2018, at the rate of 9.0% per

26 WRIT OF EXECUTION -2-

27 **Zieve, Brodnax & Steele, LLP**  
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1 annum, of \$401.94 (\$28.71 per diem x 14 days) for a total of \$117,201.93 with interest to  
2 continue to accrue at the rate of 9.0% per annum (\$28.71 per diem) until the date of sale; Thus,

3 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF  
4 THE DATE OF SUBMISSION (March 20, 2018) IS AS FOLLOWS:

5 Base Judgment and Interest: \$111,658.21

6 Attorney Fees and Costs: \$4,504.50

7 Prejudgment interest \$337.28

8 2/1/18-3/7/18 at 5.56%

9 (\$9.92 per diem)

10 Post-Judgment Interest from

11 03/08/18- 03/20/18 at 9.0%

12 (\$28.71 per diem) \$401.94

13  
14 Total due as of March 20, 2018: \$117,201.93, with interest to continue to accrue at  
15 9.0% (\$28.71 per diem) until the date of sale.

16 The proceeds of sale shall be applied, delivered, and distributed according to ORS  
17 18.950.

18  
19  
20 Submitted by:

21  
22 Janaya L. Carter, OSB No. 032830

23  
24  
25 By: 



26 WRIT OF EXECUTION -3-

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28  
**Zieve, Brodnax & Steele, LLP**  
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