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17CV32298

Verified Correct Copy of Original 5/29/2018.

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

UMPQUA BANK, SUCCESSOR IN INTEREST
BY MERGER TO STERLING SAVINGS
BANK, its successors in interest and/or assigns;

Plaintiff,

v.

UNKNOWN HEIRS OF GEORGE B. BRAY;
TONYA A. JONES; THOMAS G. BRAY;
KATRINA A. LADD; PAULETTE M.
MCMASTERS; STATE OF OREGON; AND
OCCUPANTS OF THE PREMISES;

Defendants.

Case No. 17CV32298

WRIT OF EXECUTION
(SPECIFIC REAL PROPERTY)

TO THE SHERIFF OF HARNEY COUNTY:

WHEREAS, on January 24, 2018, in the above-entitled court, a General Judgment was entered in the above matter, a true copy of which is attached to this Writ as Exhibit 1, in which Plaintiff is Judgment Creditor and Defendants are Judgment Debtors,

AND WHEREAS the General Judgment requires the Sheriff to sell the specific real property described below,

1 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
2 commanded to sell, in the manner prescribed by law for the sale of real property upon execution,
3 subject to redemption, all of the interest which the Defendants had on January 24, 2018, or
4 thereafter and may now have in the real property described below to satisfy the Judgment and the
5 costs of this Writ, making due return after you receive this Writ pursuant to ORS 18.872. The
6 property which is to be sold is as follows:

7 Land in FAIRVIEW ADDITION, City of Burns, Harney County Oregon,
8 according to the official plat thereof as follows: In Block 32: Lot 9 and the
South one-half of Lot 10.

9 and commonly known as 781 S. McGowan St., Burns, OR 97720.

10 The amounts owing on the money awards in the Judgment as of January 24, 2018, were
11 as follows:

12 a. The principal amount of \$31,045.32, plus accrued interest to January 19,
13 2018, of \$4,075.41, plus accruing interest at the rate of 7.49% per annum (\$6.37 per diem) from
14 January 20, 2018, until date of entry of judgment (January 24, 2018) of \$25.48, plus accrued
15 late charges of \$322.50, plus escrow advances/shortfall of \$3,207.91, plus property management
16 and inspection fees of \$377.00, plus property appraisal fees of \$850.00, plus fees and advances
17 of \$6,196.76; plus additional fees, expenses and advances; plus

18 b. Plaintiff's reasonable pre-judgment attorney fees of \$8,731.00; plus

19 c. Plaintiff's costs and disbursements of \$2,807.26; plus

20 d. Plaintiff's post-judgment collection fees and costs of \$4,277.50; plus

21 e. Interest on the sum of the amounts in subparagraphs a. through d., above, at
22 the rate of 9% per annum from the date of entry of judgment (January 24, 2018) until paid.

23

24 The total amount owing on the money award as of May 22, 2018, is \$63,717.65.

25 The per diem rate is \$15.27 per day from May 22, 2018, until paid.

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The mailing address for the judgment creditor is: c/o Nancy K. Cary, at Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

Kas. Belcher 5/29/18
Kas. Belcher

