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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.

ALL UNKNOWN HEIRS AND DEVISEES
OF MARVIN L. COLGIN, a deceased
individual; Ben Carson, solely in his capacity
as Secretary for UNITED STATES
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; OREGON
DEPARTMENT OF HUMAN SERVICES;
OREGON AFFORDABLE HOUSING
ASSISTANCE CORPORATION;
LAKELAND ESTATES HOMEOWNER'S
ASSOCIATION, INC.; and ALL OTHER
UNKNOWN PARTIES CLAIMING ANY
RIGHT, TITLE, LIEN OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 124 Jensen Way, Lakeside, OR
97449,

Defendants.

CASE NO.: 18CV34727

WRIT OF EXECUTION

COOS COUNTY SHERIFF

FEB 14 2019

RECEIVED
CIVIL DIVISION

STATE OF OREGON)
) ss.
County of Coos)

WRIT OF EXECUTION - 1-

ZIEVE, BRODNAX & STEELE, LLP

Jeffrey A. Myers, Esq.
Janaya L. Carter, Esq.
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
714-848-7920
aharrington@zbslaw.com
jcarter@zbslaw.com

1
2 TO THE SHERIFF OF POLK COUNTY OREGON:

3 WHEREAS, on November 25, 2018, by consideration of the Polk County Circuit Court,
4 there was entered a General Judgment of Foreclosure as to defendants ALL UNKNOWN HEIRS
5 AND DEVISEES OF MARVIN L. COLGIN, a deceased individual; Ben Carson, solely in his
6 capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN
7 DEVELOPMENT; OREGON DEPARTMENT OF HUMAN SERVICES; OREGON
8 AFFORDABLE HOUSING ASSISTANCE CORPORATION; LAKELAND ESTATES
9 HOMEOWNER'S ASSOCIATION, INC.; and ALL OTHER UNKNOWN PARTIES
10 CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY
11 COMMONLY KNOWN AS 124 Jensen Way, Lakeside, OR 97449, said General Judgment of
12 Foreclosure was duly enrolled and docketed in the Court Administrator's Office in said County
13 on November 25, 2018; a true copy of the General Judgment of Foreclosure is attached hereto
14 and made a part hereof.

15 Judgment Creditor: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
16 MORTGAGE COMPANY
17 c/o Zieve, Brodnax, & Steele, LLP
18 One World Trade Center
19 121 SW Salmon St., 11th Floor
20 Portland, OR 97204
21 714-484-7920

22 Judgment Creditor Address: Jeffrey A. Myers
23 c/o Zieve, Brodnax, & Steele, LLP
24 One World Trade Center
25 121 SW Salmon St., 11th Floor
26 Portland, OR 97204
27 714-484-7920

28 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
commanded to sell the real property as by said General Judgment of Foreclosure according to

WRIT OF EXECUTION - 2-

ZIEVE, BRODNAX & STEELE, LLP

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1 law (subject to redemption) all of the interest that the Borrowers had on the 18th Day of July,
2 2012, the date of the Mortgage, and also all of the interest that borrower and Defendants had
3 thereafter, in the real property described in the Judgment as:

4 LOT 25 LAKELAND ESTATE PLANNED COMMUNITY, COOS COUNTY, OREGON.
5 ALSO THE NORTH 13.06 FEET OF LOT 24, LAKELAND ESTATES, PLANNED
6 COMMUNITY, COOS COUNTY, OREGON.
7 APN: 23S1218-AB-00248

8 The street address of the real property to be levied upon 124 Jensen Way, Lakeside, OR
9 97449.

10 The above referenced property shall be sold to satisfy the following sums: The principal
11 balance amount of \$112,197.30; plus interest on the principal balance through November 30,
12 2018 in the amount of \$33,716.75; plus accrued fees on the principal balance through November
13 30, 2018 in the amount of \$17,204.56; plus attorney's fees and costs in the amount of \$5,700.30;
14 plus prevailing party fee in the amount of \$300.00; plus additional pre-judgment interest at the
15 rate of 4.76% per annum of \$0.00 (\$14.63 per diem x 0 day); plus post-judgment interest
16 accruing after December 1, 2018 through December 3, 2018 at a rate of 9% per annum of
17 \$125.10 (\$41.70 per diem x 3 days) for a total of \$162,244.08 with interest to continue to accrue
18 at the rate of 9.0% per annum (\$41.70 per diem) until the date of sale; Thus,

19 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
20 THE DATE OF SUBMISSION (December 3, 2018) IS AS FOLLOWS:

21	Base Judgment plus Interest and Fees:	\$163,118.61
22	Attorney Fees and Costs:	\$5,700.37
23	Prevailing Party Fee:	\$300.00
24	Additional Pre-Judgment Interest:	\$0.00
25	Post-Judgment Interest from	
26	12/1/18 – 12/3/2018 at 9.0%	

27 WRIT OF EXECUTION - 3-

ZIEVE, BRODNAX & STEELE, LLP

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1 (\$41.70 per diem)

\$125.10

2 **Total due as of December 3, 2018: \$162,244.08, with interest to continue to**
3 **accrue at 9.0% (\$41.70 per diem) until the date of sale.**

4 The proceeds of sale shall be applied, delivered, and distributed according to ORS
5 18.950.

6 Signed: 12/10/2018 09:04 AM

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8
9 C. Vigue, Circuit Court Clerk

10
11 Submitted by:

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13 _____
14 Jeffrey A. Myers, OSB No. 094561
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