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

SPECIALIZED LOAN SERVICING, LLC
Plaintiff,

Case No. 17CV06257

v.

WRIT OF EXECUTION

MICHAEL L. SINCLAIR; RENEE C.
SINCLAIR; SURF PINES HOMEOWNERS
ASSOCIATION; JP MORGAN CHASE
BANK, N. A. SUCCESSOR IN INTEREST
FROM THE FDIC AS RECEIVER FOR
WASHINGTON MUTUAL BANK, F. A.;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
89594 MANION DR, WARRENTON, OR
97146,

Defendant.

TO THE CLATSOP COUNTY SHERIFF:

On May 18, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the CLATSOP 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: SPECIALIZED LOAN SERVICING, LLC 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 89594 MANION DR, WARRENTON, OR 97146 ("Subject Property"), and legally described as:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

1 THAT PORTION OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 10 WEST OF
2 THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON, DESCRIBED AS
3 FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE JOHN JEWETT
4 DONATION LAND CLAIM; THENCE SOUTH 8 DEGREES 28' EAST FOR 684.16 FEET

5 THENCE EAST 226 FEET; THENCE SOUTH 7 DEGREES 00' EAST FOR 641.77
6 FEET; THENCE SOUTH 80 DEGREES 00' WEST 30 FEET TO THE WEST LINE OF THAT
7 ROAD DESCRIBED IN PARCEL 2 OF THE INSTRUMENT RECORDED IN BOOK 233,
8 PAGE 671; THENCE SOUTH 7 DEGREES 00' EAST ALONG THE WEST LINE OF SAID
9 ROAD A DISTANCE OF 1650 FEET, SAID POINT BEING THE TRUE POINT OF
10 BEGINNING; THENCE NORTH 7 DEGREES 00' WEST ALONG SAID ROAD 200 FEET;

11 THENCE SOUTH 83 DEGREES WEST 100 FEET TO THE EAST LINE OF A TRACT
12 ROAD; THENCE SOUTH 7 DEGREES 00' EAST PARALLEL WITH THE FIRST
13 MENTIONED ROAD A DISTANCE OF 200 FEET; THENCE NORTH 83 DEGREES EAST
14 100 FEET TO THE TRUE POINT OF BEGINNING.

15 The total amount due and owing on the Judgment as of February 26, 2018;

| | | |
|-------------------|------------------------------|---------------------------------------|
| 16 Judgment: | Principal | \$293,661.64 |
| 17 Pre-Judgment: | Interest(5.25%, \$40.13/day) | \$922.99 (4/26/17 through 5/18/17) |
| 18 | Attorney Fees | \$3,280.00 |
| 19 | Costs | \$2,315.00 |
| 20 | Prevailing Party Fee | \$300.00 |
| 21 Post-Judgment: | Interest(5.25%, \$40.13/day) | \$11,396.92 (5/19/17 through 2/26/18) |
| 22 | Attorney Fees | \$295.00 |

23 **TOTAL: \$312,171.55**

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

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



COURT ADMINISTRATOR FOR
CLATSOP COUNTY CIRCUIT COURT

By: J. M. Lindors, Court Clerk
2-27-18

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11 Presented by:
ALDRIDGE PITE, LLP

12 By: Christina Andreoni
13 {} Hunter Zook, OSB #095578
14 {} Katie Riggs, OSB #095861
15 {} Sarah Mathenia, OSB #120681
16 {} Shannon K. Calt, OSB #121855
17 [x] Christina Andreoni, OSB #160875
of Attorneys for Judgment Creditor
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com