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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

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

VENTURES TRUST 2013-I-NH, a trust company,
Plaintiff,

CASE NO.: 1405-05738

WRIT OF EXECUTION

vs.

DOUGLAS K. DECOURCEY, an individual;
STATE OF OREGON, CHILD SUPPORT ADMINISTRATOR, a government entity;
CAROLE DECOURCEY, an individual;
DOES 1 through 10, inclusive, and ROES 1 through 10, inclusive,
Defendants.

2018 JUN -8 AM 8:03

STATE OF OREGON)
) ss.
County of Multnomah)

TO THE SHERIFF OF MULTNOMAH COUNTY OREGON:

WHEREAS, on April 6, 2016, by consideration of the Multnomah County Circuit Court, there was entered a General Judgment of Foreclosure as to DOUGLAS K. DECOURCEY, an individual; STATE OF OREGON, CHILD SUPPORT ADMINISTRATOR, a government entity; CAROLE DECOURCEY, an individual; DOES 1 through 10, inclusive, and ROES 1 through 10, inclusive. Said General Judgment of Foreclosure was duly enrolled and docketed in

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
714-848-7920
jcarter@zbslaw.com

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1 the Court Administrator's Office in said County on April 6, 2016; a true copy of the General
2 Judgment of Foreclosure is attached hereto and made a part hereof.

3 Judgment Creditor: VENTURES TRUST 2013-I-NH, a trust company
4 c/o FAY SERVICING, LLC
5 Judgment Creditor Address: 393 W North Avenue, Ste. 680
6 Chicago, IL 60642

7 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
8 commanded to sell the real property as by said General Judgment of Foreclosure according to
9 law (subject to redemption) all of the interest that the borrower Douglas K. Decourcey had on the
10 27th day of July 2009, the date of the Mortgage, and also all of the interest that borrower had
11 thereafter, in the real property described in the Judgment as:

12 LOT 15, BLOCK 26, OLD SWEETBRIAR FARM, IN THE CITY OF TROUTDALE,
13 MULTNOMAH COUNTY, OREGON.

14 The street address of the real property to be levied upon is 3240 SE Lewis Court,
15 Troutdale, OR 97060-2475.

16 The above referenced property shall be sold to satisfy the following sums: The principal
17 balance and interest in the amount of \$311,857.18; plus reasonable attorney fees and costs in the
18 amount of \$5,661.00; plus prejudgment interest from April 1, 2016 through April 6, 2016 in the
19 amount of \$192.48 (\$32.08 x 6 days); plus post-judgment interest accruing after April 6, 2016
20 through May 11, 2018, at the rate of 9.0% per annum, of \$59,922.45 (\$78.33 per diem x 765
21 days) for a total of \$377,633.11 with interest to continue to accrue at the rate of 9.0% per annum
22 (\$78.33 per diem) until the date of sale; Thus,

23 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
24 THE DATE OF SUBMISSION (May 11, 2018) IS AS FOLLOWS:

25 Base Judgment and Interest: \$311,857.18

1 Attorney Fees and Costs: \$5,661.00

2 Pre-Judgment Interest from
3 04/01/16 – 04/06/16 at 5.00%

4 (\$32.08 per diem) \$192.48

5 Post-Judgment Interest from
6 04/07/16 – 05/11/18 at 9.0%

7 (\$78.33 per diem) \$59,922.45

8
9 Total due as of May 11, 2018: \$ 377,633.11, with interest to continue to accrue at
10 9.0% (\$78.33 per diem) until the date of sale.

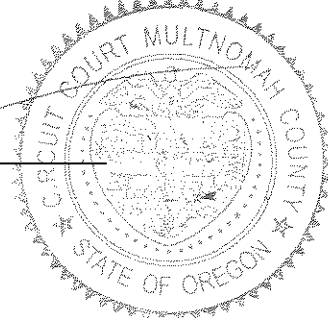
11 The proceeds of sale shall be applied, delivered, and distributed according to ORS
12 18.950.

5/21/18

13
14 By: _____

15 Submitted by:

16 _____
17 Janaya L. Carter, OSB No. 32830



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

VENTURES TRUST 2013-I-NH, a trust
company

Plaintiff,

vs.

DOUGLAS K. DECOURCEY, an individual;
STATE OF OREGON, CHILD SUPPORT
ADMINISTRATOR, a government entity;
CAROLE DECOURCEY, an individual;
DOES 1 through 10, inclusive, and ROES 1
through 10, inclusive,

Defendants.

