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

NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER,

Case No. 18CV40525

Plaintiff,

**WRIT OF EXECUTION**

v.

ESTATE OF EDITH EARLENE JENNINGS;  
UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF EDITH EARLENE  
JENNINGS; JUDITH DIANE JENNINGS;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR COUNTRYWIDE BANK,  
N.A.; COUNTRYWIDE BANK, N.A. AND  
ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
1048 SW 5TH AVE, ONTARIO, OREGON  
97914,

Defendant.

TO THE MALHEUR COUNTY SHERIFF:

On January 25, 2019, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MALHEUR County Circuit Court, foreclosing Plaintiff's Deed of Trust and 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: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

1 The real property to be sold at public auction is commonly known as 1048 SW 5TH  
2 AVE, ONTARIO, OREGON 97914 ("Subject Property"), and legally described as:

3 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
4 MALHEUR, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS: LAND IN  
5 TERRACE HEIGHTS ADDITION, CITY OF ONTARIO, MALHEUR COUNTY, OREGON,  
6 ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FOLLOWS: IN BLOCK 2: LOTS 13  
7 AND 14.

8 The total amount due and owing on the Judgment as of January 31, 2019;

|                   |                              |  |
|-------------------|------------------------------|--|
| 9 Judgment:       | Principal                    | \$127,292.53                           |
| 10 Pre-Judgment:  | Interest(4.50%,\$14.75/day)  | \$265.50 (1/8/2019 through 1/25/2019)  |
| 11                | Attorney Fees                | \$3,345.00                             |
| 12                | Costs                        | \$2,488.79                             |
| 13                | Prevailing Party Fee         | \$300.00                               |
| 14 Post-Judgment: | Interest(9.000%,\$32.97/day) | \$197.79 (1/26/2019 through 1/31/2019) |

15 **TOTAL: \$133,889.61**

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

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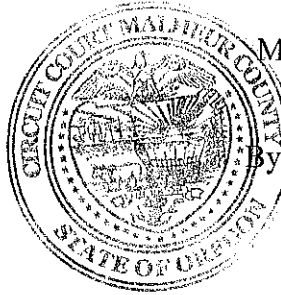
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Page 2 – WRIT OF EXECUTION

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.



COURT ADMINISTRATOR FOR  
MALHEUR COUNTY CIRCUIT COURT

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*Jamie Young*  
2/7/19

Presented by:

ALDRIDGE PITE, LLP

By: 

Katie Riggs, OSB #095861  
*of Attorneys for Judgment Creditor*  
(858) 750-7600  
(503) 222-2260 (facsimile)  
[orecourtnotices@aldridgepite.com](mailto:orecourtnotices@aldridgepite.com)

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

NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER,

Plaintiff,

v.

ESTATE OF EDITH EARLENE JENNINGS;  
UNKNOWN HEIRS, ASSIGNS AND  
DEWISEES OF EDITH EARLENE  
JENNINGS; JUDITH DIANE JENNINGS;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR COUNTRYWIDE BANK,  
N.A.; COUNTRYWIDE BANK, N.A. and  
ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
1048 SW 5TH AVE, ONTARIO, OREGON  
97914,

Defendants.

Case No. 18CV40525

**GENERAL JUDGMENT OF  
FORECLOSURE AND DECLARATION OF  
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A  
JUDGMENT OF FORECLOSURE AND DOES  
NOT CONSTITUTE A MONEY AWARD  
AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants ESTATE OF EDITH  
EARLENE JENNINGS; UNKNOWN HEIRS, ASSIGNS AND DEWISEES OF EDITH  
EARLENE JENNINGS; JUDITH DIANE JENNINGS; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, N.A.;  
COUNTRYWIDE BANK, N.A. and ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 1048 SW 5TH AVE, ONTARIO, OREGON 97914, the records on  
file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by

1 Default by Plaintiff NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER ("Plaintiff"),

2 **IT IS HEREBY ADJUDGED:**

3 1. Plaintiff's security interest in the real property located at 1048 SW 5TH AVE,  
4 ONTARIO, OREGON 97914 ("Subject Property"), as evidenced by the Deed of Trust recorded  
5 August 9, 2013 in the official records of MALHEUR County as instrument number 2013-3691  
6 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All  
7 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to  
8 Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally  
9 described as follows:

10 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

11 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court  
12 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
13 in the manner provided by law;

14 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount  
15 due under the Note and Deed of Trust and any future advances and/or fees that may be made or  
16 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.  
17 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

18 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
19 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
20 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
21 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
22 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
23 by sale of the Subject Property as directed under this Judgment;

24 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
25 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
26 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant

1 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
2 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

3 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by  
4 sale of the Subject Property as directed under this Judgment.

5 7. The Sheriff shall make a return on the writ of execution to the court administrator  
6 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
7 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure  
8 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
9 parties as may establish their right thereto. The Defendants and all persons claiming through or  
10 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
11 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
12 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
13 every part of the Subject Property when the time for redemption has elapsed;

14 8. Plaintiff or any other party to this action may become a purchaser at the  
15 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
16 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
17 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
18 subject property if Defendants or any other party or person refuses to surrender possession;

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b.  I received objections that I could not resolve with a party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.

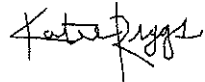
c.  After conferring about objections, [ **role and name of objecting party** ] agreed to independently file any remaining objection.

4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.

5.  This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of this rule.

6.  Other: \_\_\_\_\_

Presented By:  
ALDRIDGE PITE, LLP



Date: 1/23/2019

Katie Riggs (OSB # 095861)  
(858) 750-7600  
(619) 326-2430  
kriggs@aldridgepite.com

111 SW Columbia Street, Suite 950  
Portland, OR 97201

Of Attorneys for Plaintiff



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MALHEUR, STATE  
OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LAND IN TERRACE HEIGHTS ADDITION, CITY OF ONTARIO, MALHEUR COUNTY, OREGON,

ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FOLLOWS:

IN BLOCK 2: LOTS 13 AND 14.