

SHERIFF'S OFFICE
CLATSOP COUNTY OREGON
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CLATSOP**

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG
BEACH MORTGAGE LOAN TRUST 2004-
4, ASSET-BACKED CERTIFICATES,
SERIES 2004-4, Its successors in interest
and/or assigns,

Plaintiff,

vs.

UNKNOWN HEIRS OF BRUCE R.
ROGERS AKA BRUCE ROSS ROGERS;
JENNIFER LIVINGSTON AKA JENNIFER
ANN LIVINGSTON; JPMORGAN CHASE
BANK, N.A., AS SUCCESSOR THROUGH
THE FDIC TO WASHINGTON MUTUAL
BANK, N.A., AS SUCCESSOR BY
MERGER TO LONG BEACH MORTGAGE
COMPANY; KARI I. ROGERS; GARRET L.
ROGERS; STATE OF OREGON;
MIDLAND FJUNDING, LLC; ASSET
RECOVERY GROUP, INC.;
COMMERCIAL ADJUSTMENT
COMPANY; QUICK COLLECT, INC.; TLC
FEDERAL CREDIT UNION; CHARLES E.
ASHLEY; SHARLET J. ASHLEY;
UNIFUND CCR PARTNERS; HUDSON &
KEYSE, LLC; AND OCCUPANTS OF THE
PREMISES,

Defendants.

CASE NUMBER: 16CV25828

WRIT OF EXECUTION IN FORECLOSURE

1 TO: THE SHERIFF OF CLATSOP COUNTY, OREGON:

2 1.

3 WHEREAS, on June 13, 2017, in the above-entitled Court, a General Judgment of
4 Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding

5 2.

6 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
7 commanded to sell, in the manner prescribed by law for the sale of real property upon (subject to
8 redemption, if applicable), all of the interest which the Defendants UNKNOWN HEIRS OF BRUCE
9 R. ROGERS AKA BRUCE ROSS ROGERS, JENNIFER LIVINGSTON AKA JENNIFER ANN
10 LIVINGSTON, JPMORGAN CHASE BANK, N.A., AS SUCCESSOR THROUGH THE FDIC TO
11 WASHINGTON MUTUAL BANK, N.A., AS SUCCESSOR BY MERGER TO LONG BEACH
12 MORTGAE COMPANY, KARI I. ROGERS, GARRET L. ROGERS, STATE OF OREGON,
13 MIDLAND FUNDING, LLC, ASSET RECOVERY GROUP, INC., COMMERCIAL
14 ADJUSTMENT COMPANY, QUICK COLLECT, INC., TLC FEDERAL CREDIT UNION,
15 CHARLES E. ASHLEY, SHARLET J. ASHLEY, UNIFUND CCR PARTNERS, HUDSON &
16 KEYSE, LLC AND OCCUPANTS OF THE PREMISES, ("Defendants") had on July 19, 2004, the
17 date of the foreclosed Deed of Trust which was recorded on July 28, 2004, as Instrument No.
18 200408905 in the official records of the Clatsop County Recorder's Office, and/or all of the interest
19 which Defendants had thereafter, in the real property described in the Judgment to satisfy the
20 Judgment as follows:

21

22 **Lender's Principal Judgment:**

23 Unpaid Principal Balance:	\$121,811.00
24 Pre-Judgment Interest from February 1,	
25 2009 to February 28, 2017, the date set	
26 forth in the Judgment at 7.450%, per	
27 annum, (\$24.86 per diem):	\$69,155.22
28 Lender's Fees and Costs:	\$35,677.36

1 Attorney's Fees and Costs: \$7,169.56

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3 **Total Judgment Entered: \$233,813.14**

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5 **Additional Pre-Judgment Interest:**

6 Accrued Interest from March 1, 2017,
7 the day after the date set forth in the
8 Judgment through June 13, 2017, the
9 date of entry of the Judgment, at

10 7.450%, per annum (\$24.86 per diem): \$2,585.44

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12 **Total Judgment Entered Including**

13 **Additional Pre-Judgment**

14 **Interest: \$236,398.58**

15

3.

16 Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$236,398.58 at
17 the legal rate of interest of 9% per annum, \$58.29 per diem, from June 14, 2017 to the date the real
18 property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of
19 this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

20

4.

21 The real property subject to this writ of execution is commonly known as 35272
22 LYGSTAD HEIGHTS LN, ASTORIA, OR 97103 ("Property") and described in Exhibit "1"
23 attached hereto.

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25 ///

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EXHIBIT "1"

Legal Description

LOT 18, LYGSTAD HEIGHTS, IN THE COUNTY OF CLATSOP, STATE OF OREGON.