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

7 BANK OF AMERICA, N.A.;
8 VENTURES TRUST 2013 I-H-R by
9 MCM CAPITAL PARTNERS, LLC, ITS
10 TRUSTEE, a limited liability company,

11 Plaintiff,

12 vs.

13 REBECCA A. GUERIN; FRED T. GUERIN;
14 MORTGAGE ELECTRONIC
15 REGISTRATION SYSTEMS, INC.;
16 COUNTRYWIDE BANK, N.A.; AARON
17 GIBBY; LARRY W. SHIELDS, DBA
18 SHIELDS PLUMBING; UNITED STATES
19 OF AMERICA, DEPARTMENT OF
20 JUSTICE; AND PERSONS OR PARTIES
21 UNKNOWN CLAIMING ANY RIGHT,
22 TITLE, LIEN OR INTEREST IN THE
23 PROPERTY DESCRIBED.

24 Defendants.
25

CASE NO.: 13CV2660CC

WRIT OF EXECUTION

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1 STATE OF OREGON)
) ss.
2 County of Douglas)

3 TO THE SHERIFF OF DOUGLAS COUNTY OREGON:

4 WHEREAS, on January 19, 2017, by consideration of the Douglas County Circuit Court,
5 there was entered a General Judgment of Foreclosure as to Rebecca A. Guerin; Fred T. Guerin;
6 Mortgage Electronic Registration Systems, Inc.; Countrywide Bank, N.A.; Aaron Gibby; Larry W.
7 Shields, d/b/a Shields Plumbing; United States of America, Department of Justice; and Persons or
8 Parties unknown claiming any right, title, lien or interest in the property described. Said General
9 Judgment of Foreclosure was duly enrolled and docketed in the Court Administrator's Office in
10 said County on January 19, 2017; a true copy of the General Judgment of Foreclosure is attached
11 hereto and made a part hereof.

12 Judgment Creditor: VENTURES TRUST 2013 I-H-R by MCM CAPITAL
13 PARTNERS, LLC, its Trustee, a limited liability company
14 c/o Zieve, Broadnax & Steele, LLP
15 One World Trade Center
16 121 SW Salmon St., 11th Floor
 Portland, OR 97204
 714-848-7920

17 Judgment Creditor Address: Zieve, Broadnax & Steele, LLP
18 One World Trade Center
19 121 SW Salmon St., 11th Floor
 Portland, OR 97204

20 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
21 commanded to sell the real property as by said General Judgment of Foreclosure according to law
22 (subject to redemption) all of the interest that the borrower, and any party claiming under
23 borrower, had on the 18th day of October 2006, the date of the Mortgage, and also all of the interest
24 that borrower had thereafter, in the real property described in the Judgment.

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2 LOT 14, OAK KNOLLS ESTATES, TOGETHER WITH AN UNDIVIDED
3 1/39TH INTEREST IN TRACT "A" IN SAID PLAT, DOUGLAS COUNTY,
4 OREGON.

5 Tax Parcel Number: R30756

6 The street address of the real property to be levied upon is as 70 N. River Drive, Roseburg,
7 Oregon 97470.

8 The above referenced property shall be sold to satisfy the following sums: The principal
9 balance amount of \$315,448.44; plus interest and fees through August 12, 2016 in the amount of
10 \$168,200.89; plus attorney's fees and costs in the amount of \$7,378.75; plus additional pre-
11 judgment interest accruing after, August 12, 2016 through January 19, 2017 at the rate of 6.466%
12 per annum of \$8,937.60 (\$55.86 per diem x 160 days); plus post-judgment interest accruing after
13 January 19, 2017 through April 19, 2019 at a rate of 9% per annum of \$100,958.13 (\$123.27 per
14 diem x 819 days) for a total of \$600,923.81 with interest to continue to accrue at the rate of 9.0%
15 per annum until the date of sale; Thus,

16 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
17 THE DATE OF SUBMISSION (on or about April 19, 2019) IS AS FOLLOWS:

18 Principal Balance:	\$315,448.44
19 Interest and Fees to 08/12/16	\$168,200.89
20 Attorney Fees and Costs:	\$7,378.75
21 Prevailing Party Fee:	\$ 0
22 Additional Pre-Judgment Interest from	
23 8/12/16 – 1/19/17 (\$55.86 per diem):	\$8,937.60
24 Post-Judgment Interest from	
25 01/19/2017 – 04/19/2019 at 9.0%	

1 (\$123.27 per diem)

\$100,958.13

2 Total due as of April 19, 2019: \$600,923.81, with interest to continue to accrue at 9.0%
3 (\$123.27 per diem) until the date of sale.

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

5
6 4/12/19

7 C200



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9 Submitted by:

10
11 /s/ JEFFREY A. MYERS

12 Jeffrey A. Myers, OSB No. 094561
13 Attorney for the Plaintiff