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**IN THE CIRCUIT COURT OF THE STATE OF OREGON**

**FOR THE COUNTY OF KLAMATH**

PENNYMAC LOAN SERVICES, LLC,

**CASE NUMBER: 17CV03475**

Plaintiff,

vs.

**WRIT OF EXECUTION IN FORECLOSURE**

ESTATE OF ELFRED M. WILLIAMS, an Estate; ERIN JEBAVY, daughter and heir; UNKNOWN HEIRS OF ELFRED M. WILLIAMS, unknown heirs; and all other persons, 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.

TO: THE SHERIFF OF KLAMATH COUNTY, OREGON:

1.

WHEREAS, on March 1, 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 redemption, if applicable), all of the interest which the Defendants ESTATE OF ELFRED M. WILLIAMS, ERIN JEBAVY, and UNKNOWN HEIRS OF ELFRED M. WILLIAMS ("Defendants") had on February 23, 2015, the date of the foreclosed Deed of Trust which was

1 recorded on March 4, 2015, as Instrument No. 2015-001916 in the official records of the Klamath  
2 County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the real  
3 property described in the Judgment to satisfy the Judgment as follows:

4  
5 **Lender's Principal Judgment:**

6 Unpaid Principal Balance:	\$275,629.49
7 Pre-Judgment Interest from June 1, 2016 to October 31, 2017, the date set 8 forth in the Judgment at 3.500%, per annum, (\$26.43 per diem):	\$13,655.62
9 Lender's Fees and Costs:	\$1,853.80
Attorney's Fees and Costs:	\$6,569.00

10 ***Total Judgment Entered:*** ***\$297,707.91***

11 **Additional Pre-Judgment Interest:**

12 Accrued Interest from November 1, 13 2017, the day after the date set forth in the Judgment through March 1, 2018, 14 the date of entry of the Judgment, at 3.500%, per annum (\$26.43 per diem):	\$3,171.60
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15  
16 ***Total Judgment Entered Including  
Additional Pre-Judgment  
17 Interest:*** ***\$300,879.51***

18 3.

19 Additionally, Plaintiff is entitled to the accrual of post-judgment interest on ***\$300,879.51*** at  
20 the legal rate of interest of 9% per annum, \$74.18 per diem, from March 2, 2018 to the date the real  
21 property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of  
22 this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

23 4.

24 The real property subject to this writ of execution is commonly known as 8225  
25 WILLIAMSON RIVER ROAD, CHILOQUIN, OR 97624 ("Property") and described in Exhibit "1"  
26 attached hereto.

27 5.

28 The Judgment Creditor's name and address is:

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PennyMac Loan Services, LLC  
6101 Condor Drive  
Moorpark, California 93021-2602

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

PennyMac Loan Services, LLC  
c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)  
2112 Business Center Drive  
Irvine, CA 92612  
949-252-9400

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

MAKE RETURN HEREOF within 60 days after you receive this Writ.

*John M Powell*  
TRIAL COURT ADMINISTRATOR

*March 15, 2018*



*[Signature]*  
CIRCUIT COURT CLERK

Submitted by: *[Signature]*

Dated: *3/12/18*

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

The W1/2 of the W1/2 of the SW1/4 of Section 15, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

County of Klamath  
 STATE OF OREGON  
 I hereby certify that the within is a true and correct copy and the whole of the original.  
 Clerk of Court  
 By \_\_\_\_\_  
 Date \_\_\_\_\_



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

PENNYMAC LOAN SERVICES, LLC,

**CASE NUMBER: 17CV03475**

Plaintiff,

vs.

**GENERAL JUDGMENT OF FORECLOSURE AGAINST:**

ESTATE OF ELFRED M. WILLIAMS, an Estate; ERIN JEBAVY, daughter and heir; UNKNOWN HEIRS OF ELFRED M. WILLIAMS, unknown heirs; and all other persons, 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.

- (1) ESTATE OF ELFRED M. WILLIAMS**
- (2) UNKNOWN HEIRS OF ELFRED M. WILLIAMS**
- (3) ERIN JEBAVY**

Defendants.

