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IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF LANE

FEDERATED FINANCIAL)
CORPORATION OF AMERICA,)
)
Plaintiff,)
v.)
)
SIMON OUEIS, individually and dba)
JERUSALEM HOUSE,)
)
Defendant(s).)

LANE COUNTY S.O. CIVIL
06.27.18 85411

No. 160915067
WRIT OF EXECUTION

TO: THE SHERIFF OF LANE, GREETINGS:

Whereas on the 20th day of March 2018, in the Circuit Court of the State of Oregon for the County of Lane, Dynamic Strategies, Inc., Plaintiff, was granted an Order to allow Plaintiff's Motion to Authorize Sale of Residential Real Property located at 2425 W. 18th Ave., Eugene, OR 97402, against Simon Oueis, individually and dba Jerusalem House, defendant, which judgment was enrolled and docketed in the clerk's office of said court in Lane County on December 15, 2009.

Therefore in the name of the State of Oregon you are commanded to sell that specific real property ordered by the court to be foreclosed pursuant to ORS 18.860(c). You are directed to seize and foreclose by sale as per the judgment entered herein, a copy of which judgment is attached hereto as Exhibit 1 and incorporated herein as if set out in full. Furthermore, you are directed to satisfy all liens, including judgment liens, ahead of plaintiff, and with any residual, satisfy the sum owed herein, the total of which as of March 22, 2018 is \$167,693.78, with interest accruing at the rate of 29.62% per annum from December 15, 2009 until paid at a per diem rate of \$38.26. Any remainder should be forwarded to judgment debtor Simon Oueis.

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The mailing address of the judgment creditor is:

Federated Financial Corporation of America
c/o Michael T. Davis
12220 SW First Street
Beaverton, OR 97005

The mailing address of the judgment debtor is:

Simon Oueis, individually and
dba Jerusalem House
2109 Assumption Street
Eugene, OR 97402

The physical address of the real property is:

2425 W. 18th Ave.
Eugene, OR 97402

The legal description of the real property is:

LOT 44, BLOCK 4, BERKELEY PARK ADDITION, AS PLATED AND RECORDED
IN BOOK 15, PAGE 28, LANE COUNTY OREGON PLAT RECORDS, IN THE CITY OF
EUGENE, LANE COUNTY, OREGON.

The total amount due on the money award as of today's date, March 22, 2018, is \$167,693.78
with interest accruing at 29.62% per annum from December 15, 2009 until paid with interest at the
per diem rate of \$38.26.

WITNESS my hand and seal of the said court on this 23 day of March, 2018.

CIRCUIT COURT CLERK

By: *Pierce*



FILED

AT ... O'CLOCK ... AM

DEC 15 2009

Circuit Court for Lane County, Oregon

BY: CSM

RECEIVED
NOV 30 2009

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

CIRCUIT COURT, LANE CO.

FEDERATED FINANCIAL CORPORATION OF AMERICA,

Case No. 160915067

Plaintiff,

GENERAL JUDGMENT
(With Money Award)
(ex parte)

v.

SIMON OUEIS, individually and dba
JERUSALEM HOUSE,

Defendant(s).

THIS MATTER coming on regularly for hearing upon the Application by Motion of the Plaintiff and the Court being fully advised in the premises;

IT IS HEREBY ORDERED AND ADJUDGED that a GENERAL JUDGMENT be and hereby is entered in favor of Plaintiff and against the Defendant(s), SIMON OUEIS, individually and dba JERUSALEM HOUSE, as follows:

Principal	\$ 22,626.69
Interest until Judgment is entered	
@ 29.620% (contract or statutory rate)	
(April 1, 2006 to November 27, 2009)	<u>24,531.23</u>
(continuing to accrue at	
\$ 18.361714 per day until	
Judgment is entered)	
TOTAL	\$ 47,157.92

for a total General Judgment of \$ 47,157.92, with interest at the rate of 29.620% per annum from the date of this Judgment, until paid; plus Plaintiff's costs and disbursements, including an Interim Attorney Fee Award approved by the court, with interest on the costs,

160915067
JGGM
Judgment - General Creates Lien
8797970



DERRICK E. MC GAVIE
ATTORNEY AT LAW
OSB # 63054
P O Box 10163
EGGERS, OR 97440
(541) 485-4555
FAX (541) 342-5309
attorneys@mcgavie.com

Verified Correct Copy of Original 2/22/2018

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b. Per diem thereafter until date judgment is entered:

\$ 18.361714

7. Post judgment simple interest at the rate of 29.620 % percent per annum on the judgment for principal and pre-judgment interest, which consists of items 5 through 6, inclusive, from the date judgment is entered until fully paid.

8. Costs and Disbursements are awarded in the sum of: \$ 244.00

9. Prevailing Party Fee: \$ 275.00

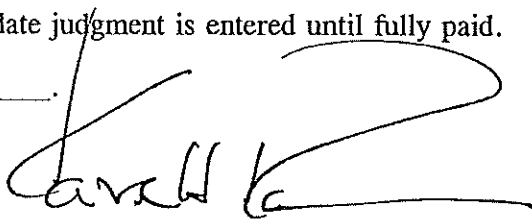
10. Attorney fees are awarded:

a. The specific amount(s) awarded: \$ 2,500.00

b. Identification of the relief requested for which attorney fees are awarded: Entry of a General Judgment upon which execution and other post judgment remedies may be sought.

11. Post judgment simple interest at the rate of nine (9 %) percent per annum on the costs and disbursements awarded and the attorney fees awarded which consists of items 8 through 10, inclusive, from the date judgment is entered until fully paid.

Dated on Dec 15, 2019



CIRCUIT JUDGE

SUBMITTED BY:
DERRICK E. Mc GAVIC, P. C.
Of Attorneys for Plaintiff
Trial Attorney Not Yet Assigned