

RECEIVED  
CLACKAMAS COUNTY SHERIFF  
19 FEB -5 AM 9:54

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

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

USAA FEDERAL SAVINGS BANK,

Case No. CV15090349

Plaintiff,

**WRIT OF EXECUTION**

v.

NANCY LEE DAUM; UNKNOWN HEIRS  
OF FRANK B. DAUM; UNKNOWN HEIRS  
OF BERNADINE DAUM; BRYAN F.  
DAUM; FRANK B. DAUM; BERNADINE  
DAUM; AND OCCUPANTS OF THE  
PREMISES ,

Defendant.

TO THE CLACKAMAS COUNTY SHERIFF:

On October 14, 2016 a Limited Judgment of Foreclosures and Declaratory Relief Against UNKNOWN HEIRS OF FRANK B. DAUM; UNKNOWN HEIRS OF BERNADINE DAUM; BRYAN F. DAUM; FRANK B. DAUM; BERNADINE DAUM; AND OCCUPANTS OF THE PREMISES was entered by the Clackamas County Circuit Court and on October 16, 2017, a General Judgment against NANCY LEE DAUM was entered by the Clackamas County Circuit Court, 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: USAA FEDERAL SAVINGS BANK 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 18304 SHADY HOLLOW WAY, WEST LINN, OR 97068 ("Subject Property"), and legally described as:

1 LOT 48, ROBINWOOD PHASE W584, IN THE CITY OF WEST LINN,  
2 CLACKAMAS COUNTY, OREGON.

3 MORE ACCURATELY DESCRIBED AS FOLLOWS: A PORTION OF LOT 48,  
4 ROBINWOOD, IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 48, THENCE  
6 SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 48, 273.2 FEET TO  
7 THE MOST EASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE  
8 EASTERLY LINE OF SAID LOT 48, SAID LINE ALSO BEING THE WESTERLY LINE OF  
9 RIVER DRIVE, 219.5 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 48,  
10 THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 48, A  
11 DISTANCE OF 164.9 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL WITH  
12 THE WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 110 FEET TO A POINT;  
13 THENCE NORTHWESTERLY 170 FEET, MORE OR LESS, TO A POINT ON THE  
14 WESTERLY LINE OF SAID LOT 48, LYING SOUTHWESTERLY 40 FEET FROM THE  
15 MOST NORTHERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE  
16 WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 40 FEET TO THE POINT OF  
17 BEGINNING. TOGETHER WITH: THAT PORTION OF LOT 48, PLAT OF ROBINWOOD,  
18 IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT  
19 THE MOST SOUTHERLY CORNER OF SAID LOT 48; THENCE, NORTH 57° 19' 14"  
20 WEST ALONG THE SOUTHERLY LINE OF SAID LOT 48, A DISTANCE OF 164.90 FEET;  
21 THENCE, NORTH 53° 10' 01" EAST, PARALLEL WITH THE WESTERLY LINE OF SAID  
22 LOT 48, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING OF THIS  
23 DESCRIPTION; THENCE, NORTH 51° 26' 29" WEST, A DISTANCE OF 169.55 TO A  
24 POINT ON THE WESTERLY LINE OF SAID LOT 48 LYING SOUTHWESTERLY A  
25 DISTANCE OF 40.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF;  
26 THENCE, SOUTH 53° 10' 01" WEST, ALONG THE WESTERLY LINE OF SAID LOT 48, A  
Page 2 – WRIT OF EXECUTION

1 DISTANCE OF 3.00 FEET; THENCE , SOUTH 35° 26' 04" EAST, A DISTANCE OF 53.80  
2 FEET; THENCE, SOUTH 43° 18' 24" EAST, A DISTANCE OF 111.00 FEET; THENCE,  
3 NORTH 53° 10' 01" EAST, A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING.

4 The total amount due and owing on the Judgment as of January 15, 2019;

5 Judgment:	Principal	\$123,323.53
6	Accrued Interest	\$2,557.03 (as of 6/25/2016)
7	Total Lenders Fee/Costs	\$24,476.04
8	Attorney Fees/Costs	\$11,056.50
9	Additional interest thru	\$12,112.52 (6/26/16 through 10/16/17)
10	judgment (7.5%/\$25.34/day)	
11 Post-Judgment:	Interest(9.00%/\$42.78/day)	\$19,464.90 (10/17/17 through 1/15/19)
12	<b>TOTAL: \$192,990.52</b>	

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

18 //  
19 //  
20 //  
21 //  
22 //  
23 //  
24 //  
25 //  
26 //

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  
5 *Dated: January 23, 2019.*

COURT ADMINISTRATOR FOR  
CLACKMAS COUNTY CIRCUIT COURT

6  
7 By: *Wendy Nelson*



8 Presented by:

9 ALDRIDGE PITE, LLP

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

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.

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