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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS,

Plaintiff,

v.

JENNIFER L. EMERSON; KATHY A. EMERSON; DANNY ALLEN; AND OCCUPANTS OF THE PREMISES,
Defendant.

Case No. 13CV00777

WRIT OF EXECUTION

RECEIVED

APR 27 2018

CROOK COUNTY SHERIFF
CIVIL DEPARTMENT

TO THE CROOK COUNTY SHERIFF:

On December 19, 2013, a General Judgment of Foreclosure was entered by the Crook County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 5050 SE IOWA AVE, PRINEVILLE, OR 97754 ("Subject Property"), and legally described as:

IN SECTION 26, TOWNSHIP 15 SOUTH, RANGE 16 EAST OF THE WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON; THE EAST HALF OF THE NORTHWEST

1 QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.
2 SUBJECT TO A 30 FOOT PUBLIC ROADWAY EASEMENT FOR INGRESS AND
3 EGRESS ON THE NORTH BOUNDARY LINE.

4 The total amount due and owing on the Judgment as of March 5, 2018;

5 Judgment:	Principal	\$127,586.47
6 Pre-Judgment:	Interest (7.5%, \$23.34/day, 2/1/10 to 7/31/13	\$32,374.86
7	Other fee and cost	\$10,619.48
8	Attorney fee and cost	\$3,501.00
9	Additional interest thru judgment (7.5%, \$23.34/day,	\$3,547.60
10	8/1/13 to 12/19/13)	
11 Post-Judgment:	Interest(9.000%, \$43.79/day, 12/20/13 to 3/8/18)	\$67,450.51
12	TOTAL:	\$245,079.92

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

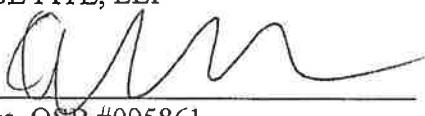
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1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.

4 This writ does not apply to a bona fide COURT ADMINISTRATOR FOR
5 tenant who is subject to protection under CROOK COUNTY CIRCUIT COURT
6 the federal Protecting Tenants at
Foreclosure Act.

By: _____

Signed: 3/14/2018 12:15 PM

8 Presented by:
ALDRIDGE PITE, LLP
9 
10 By: _____
Katie Riggs, OSB #095861
11 of Attorneys for Judgment Creditor
(858) 750-7600
12 (503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com


Amy Bonkosky, Trial Court Administrator

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FILED
CIRCUIT COURT
2013 DEC 19 A 9:09
CROOK COUNTY
OREGON

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER
TO CHASE HOME FINANCE LLC, its
successors in interest and/or assigns,

Plaintiff,

v.

JENNIFER L. EMERSON; KATHY A.
EMERSON; DANNY ALLEN; AND
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 13CV00777

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

- (1) JENNIFER L. EMERSON;
- (2) KATHY A. EMERSON;
- AND
- (3) DANNY ALLEN

AND MONEY AWARD AGAINST
JENNIFER L. EMERSON AND
KATHY A. EMERSON

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record herein that plaintiff, JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, its successors in interest and/or assigns ("Plaintiff"), filed its Complaint for deed of trust foreclosure; that the defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen were duly served with the Summons and Complaint as required by law; that defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen failed to appear, and an Order of Default against them has been filed concurrently with this Judgment.

GENERAL JUDGMENT OF FORECLOSURE -1

7037.58992

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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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 L. Emerson; Kathy A. Emerson; and Danny Allen in the real property subject to this foreclosure action, located at 5050 Southeast Iowa Avenue, Prineville, Oregon 97754 (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 L. Emerson and Kathy A. Emerson to Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, LLC, its successors and assigns on July 16, 2007, and recorded on July 24, 2007 under recording number 2007-222895 of the official records of Crook County, Oregon, and assigned to Plaintiff by way of an Assignment of Deed of Trust recorded on September 28, 2010 as Instrument No. 2010-243044, is a valid lien for the amount of Plaintiff's Money Award set forth herein against the Property situated in Crook County, Oregon, described as follows:

IN SECTION 26, TOWNSHIP 15 SOUTH, RANGE 16 EAST OF THE WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON; THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

5.

That the lien is superior to any interest, lien, or claim of defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen in that Property and that said Deed of Trust is hereby foreclosed by this Court on the Property.

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6.

That defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen, and each of them, and all parties claiming through or under them as purchasers, encumbrances, or otherwise, are forever barred and foreclosed of all interest, lien, or claim in the Property and every portion thereof excepting only any statutory right of redemption provided by the laws of the State of Oregon.

7.

That defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen are not entitled to a homestead exemption as against Plaintiff's Deed of Trust.

8.

That all of the right, title and interest which Jennifer L. Emerson and Kathy A. Emerson had on July 16, 2007, the date of the Deed of Trust, and all of the right, title and interest defendants Jennifer L. Emerson; Kathy A. Emerson; and Danny Allen 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.

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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 L. Emerson; Kathy A. Emerson; and Danny Allen 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 defendants Jennifer L. Emerson and Kathy A. Emerson 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 herein and consisting of: \$127,586.47, the unpaid principal balance; \$32,374.86, the accrued interest under the terms of the Note from February 1, 2010 to July 31, 2013, and to continue to accrue from that date, July 31, 2013, at 7.250% per annum (\$25.34 per diem) until the date this judgment and money award is entered by the court; plus \$10,619.48, the amounts advanced under the terms of the Note and Deed of Trust for escrow and corporate advances; \$2,050.00, for attorney fees, and \$1,451.80 for litigation costs; for total money award in the amount of amount \$174,082.61 to accrue interest post-judgment at the contract rate of 7.250% or the legal rate of 9.00% per annum from the date the Judge signs this Judgment until satisfied. Said amounts are set out in detail under the Money Award section below.

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MONEY AWARD

1. Judgment Creditor:

JPMorgan Chase Bank, National Association, successor
by merger to Chase Home Finance LLC
c/o RCO Legal, P.S.
511 SW 10th Ave., Ste. 400
Portland, OR 97205
503.977.7840

2. Judgment Creditor's Attorney:

Shayda Zaerpoor Le
RCO Legal, P.S.
511 SW 10th Ave., Ste. 400
Portland, OR 97205
503.977.7840

3. Judgment Debtors:

Jennifer L. Emerson
415 East F Street
Culver, Oregon 97734

Year of Birth: Unknown
Social Security No's.: XXX-XX-8485
Drivers' License No's: Unknown
Name of Attorney: Unknown

Kathy A. Emerson
13431 Southeast Shawnee Road
Prineville, Oregon 97754

Year of Birth: Unknown
Social Security No's.: XXX-XX-5663
Drivers' License No's: Unknown
Name of Attorney: Unknown

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

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Post-Judgment interest thereafter on the total judgment amount at the contract rate of interest as defined by Section 2 of the note, or 9.000% per annum, whichever is greater.

Total Money Award (Judgment)

\$174,082.61

DATED this 18 day of Dec, 2013.


CIRCUIT COURT JUDGE

Presented by:

RCO LEGAL, P.S.

By Shayda Zaerpoor Le Dated: 12-10-13
Shayda Zaerpoor Le, OSB # 121547
Attorneys for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Telephone (503) 459-0140; Facsimile 425-623-1922
sle@rcolegal.com