CASE NO.: 1405-05738

ASSIGNMENT OF JUDGMENT

ASSIGNMENT OF JUDGMENT

-1-

ZIEVE, BRODNAX, & STEELE, LLP
Amy F. Harrington, Esq.
Janaya L. Carter, Esq.
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
714-848-7920
aharrington@zbslaw.com
jcarter@zbslaw.com

1 **ASSIGNMENT OF JUDGMENT**

2 This Agreement is made on ~~May~~ **March 19**, 2018, between VENTURES TRUST 2013-I-NH,
3 a trust company ("Assignor") and WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A
4 CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST
5 ("Assignee").

6 **Recitals**

7 A judgment was entered in the circuit court of Multnomah, Oregon, Case Number
8 1405-05738, signed April 6, 2016, and entered in the court's registry on April 6, 2016, in favor
9 of VENTURES TRUST 2013-I-NH, a trust company ("VENTURES") and against the following
10 parties Douglas K. Decourcey ("Borrower"), State of Oregon, Child Support Administrator
11 ("SOCSA"), Carole Decourcey ("Trustor" together with Borrower and SOCSA, collectively
12 "Defendants").

13 On November 20, 2017, an Assignment of Deed of Trust was recorded transferring the
14 Deed of Trust from VENTURES TRUST 2013-I-NH, a trust company to assign WILMINGTON
15 SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
16 BUT AS TRUSTEE FOR HILLDALE TRUST, recorded as instrument # 2017-140282.

17 **Agreement**

18 1. *Assignment.* Assignor hereby assigns to Assignee all of Assignor's interest in
19 the above judgment and any and all proceeds and rights of collection and/or foreclosure
20 thereon.

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23 ///

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25 ///

1 2. *Appointment as Attorney in Fact.* Assignor hereby irrevocably appoints
2 Assignee as its attorney in fact for the sole purposes of 1) using all lawful means for the
3 recovery of the money due to become due on the judgment referenced above and 2) to
4 acknowledge satisfaction or discharge of the judgment and/or receive the benefits of
5 execution thereon. This power of attorney shall not be affected by the subsequent
6 dissolution of the Assignor.

7 In witness whereof Assignor has signed and acknowledged this instrument.

8
9 Fay Servicing, LLC as attorney in
10 fact for Wilmington Savings Fund
11 Society, FSB, d/b/a Christiana Trust,
12 not individually but as trustee for
13 Hilldale Trust

14 BY: [Signature]

15 DATED: April 19, 2018

16 ITS: FC Specialist

17 STATE OF Florida ss.

18 County of Hillsborough

19 SUBSCRIBED AND SWORN to before me this 19th day of April, 2018.



20 Joette E Bonin

21 NOTARY PUBLIC FOR: Florida

22 Commission Expires: 8-9-2021

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

VENTURES TRUST 2013-I-NH, a trust
company

Plaintiff,

vs.

DOUGLAS K. DECOURCEY, an individual;
STATE OF OREGON, CHILD SUPPORT
ADMINISTRATOR, a government entity;
CAROLE DECOURCEY, an individual;
DOES 1 through 10, inclusive, and ROES 1
through 10, inclusive,

Defendants.

CASE NO. 1405-05738

**GENERAL JUDGMENT OF
FORECLOSURE
(WITHOUT MONEY AWARD –
JUDGMENT DOES NOT
CREATE A LIEN)**

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GENERAL JUDGMENT OF FORECLOSURE -1-

LAW OFFICES OF LES ZIEVE
Benjamin D. Petiprin, Esq.
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
503-946-6558
bpetiprin@zivelaw.com

1 Based upon full consideration of the evidence, having examined plaintiff's Ventures
2 Trust 2013-I-NH ("Plaintiff") exhibits and supporting documents against defendants Douglas K.
3 Decourcey ("Borrower"), State of Oregon, Child Support Administrator ("SOCSA"), Carole
4 Decourcey ("Trustor" together with Borrower and SOCSA, collectively "Defendants"), that
5 Plaintiff has filed a Statement for Attorney Fees, Costs, and Disbursements,

6 **IT IS HEREBY ORDERED AND ADJUDGED:**

7 **1.**

8 Plaintiff is awarded judgment against Defendants and all persons claiming through or
9 under Defendants, as purchasers, encumbrances, or otherwise, are forever foreclosed of all
10 interest, lien or claim in the real property described above and every portion thereof excepting
11 only any satisfactory right of redemption as Defendants, or any of them, may have therein. No
12 money judgment shall be set against Defendant Trustor and no Deficiency Judgment is set
13 against the Borrower.

