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

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,

Plaintiff,

vs.

MICHAEL L. MONK, an individual;  
KAREN M. MONK, an individual;  
UNIFUND CCR PARTNERS, a business  
entity; CREDIT SERVICES OF OREGON  
INC., a corporation; CAPITAL ONE BANK,  
a bank; PALISADES ACQUISITIONS XVI  
LLC ASSIGNEE UNIFUND CCR  
PARTNERS, a business entity; TICOR  
TITLE INSURANCE COMPANY OF  
CALIFORNIA, a business entity; and all  
other persons, parties, or occupants unknown  
claiming any legal or equitable right, title,  
estate, lien, or interest in the real property  
described in the complaint herein, adverse to  
Plaintiff's title, or any cloud on Plaintiff's title  
to the Property.

Defendants.

CASE NUMBER: 16CV18887

WRIT OF EXECUTION IN FORECLOSURE

COOS COUNTY SHERIFF

DEC 21 2018

RECEIVED  
CIVIL DIVISION

TO: THE SHERIFF OF COOS COUNTY, OREGON:

1.

WHEREAS, on January 30, 2018, in the above-entitled Court, a General Judgment of  
Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding



1 Additional Pre-Judgment Interest:  
2 Accrued Interest from October 1, 2017,  
3 the day after the date set forth in the  
4 Judgment through January 30, 2018,  
5 the date of entry of the Judgment, at  
6 3.437% per annum (\$7.15 per diem): \$865.15

7  
8 Total Judgment Entered Including  
9 Additional Pre-Judgment  
10 Interest: \$130,072.60  
11 3.

12 Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$130,072.60 at  
13 the legal rate of interest of 9% per annum, \$32.07 per diem, from January 31, 2018 to the date the  
14 real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus  
15 costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

16 4.  
17 The real property subject to this writ of execution is commonly known as 64274 Saddler  
18 Road, Coos Bay, OR 97420 ("Property") and described in Exhibit "1" attached hereto.

19 5.  
20 The Judgment Creditor's name and address is:  
21 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
22 4000 Horizon Way  
23 Irving, Texas 75063

24 The Judgment Creditor's name and address for the purpose of this Writ is:  
25 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
26 c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)  
27 2112 Business Center Drive  
28 Irvine, CA 92612

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949-252-9400

THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and sell the Property, in the manner prescribed by law; or so much thereof as may be necessary to satisfy the Judgment, interest, fees, and costs.

MAKE RETURN HEREOF within 60 days after you receive this Writ.

Signed: 5/1/2018 09:36 AM

Michelle Jacobs/Court Clerk

Submitted by:

Dated: 4/30/18

Nathan F. Smith, OSB #120112  
Attorney for Plaintiff  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Phone: (949) 252-9400  
Fax: (949) 252-1032  
Email: nathan@mclaw.org

# EXHIBIT 1

## LEGAL DESCRIPTION

Beginning at a point on the West boundary of a 60 foot right of way, said point being located 785.82 feet North and 1889.69 feet East of the Southwest corner of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along said West boundary North  $2^{\circ} 57' 1/2''$  West 50.40 feet; thence along the South boundary of a 60 foot right of way North  $53^{\circ} 03'$  West 46.74 feet; thence South  $36^{\circ} 57'$  West 100 feet; thence South  $2^{\circ} 57' 1/2''$  East 3.66 feet; thence North  $87^{\circ} 2' 1/2''$  East 100 feet to the point of beginning, being a portion of Government Lot 5 of said Section 30, Coos County, Oregon, and sometimes referred to as Lot 4, Block 2 of unrecorded Plat of Emil Roy Tracts.