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

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF DONALD R. KNOTTINGHAM; MELISSA RONEY; VICKY KNOTTINGHAM; MARY EASTMAN; JULIE EASTMAN-SPRIGGS; OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 17CV42553

WRIT OF EXECUTION IN FORECLOSURE

TO THE CLATSOP COUNTY SHERIFF:

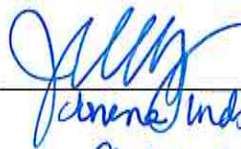
A Judgment of Foreclosure was entered and docketed in this case on 8/7/2018. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
c/o Andreanna Smith
Attorney for Plaintiff
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

1 With the adjudicated amount due of \$285,261.46, plus post judgment interest at the statutory rate
2 of 9.0% per annum from 8/7/2018 to 9/24/2018 in the amount of \$3,376.32, continuing with a
3 per diem of \$70.34, currently totaling \$288,637.78.

4 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON,** you are
5 hereby commanded to sell, in the manner prescribed by law for the sale of real property on
6 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or
7 about May 9, 2007, the date of the Deed of Trust, and also the interest that the Defendant had
8 thereafter, in the real property described as attached in Exhibit 1 and commonly known as: 92795
9 Simonsen Rd, Astoria, OR 97103.

10 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
11 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under
12 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.
13 You are to make the return within 60 days after you receive this Writ. Should the sale be
14 continued, the writ may be automatically extended for 30 days.

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17 
18 Janelle Lindsey, Court Clerk
19 9.24.18

20 Dated: 9/20/2018 and submitted by:

21 **McCarthy & Holthus, LLP**

22 s/ Andreanna C. Smith

23 Andreanna Smith OSB No. 131336
24 920 SW 3rd Ave, 1st Floor
25 Portland, OR 97204
26 Phone: (971) 201-3200
27 Fax: (971) 201-3202
28 ansmith@mccarthyholthus.com
Of Attorneys for Plaintiff



EXHIBIT "1"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 954" WHICH IS SOUTH 12° 52' 12" EAST 859.76 FEET (HANDFORTH LARSON & BARRETT, INC. MAP FILED AS B-9666, CLATSOP COUNTY SURVEY RECORDS, SHOWS A MEASURED VALUE OF 859.88 FEET) FROM THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 8 NORTH, RANGE 8 WEST, WILLAMETTE MERIDIAN;
THENCE SOUTH 73° 14' 04" EAST A DISTANCE OF 77.10 FEET (A MEASURED VALUE OF WHICH IS SOUTH 73° 15' 47" EAST PER SAID MAP B-9666) TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 73° 14' 04" EAST A DISTANCE OF 16.42 FEET (A MEASURED VALUE OF WHICH IS SOUTH 73° 15' 47" EAST A DISTANCE OF 16.50 FEET PER SAID MAP B-9666) TO A FOUND 1/2" IRON PIPE;
THENCE SOUTH 46° 02' 52" EAST A DISTANCE OF 80.40 FEET;
THENCE NORTH 87° 47' 50" EAST A DISTANCE OF 248.87 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TED R. NANCE AND AURORA NANCE DESCRIBED BY DEED RECORDED IN BOOK 502, PAGE 820, CLATSOP COUNTY RECORDS;
THENCE NORTH 02° 55' 10" WEST ALONG THE WEST LINE OF SAID NANCE TRACT A DISTANCE OF 9.70 FEET TO A FOUND 1/2 IRON PIPE;
THENCE NORTH 11° 52' 04" WEST A DISTANCE OF 340.26 FEET;
THENCE NORTH 07° 45' 36" EAST A DISTANCE OF 69.12 FEET;
THENCE NORTH 28° 18' 29" EAST A DISTANCE OF 62.44 FEET;
THENCE NORTH 51° 20' 53" WEST A DISTANCE OF 255.88 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KONSTA RUONALA AND ANNA RUONALA, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 132, PAGE 122, CLATSOP COUNTY RECORDS;
THENCE SOUTH 89° 12' 41" WEST ALONG THE SOUTH LINE OF SAID RUONALA TRACT A DISTANCE OF 166.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ARTHUR PURO AND LEAH S. PURO, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 191, PAGE 432, CLATSOP COUNTY RECORDS;
THENCE SOUTH 11° 55' 00" WEST ALONG THE EAST LINE OF SAID PURO TRACT A DISTANCE OF 185.0 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 89° 12' 41" WEST ALONG THE SOUTH LINE OF SAID PURO TRACT A DISTANCE OF 117.99 FEET TO THE EASTERLY RIGHT OF WAY OF THE SIMONSON COUNTY ROAD;
THENCE SOUTH 00° 52' 01" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 222.55 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOVDEN LS 954";
THENCE SOUTH 85° 43' 36" EAST A DISTANCE OF 256.60 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB INC";
THENCE SOUTH 08° 09' 29" WEST A DISTANCE OF 149.37 FEET TO THE TRUE POINT OF BEGINNING, IN THE COUNTY OF CLATSOP, STATE OF OREGON.