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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH**

NATIONSTAR MORTGAGE LLC,

Case No. 140201554

Plaintiff,

WRIT OF EXECUTION

v.

KYRA MENDOZA; SHAWN
SONNENSCHNEIN; QUICK COLLECT, INC.;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
10026 SOUTH EAST INSLEY STREET,
PORTLAND, OR 97266,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On May 6, 2015, a General Judgment of Foreclosure and Money Award was entered by the Multnomah County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: NATIONSTAR MORTGAGE LLC c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 10026 South East Insley Street, Portland, OR 97266 ("Subject Property"), and legally described as:

LOT 3 AND 4 BLCOK 6, CHAP-EL HEIGHTS, IN THE CITY OF PORTLAND,
COUNTY OF MULTNOMAH AND STATE OF OREGON.

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The total amount due and owing on the Judgment as of November 9, 2018;

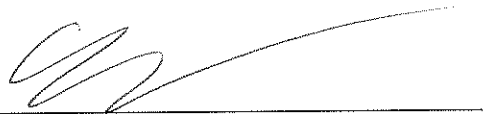
Judgment:	Principal	\$330,674.58
Pre-Judgment:	Interest(9.57%,\$66.68/day)	\$5,867.84 (2/7/15 through 5/6/15)
	Attorney Fees	\$4,305.00
	Costs	\$2,228.84
	Prevailing Party Fee	\$300.00
Post-Judgment:	Interest(9.57%,\$66.68/day)	\$85,550.44 (5/7/15 through 11/9/18)
	Attorney Fees	\$260.00

TOTAL: \$429,186.70


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.



12/12/18

By: 

Presented by:
ALDRIDGE, PITE, LLP



Katie L. Riggs, OSB # 095861
(858) 750-7600
(503) 222-2260 (Facsimile)
kriggs@aldridgepite.com
111 SW Columbia Street Suite 950
Portland, OR 97201
Of Attorneys for Plaintiff

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

KYRA MENDOZA; SHAWN
SONNENSCHNEIN; QUICK COLLECT, INC.;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
10026 SOUTH EAST INSLEY STREET,
PORTLAND, OR 97266,

Defendants.

Case No. 140201554

**GENERAL JUDGMENT AND MONEY
AWARD BY DEFAULT**

ORCP Rule 69

Based upon the Court's Order of Default against Defendants KYRA MENDOZA;
SHAWN SONNENSCHNEIN; QUICK COLLECT, INC.; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN AS 10026 SOUTH EAST INSLEY STREET,
PORTLAND, OR 97266, the records on file herein, and pursuant to the Motion for General
Judgment and Money Award by Default by Plaintiff NATIONSTAR MORTGAGE LLC
("Plaintiff").

IT IS HEREBY RECITED: SHAWN SONNENSCHNEIN filed bankruptcy in the
United States Bankruptcy Court, District of Oregon in case #03-36578-rld7 and received a
discharge on September 18, 2003.

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Page 1 - GENERAL JUDGMENT AND MONEY AWARD BY DEFAULT

1 **IT IS HEREBY ORDERED AND ADJUDGED:**

2 **AGAINST KYRA MENDOZA and SHAWN SONNENSCHNEIN ("Judgment**
3 **Debtors")**

4 1. Plaintiff is awarded payment in full of the total amount due under the Note and
5 Deed of Trust, which as of February 6, 2015, is \$330,674.58 (excluding attorney fees and costs),
6 together with interest and any future advances and/or fees that may be made or incurred pursuant
7 to the terms of the Note and Deed of Trust up to the date of the execution sale. This amount is
8 detailed in the Money Award, and is to be satisfied by sale of the Subject Property as directed
9 under this Judgment;

10 2. Plaintiff is awarded reasonable attorney fees in the amount of \$4,305.00, plus the
11 remaining flat attorney fees of \$260.00 for an uncontested execution on the Judgment, pursuant
12 to the Note and Deed of Trust and ORCP Rule 68(C), which amount may be added to the
13 outstanding obligation due and owing under the Note and Deed of Trust and recovered from the
14 proceeds of the sheriff's sale. Pursuant to the Deed of Trust, these fees continue to accrue to the
15 date of the execution sale. This amount to be satisfied by sale of the Subject Property as directed
16 under this Judgment;

17 3. Plaintiff is awarded costs of suit in the amount of \$2,228.84, pursuant to the Note
18 and Deed of Trust, ORCP Rule 68(A)(2) and ORS 20.115(4), which may be added to the
19 outstanding obligation due and owing under the Note and Deed of Trust and recovered from the
20 proceeds of the sheriff's sale. Pursuant to the Deed of Trust, these costs continue to accrue to the
21 date of the execution sale. This amount to be satisfied by sale of the Subject Property as directed
22 under this Judgment;