1.

THIS MATTER, coming on regularly before the Court, and it appearing from the record herein that Plaintiff, PennyMac Loan Services, LLC ("Plaintiff"), filed its Complaint for Foreclosure of Deed of Trust; that Defendants ESTATE OF ELFRED M. WILLIAMS, UNKNOWN HEIRS OF ELFRED M. WILLIAMS and ERIN JEBAVY ("Defendants") were duly served with the Summons and Complaint as required by law; that Defendants failed to appear, that orders of default have been entered against them on Plaintiff's Complaint, and that Plaintiff is entitled to entry of a General Judgment foreclosing Plaintiff's deed of trust against the property commonly known as 8225 WILLIAMSON RIVER ROAD, CHILOQUIN, OR 97624 ("Property") and extinguishing any and

1 all interest of the Defendants in the Property.

2 2.

3 The Court being fully advised; it is hereby

4 ORDERED AND ADJUDGED that:

5 3.

6 Plaintiff is the holder of that certain promissory note ("Note"), dated February 23, 2015, in  
7 the amount of \$282,475.00, and executed by Elfred M. Williams and Pamela S. Williams.

8 4.

9 The Note is secured by that certain deed of trust ("Deed of Trust") dated February 23, 2015  
10 and executed by Elfred M. Williams and Pamela S. Williams. The Deed of Trust was recorded on  
11 March 4, 2015 under the recording number 2015-001916 of the Official Records of Klamath County,  
12 Oregon, against the Property, which is legally described in **Exhibit "1"** attached hereto.  
13 ("Property") and constitutes a valid lien against the Property.

14 5.

15 The terms of the Note and Deed of Trust are in breach, therefore, Plaintiff has now declared  
16 all sums due and owing under the Note and Deed of Trust as immediately due and payable.

17 6.

18 The Deed of Trust is a valid first priority lien encumbering the Property, is superior to any  
19 interest, lien, or claim of the Defendants and any other party in the Property, which are hereby  
20 foreclosed and terminated, excepting only any statutory right of redemption to which the Defendants  
21 may be entitled under Oregon law.

22 7.

23 A judgment of foreclosure in the amount of \$297,707.91 shall be granted in favor of Plaintiff,  
24 and its successors and/or assigns, as further described below in the Declaration of Amount Owed –  
25 Not a Money Award ("Amount Owed").

26 8.

27 The Property is hereby ordered to be sold by law and the proceeds of sale applied toward the  
28 satisfaction of Plaintiff's Amount Owed herein; and the surplus, if any to the Clerk of the Court to be

1 disbursed to such party or parties as may establish their right thereto.

2 9.

3 Plaintiff is entitled to recover its reasonable attorney's fees and all reasonable and necessary  
4 costs and expenses incurred to enforcing the Note and Dced of Trust.

5 10.

6 Any increased interest or any such additional amounts as Plaintiff may advance for taxes,  
7 assessments, municipal charges, and such other items as may constitute liens on the Property,  
8 together with insurance and repairs necessary to prevent the impairment of the Property, together  
9 with interest thereon from the date of payment may also be added to the Amount Owed and paid  
10 from the proceeds from the sale of the Property.

11 11.

12 Defendants and all parties claiming an interest in the Property as purchasers, encumbrancers,  
13 or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property and  
14 every portion thereof, excepting only any statutory right of redemption provided by the laws of the  
15 State of Oregon.

16 12.

17 Alfred M. Williams and Pamela S. Williams are not entitled to a homestead exemption in the  
18 Property.

19 13.

20 Plaintiff may become purchaser at the Sheriff's Sale of the Property and may bid up to the  
21 aggregate amount of its Amount Owed, plus any additional interest and reasonable costs until sale.

22 14.

23 The purchaser of the Property at the Sheriff's Sale is entitled to exclusive and immediate  
24 possession of the Property from and after the date of the sale, and is entitled to such remedies as are  
25 available at law to secure possession of the Property, and may apply to the Clerk of the Court for a  
26 writ of assistance, if Defendants, any of them, or any other party or person shall refuse to surrender  
27 possession of the Property to the purchaser immediately on the purchaser's demand for possession.

