

RECEIVED
CLACKAMAS COUNTY SHERIFF

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5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
6 **FOR THE COUNTY OF CLACKAMAS**

7 WELLS FARGO BANK, N. A.,

8 Plaintiff,

9 v.

10 DMITRIY NAKHAYCHUK; TANYA
11 TKACH; ASSET SYSTEMS, INC. AND ALL
12 OTHER PERSONS OR PARTIES
13 UNKNOWN CLAIMING ANY RIGHT,
14 TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
18625 SE TILLSTORM ROAD,
DAMASCUS, OR 97089,

Defendant.

Case No. CV15090599

WRIT OF EXECUTION

15 TO THE CLACKAMAS COUNTY SHERIFF:

16 On December 13, 2018, a General Judgment of Foreclosure and Declaration of Amount
17 Due was entered by the CLACKAMAS County Circuit Court, foreclosing Plaintiff's Deed of
18 Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid
19 debt due to Plaintiff.

20 The mailing address for the judgment creditor is: WELLS FARGO BANK, N. A. c/o
21 Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

22 The real property to be sold at public auction is commonly known as 18625 SE
23 TILLSTROM ROAD, DAMASCUS, OR 97089 ("Subject Property"), and legally described as:

24 PART OF THE CALEB RICHEY DONATION LAND CLAIM NO. 69, IN SECTION
25 29, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE

26 Page 1 – WRIT OF EXECUTION

1 CITY OF DAMASCUS, COUNTY OF CLACKAMAS AND STATE OF OREGON,
2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID
3 DONATION LAND CLAIM THAT IS LOCATED IN THE SOUTHEAST ONE-QUARTER
4 OF SECTION 30, SAID TOWNSHIP AND RANGE; THENCE NORTH 340.82 FEET ALONG
5 THE WEST LINE OF SAID DONATION LAND CLAIM; THENCE EAST PARALLEL
6 WITH THE SOUTH LINE OF SAID DONATION LAND CLAIM, 1333.5 FEET TO THE
7 SOUTHWEST CORNER OF A TRACT CONVEYED TO MARVIN S. WESTOVER, ET UX,
8 BY DEED RECORDED JUNE 14, 1946 IN DEED BOOK 369, PAGE 479, BEING THE TRUE
9 POINT OF BEGINNING; THENCE CONTINUING EAST PARALLEL WITH SAID SOUTH
10 LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 218.9 FEET TO THE
11 SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO W.E. ANDERSON AND
12 CLARK ANDERSON BY DEED RECORDED JANUARY 18, 1968, RECORDER'S FEE NO.
13 68 1177; THENCE NORTH FOLLOWING THE WEST LINE OF SAID ANDERSON TRACT,
14 A DISTANCE OF 198.97 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF
15 SAID DONATION LAND CLAIM 218.94 FEET TO THE NORTHWEST CORNER OF SAID
16 WESTOVER TRACT; THENCE SOUTH 198.97 FEET TO THE TRUE POINT OF
17 BEGINNING.

18 TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES 20.0
19 FEET IN WIDTH BEING 10.0 FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF
20 THE FOLLOWING DESCRIBED CENTER LINE.

21 BEGINNING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED TRACT;
22 THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WESTLINE OF SAID
23 TRACT TO THE CENTER LINE OF MARKET ROAD NO. 30.

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Page 2 – WRIT OF EXECUTION

1 The total amount due and owing on the Judgment as of December 17, 2018;

2	Judgment:	Principal	\$518,801.92
3	Pre-Judgment:	Interest(4.72%,\$46.39/day)	\$6,448.21 (7/28/18 through 12/13/18)
4		Attorney Fees	\$9,613.75
5		Costs	\$2,797.58
6		Prevailing Party Fee	\$300.00
7	Post-Judgment:	Interest(9.000%,\$132.59/day)	\$530.39 (12/14/18 through 12/17/18)
8		Attorney Fees	\$512.50
9		Costs	\$0.00

10 **TOTAL: \$538,284.35**

11 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
12 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
13 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
14 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the
15 holder of the certificate of sale.

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Page 3 – WRIT OF EXECUTION

1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.


4 *Dated: December 26, 2018.*

COURT ADMINISTRATOR FOR
CLACKAMAS COUNTY CIRCUIT
COURT

6
7 By:  

8 Presented by:

9 ALDRIDGE PITE, LLP

10 
11 By: _____
12 Katie Riggs, OSB #095861
13 of Attorneys for Judgment Creditor
14 (858) 750-7600
15 (503) 222-2260 (facsimile)
16 orecourtnotices@aldridgepite.com

**Court Administrator relies on the information
provided by the person seeking issuance of
this writ of execution and is not liable for any
errors or omissions in the information**

**COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT
IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT
PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
THIS WRIT BY FILING A CLAIM OF EXEMPTION.**