14 **2.**

15 Writ of execution upon this General Judgment of Foreclosure shall issue.

16 **3.**

17 The Deed of Trust executed by Borrower and recorded on August 17, 2009, in the
18 Multnomah County Recorder's Office as document number 2009-118031, is a valid mortgage
19 lien for the amount of Plaintiff's judgment set forth in paragraph 1 against all the real property,
20 located in Multnomah County, Oregon commonly referred to as 3240 SE Lewis Court,
21 Troutdale, OR 97060-2475, with a legal description as follows:

22 LOT 15, BLOCK 26, OLD SWEETBRIAR FARM, IN THE CITY OF TROUTDALE, MULTNOMAH
23 COUNTY, OREGON.

24 **4.**

25 Said mortgage lien is superior to any interest, lien or claim of the Defendants in the real

1 property, and all other interest in the property gained by him thereafter, or so much interest as
2 may be necessary to satisfy the judgment of the Plaintiff shall be sold by the Sheriff of
3 Multnomah County, Oregon in the manner provided by law and in accordance with the practice
4 of this Court.

5 **5.**

6 Upon sale of the property, the judgment shall be deemed satisfied regardless of the
7 amount generated at sale; and any resulting surplus shall then be tendered to the Clerk of the
8 Court to be distributed to such other party or parties as may establish their right thereto.

9 **6.**

10 Defendants and all persons claiming through or under Defendants, as purchasers,
11 encumbrances, or otherwise, are forever foreclosed of all interest, lien or claim in the real
12 property described above and every portion thereof excepting only any satisfactory right of
13 redemption as Defendants may have.

14 **7.**

15 Plaintiff or any other party to this suit or third party purchase may become the purchaser
16 at the sale of the real property. The purchaser is entitled to exclusive possession of the real
17 property from and after the date of sale and is entitled to such remedies as are available at law to
18 secure possession, including writ of assistance, if the Defendants and any other party or person
19 shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for
20 possession.

21 **DECLARATION OF SECURED DEBT**

22 1. Judgment Creditor: Ventures Trust 2013-I-NH
23 c/o Law Offices of Les Zieve
24 One World Trade Center
25 121 Southwest Salmon St., 11th Floor
Portland, OR 97204
503-946-6558

26 ///

1 2. Judgment Creditor's Attorney: Benjamin D. Petiprin
2 Law Offices of Les Zieve
3 One World Trade Center
4 121 Southwest Salmon St., 11th Floor
5 Portland, OR 97204
6 503-946-6558

7 3. Borrower: Douglas Decourcey
8 1107 NW 15th Street, #F255
9 Gresham, OR 97030
10 **Year of Birth:** Unknown
11 **Social Security No.:** XXX-XX-0721
12 **Drivers' License No:** Unknown
13 **Attorney of Record:** None

14 4. Person or public body entitled to any portion of secured debt herein: None

15 5. Total Amount of Secured Debt:

16 a. Lenders' Principal and Interest

17 Principal Balance \$ 234,147.81

18 Accrued interest and fees on \$ 77,709.37
19 the principal balance through
20 3/31/16

21 **Total Principal and Interest**
22 **Through 3/31/16 at the rate of**
23 **5.00% per annum plus \$32.08**
24 **per diem thereafter. \$311,857.18**

25 b. Attorneys' Fees and Costs

26 ~~Attorney Fees Judicial Flat Rate \$1,845.00~~
27 ~~Attorney fees of 4,640~~

28 Mediation Program Fee \$200.00

~~Litigation Guarantee \$790.00~~

Complaint Filing Fee \$599.10

Attorney Service Fees \$225.00

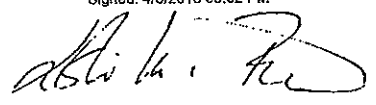
~~Record Lis Pendens \$60.10~~

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Record Assignment of Mortgage	\$82.00	
Fees	\$2,795.00	(included in attorney fees, above)
Total Attorney Fees and Costs	\$6,596.20	\$5661.0
		\$317521.28
Total Secured Debt (Judgment)	\$318,453.38	

Said Judgment is meant to be for the purposes of foreclosure *only* and from which a Writ of Execution will issue. This judgment is not and is not intended to be a monetary or deficiency judgment against the Borrower or Trustor.

Signed: 4/6/2016 05:02 PM



By: Circuit Court Judge Leslie Roberts

Submitted by:

/s/Benjamin D. Petiprin
 Benjamin Petiprin, OSB No. 136031
 Attorneys for Plaintiff
 Ventures Trust 2013-I-NH,
 a trust company