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15.

This Court shall retain jurisdiction to enforce all provisions of this General Judgment and to enter such additional order, judgment, or decree necessary for the purchaser at the foreclosure sale to obtain possession of the Property.

16.

Under the Note, there is now due and owing to Plaintiff, the following amounts, to be hereinafter described as the Amount Owed.

17.

This suit does not constitute an attempt to collect the debt against Defendants ESTATE OF ELFRED M. WILLIAMS, UNKNOWN HEIRS OF ELFRED M. WILLIAMS and ERIN JEBAVY. Rather, it is a suit to execute upon the Property as security for the Amount Owed.

**DECLARATION OF DEBT SECURED BY DEED OF TRUST**  
**(Pursuant to Senate Bill 368)**

18.

Under the terms of the Deed of Trust and the Note dated February 23, 2015, in the original principal amount of \$282,475.00, there is now due and owing the following amounts, to be hereinafter described as the Amount Due:

**DECLARATION OF AMOUNT OWED – NOT A MONEY AWARD**

- |  |   |
|--|---|
| <b>1. Judgment Creditor:</b>   | PennyMac Loan Services, LLC   |
| Address:   | c/o MALCOLM ♦ CISNEROS,<br>A Law Corporation<br>2112 Business Center Drive, 2 <sup>nd</sup> Floor<br>Irvine, California 92612 |
| <b>Judgment Attorney:</b>  | Nathan F. Smith   |
| Address:   | MALCOLM ♦ CISNEROS, A Law Corporation<br>2112 Business Center Drive, 2 <sup>nd</sup> Floor<br>Irvine, California 92612        |
| Telephone Number:  | (949) 252-9400  |
| <b>2. Persons or Public Bodies Entitled to a Portion the Judgment:</b> | N/A   |
| <b>3. Judgment Amount:</b>   | \$291,138.91  |

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**4. Pre-Judgment Interest:**

Simple interest to accrue on \$275,629.49 from November 1, 2017 to the date the Judgment is entered into the Court's register at 3.500% per annum, \$26.43 per diem.

**5. Post-Judgment Interest:**

Simple interest to accrue on \$297,707.91 plus Pre-Judgment Interest from the day after the General Judgment is entered to the date upon which the Writ of Execution in Foreclosure is levied at the legal rate of interest or 9% per annum, whichever is greater.

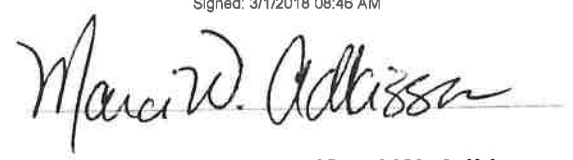
**6. Periodic accrual:**

N/A

**7. Attorney's Fees and Costs:**

An award of \$6,569.00 in attorney's fees and costs is made.

Signed: 3/1/2018 08:46 AM



**Circuit Court Judge Marci W. Adkisson**

Submitted by:



Dated:

2/28/18

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

The W1/2 of the W1/2 of the SW1/4 of Section 15, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

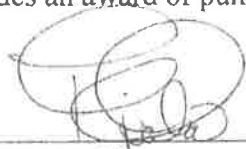
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**CERTIFICATE OF READINESS**

This proposed Order or Judgment is ready for judicial signature because:

- Service is not required pursuant to subsection (3) of UTCR 5.100, or by statute, rule or otherwise.
- The relief sought is against an opposing party who has been found in default.
- An order of default is being requested with this proposed judgment.
- Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
- Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
- I have served a copy of this order or judgment on all parties entitled to service and:
  - No objection has been served on me.
  - 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 indicated which objections remain unresolved.
  - After conferring about objections, [role and name of opposing party] agreed to independently file any remaining objection.
- This is a proposed judgment that includes an award of punitive damages.

DATED: 2/28, 2018

By:   
\_\_\_\_\_  
Tabitha Ojala  
Legal Assistant  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
(949) 252-9400 (TELEPHONE)  
(949) 252-1032 (FAX)