

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

FIRST COMMUNITY CREDIT UNION,

Plaintiff,

vs.

ALL UNKNOWN HEIRS AND DEVISEES
OF CHRIS C. NELSON, a deceased
individual; ALL UNKNOWN HEIRS AND
DEVISEES OF DONNA J. NELSON, a
deceased individual; OREGON FIRST
COMMUNITY CREDIT UNION; and ALL
OTHER UNKNOWN PARTIES CLAIMING
ANY RIGHT, TITLE, LIEN OR INTERET IN
THE REAL PROPERTY KNOWN AS 751
SOUTH COMSTOCK ROAD, SUTHERLIN,
OR 97479.

Defendants.

CASE NO.: 18CV37355

WRIT OF EXECUTION

STATE OF OREGON)
) ss.
County of Douglas)

TO THE SHERIFF OF DOUGLAS COUNTY OREGON:

WHEREAS, on February 5, 2019, by consideration of the Douglas County Circuit Court,
there was entered a General Judgment of Foreclosure as to Defendants; a true copy of the General
Judgment of Foreclosure is attached hereto and made a part hereof.

Judgment Creditor: FIRST COMMUNITY CREDIT UNION
 c/o Zieve Brodnax & Steele, LLP

WRIT OF EXECUTION -1-

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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 law (subject to redemption) all of the interest that the borrower had on the 25th day of June 2003, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the real property described in the Judgment:

PARCEL 1:

BEGINNING at a point which is South 230.0 feet and East 835.0 feet from the Northwest corner of the Joseph Holman Donation Land Claim No. 37, Township 25 South, Range 5 West, Willamette Meridian; thence East 140.25 feet to the center of the County Road; thence South 3° 45' West 100.2 feet along the center line of said road; thence West 168.7 feet; thence North 50.0 feet; thence East 35.0 feet; thence North 50.0 feet to the point of beginning, in Section 19, Township 25 South, Range 5 West, Excepting therefrom that part of the above description contained in the County Road right of way, Douglas County, Oregon.

PARCEL 2:

BEGINNING at a point which is 230 feet South and 800 feet East of the Northwest corner of the Joseph Holman Donation Land Claim No. 37, Township 25 South, Range 5 West, Willamette Meridian; thence East 35 feet; thence South 50 feet; thence West 35 feet; thence North 50 feet to the place of beginning, in Section 19, Township 25 South, Range 5 West of Willamette Meridian, Douglas County, Oregon.

APN: R22352.

The street address of the real property to be levied upon is 751 South Comstock Road, Sutherlin, OR 97479..

The above referenced property shall be sold to satisfy the following sums: The principal balance, interest and fees in the amount of \$77,178.12; plus prevailing party fee in the amount of \$300.00; plus reasonable attorney fees and costs in the amount of \$5,588.00; plus pre-judgment interest in the amount of \$0 (\$8.06 x 0 days); plus post-judgment interest accruing after February 28, 2019, at the rate of 9.0% per annum, of \$0 (\$20.48 per diem x 0 days) for a total of \$83,066.12

1 with interest to continue to accrue at the rate of 9.0% per annum (\$20.48 per diem) from February
2 28, 2019 until the date of sale; Thus,

3 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
4 THE DATE OF SUBMISSION (February 15, 2019) IS AS FOLLOWS:

5 Base Judgment/Interest/Fees: \$77,178.12

6 Prevailing Party Fee: \$300.00

7 Attorney Fees and Costs: \$5,588.00

8
9 Pre-Judgment Interest from
10 2/28/19 – 2/15/19 at 5.125%
(\$8.06 per diem) \$0

11 Post-Judgment Interest from
12 2/28/19 to sale at 9.0%
(\$20.48 per diem) \$0.00

13 Total due as of February 15, 2019: \$83,066.12, with interest to continue to accrue at
14 9.0% (\$20.48 per diem) until the date of sale.

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

16
17 2/19/19

18 By: _____



19
20 Submitted by:

21 /s/ Jeffrey A. Myers

22 Jeffrey A. Myers, OSB No. 094561