23 **AGAINST ALL DEFENDANTS (Judgment Debtors and Lien Claimants)**

24 4. The Deed of Trust is foreclosed and upon entry of this Judgment Plaintiff shall
25 request and the court administrator shall issue a writ of execution for the sale, by the Sheriff, in
26 the manner provided by law, of the real property located at 10026 South East Insley Street,
Page 2 - GENERAL JUDGMENT AND MONEY AWARD BY DEFAULT

1 Portland, OR 97266 ("Subject Property") legally described as:

2 **LOT 3 AND 4 BLCOK 6, CHAP-EL HEIGHTS, IN THE CITY OF PORTLAND,**
3 **COUNTY OF MULTNOMAH AND STATE OF OREGON.**

4 5. Plaintiff's security interest in the Subject Property, as evidenced by the Deed of
5 Trust recorded April 25, 2007 in the official records of Multnomah County as instrument number
6 2007-073321 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all
7 Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are
8 subsequent to Plaintiff's lien as created by the Note and Deed of Trust;

9 6. The Sheriff shall make a return on the writ of execution to the court administrator
10 along with the proceeds of the sale. The return shall have the same effect as a full satisfaction of
11 money award and the court administrator shall note in the register and in the judgment lien
12 record that the satisfaction has been filed and the money award has been fully satisfied;

13 7. The proceeds of the sale shall be applied first toward the costs of the sale; then
14 toward the satisfaction of Plaintiff's Judgment awarded herein; and the surplus, if any, to the
15 clerk of the court to be distributed to such party or parties as may establish their right thereto.
16 The Defendants and all persons claiming through or under Defendants, whether lien claimants,
17 judgment creditors, claimants arising under junior mortgages or deeds of trust, purchasers,
18 encumbrances or otherwise, shall be barred and foreclosed from all rights, claims, interest or
19 equity of redemption in the Subject Property and every part of the Subject Property when the
20 time for redemption has elapsed;

21 8. Plaintiff or any other party to this action may become a purchaser at the
22 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
23 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
24 successor in interest may apply to this Court for a writ of assistance to gain possession of the
25 subject property if Defendants or any other party or person refuses to surrender possession;

26 9. After the time for redemption has elapsed, the Sheriff shall execute a deed to the
Page 3 - GENERAL JUDGMENT AND MONEY AWARD BY DEFAULT

1 holder of the certificate of sale issued by the Sheriff based on the execution sale;

2 MONEY AWARD

- 3 1. The name and address of the judgment creditor is:
4 Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
5 Dallas, TX 75019
- 6 2. The name, address and number of the judgment creditor's attorney is:
7 Christina C. Benton
Pite Duncan, LLP
621 SW Morrison Street, Suite 425
8 Portland, OR 97205
(858) 750-7600
- 9 3. The name of the judgment debtors and last known address:
10 Kyra Mendoza
2015 SE 89th Ave.
Portland, OR 97216
11 Year of Birth: NA
SSN: XXX-XX-9944
12 Driver's License Number/State: Unknown.
- 13 Shawn Sonnenschein
10026 South East Insley Street
14 Portland, OR 97266
Year of Birth: NA
15 SSN: XXX-XX-0653
Driver's License Number/State: Unknown.
- 16 4. Judgment debtors' attorney: NONE KNOWN.
- 17 5. Name of any person or entity known to the judgment creditor, other than the
18 judgment creditor's attorney, which may be entitled to any portion of a payment
19 made on the judgment: NONE KNOWN.
- 20 6. The amount of the judgment is \$330,674.58.
- 21 7. Simple interest of 9.570% (\$66.68/day) after 2/6/15 through the date of sale.
- 22 8. Attorney Fees of \$4,305.00, plus \$260.00, through the date of sale.

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Pite Duncan, L.L.P.
621 SW Morrison Street, Suite 425
Portland, OR 97205
(858) 750-7600

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9. Costs of \$2,228.84, plus costs accrued through the date of sale.

10. Prevailing party fee: \$300.00.

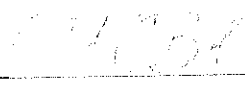
IT IS SO ORDERED.

Signed: 4/28/2015 02:20 PM



JUDGE OF THE CIRCUIT COURT

Presented By:
PITE DUNCAN, LLP

By: 

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