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CLACKAMAS COUNTY SHERIFF  
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5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
6 **FOR THE COUNTY OF CLACKAMAS**

7 U.S. BANK TRUST, N.A., AS TRUSTEE  
8 FOR LSF9 MASTER PARTICIPATION  
TRUST,

Plaintiff,

9 v.

10 DOUGLAS W. KORTZ; K. WARNOCK  
11 KORTZ AKA KIM W. WARNOCK;  
12 MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, AS NOMINEE  
FOR RBS CITIZENS, N.A.; AND 1ST  
SECURITY BANK OF WASHINGTON,  
Defendant.

Case No. CV14060638

**WRIT OF EXECUTION**

13  
14 TO THE CLACKAMAS COUNTY SHERIFF:

15 On April 9, 2018, a Correct General Judgment of Foreclosure and Declaration of Amount  
16 Due by Default was entered by the CLACKAMAS County Circuit Court, foreclosing Plaintiff's  
17 Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the  
18 unpaid debt due to Plaintiff.

19 The mailing address for the judgment creditor is: U.S. BANK TRUST, N.A., AS  
20 TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST c/o Aldridge Pite, LLP, 111 SW  
21 Columbia St., Ste. 950, Portland, OR 97201.

22 The real property to be sold at public auction is commonly known as 304 N COLE AVE,  
23 MOLALLA, OR 97038 ("Subject Property"), and legally described as:

24 PART OF LOT 35, BLOCK 3, J.V. HARLESS ADD. TO MOLALLA, IN THE CITY  
25 OF MOLALLA, CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:  
26

Page 1 – WRIT OF EXECUTION

1 BEGINNING AT A POIN ON THE SOUTH LINE OF SAID LOT 35, WHICH IS  
2 180.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 35; THENCE  
3 NORTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 35, A DISTANCE OF 90.00  
4 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 35, EASTERLY 204.70  
5 FEET; MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 35; THENCE  
6 SOUTHERLY ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 90.00 FEET  
7 TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE WESTERLY 204.44 FEET,  
8 MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THERE FROM THE  
9 FOLLOWING:

10 A PORTION OF LOT 35, BLOCK 3, J.V. HARLESS ADDITION TO MOLALLA, IN  
11 THE CITY OF MOLALLA, COUNTY OF CLACKAMAS, STATE OF OREGON,  
12 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF  
13 SAID LOT 35, WHICH IS 180.00 FEET EASTERLY FROM THE SOUTHWEST CORNER  
14 OF SAID LOT 35; THENCE NORTH 8°13.23 EAST PARALLEL WITH THE WEST LINE  
15 OF SAID LOT 35, A DISTANCE OF 90.00 FEET; THENCE SOUTH 71°55.59 EAST  
16 PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 91.00 FEET TO  
17 THE TRUE POINT OF BEGINNING; THENCE SOUTH 17°06.37 WEST, A DISTANCE OF  
18 9.91 FEET TO A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP, INSCRIBED,  
19 ANDERSON PLS 1795; THENCE SOUTH 71°55.59 EAST PARALLEL WITH THE SOUTH  
20 LINE OF SAID LOT 35, A DISTANCE OF 115.13 FEET TO A 5/8 IRON ROD WITH A  
21 YELLOW PLASTIC CAP, INSCRIBED ANDERSON PLS 1795 ON THE EASTERLY LINE  
22 OF SAID LOT 35; THENCE NORTH 8°23.00 EAST ALONG SAID EASTERLY LINE, A  
23 DISTANCE OF 10.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE  
24 NORTH 71°55.59 WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF  
25 113.60 FEET TO THE TRUE POINT OF BEGINNING. SAID PORTION CONTAINS 1133  
26 SQUARE FEET.

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The total amount due and owing on the Judgment as of April 18, 2018;

Judgment:	Principal	\$245,731.80
Pre-Judgment:	Interest(6.000%, \$28.28/day)	\$16,119.60 (9/17/16 through 4/9/18)
	Attorney Fees	\$1,370.00
	Prevailing Party Fee	\$300.00
Post-Judgment:	Interest(6.000%, \$28.28/day)	\$254.52 (4/10/18 through 4/18/18)
	Attorney Fees	\$260.00

**TOTAL: \$264,035.92**

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


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5 Dated: May 31, 2018.

COURT ADMINISTRATOR FOR  
CLACKAMAS COUNTY CIRCUIT  
COURT

6  
7 By: 



8 Presented by:  
9 ALDRIDGE PITE, LLP

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

**Court Administrator relies on the information  
provided by the person seeking issuance of  
this writ of execution and is not liable for any  
errors or omissions in the information**

COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.  
IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,  
PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING  
ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST  
THIS WRIT BY FILING A CLAIM OF EXEMPTION.