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

PROVIDENT FUNDING ASSOCIATES,
L.P.,

Plaintiff,

v.

TERESA M. NAGLE aka TERESA M.
KEHBORN; THE UNKNOWN HEIRS,
DEVISEES AND ASSIGNEES OF ARLENE
NAGLE; THE UNKNOWN HEIRS,
DEVISEES AND ASSIGNEES OF THOMAS
NAGLE; and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 53556 BIG TIMBER DR, LA
PINE, OR 97739,

Defendant.

Case No. 18CV09850

WRIT OF EXECUTION

TO THE DESCHUTES COUNTY SHERIFF:

On August 6, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Deschutes 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: PROVIDENT FUNDING ASSOCIATES, L.P. 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 53556 BIG

1 TIMBER DR, LA PINE, OR 97739 (“Subject Property”), and legally described as:
2 Lot 7, Block 6, Tall Pines - Second Addition, recorded November 6, 1972, in Cabinet A,
3 Page 580, Deschutes County, Oregon.

4 The total amount due and owing on the Judgment as of April 11, 2019;

5 Judgment:	Principal	\$43,377.19
6 Pre-Judgment:	Interest(\$7.90/day)	\$189.60 (July 13, 2018 through August 6,
7		2018)
8	Attorney Fees	\$2,857.50
9	Costs	\$3,589.98
10	Prevailing Party Fee	\$300.00
11 Post-Judgment:	Interest(\$7.90/day)	\$1,959.20 (August 7, 2018 through April
12		11, 2019)
13	Attorney Fees	\$317.50
14	Costs	\$0.00

15 **TOTAL: \$52,590.97**

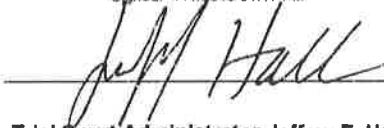
16 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
17 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
18 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
19 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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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.

Signed: 4/11/2019 01:17 PM



Trial Court Administrator Jeffrey E. Hall

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

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

PROVIDENT FUNDING ASSOCIATES,
L.P.,

Plaintiff,

v.

TERESA M. NAGLE aka TERESA M.
KEHBORN; THE UNKNOWN HEIRS,
DEWISEES AND ASSIGNEES OF ARLENE
NAGLE; THE UNKNOWN HEIRS,
DEWISEES AND ASSIGNEES OF THOMAS
NAGLE; and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 53556 BIG TIMBER DR, LA
PINE, OR 97739,

Defendants.

Case No. 18CV09850

**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 TERESA M. NAGLE aka
TERESA M. KEHBORN; THE UNKNOWN HEIRS, DEWISEES AND ASSIGNEES OF
ARLENE NAGLE; THE UNKNOWN HEIRS, DEWISEES AND ASSIGNEES OF THOMAS
NAGLE; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 53556
BIG TIMBER DR, LA PINE, OR 97739, the records on file herein, and pursuant to the Motion
for General Judgment and Declaration of Amount Due by Default by Plaintiff PROVIDENT
FUNDING ASSOCIATES, L.P. (“Plaintiff”),

///

1 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

13 8. Plaintiff or any other party to this action may become a purchaser at the
14 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
15 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
16 successor in interest may apply to this Court for a writ of assistance to gain possession of the
17 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: 7/19/2018

KATIE L. 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
PROVIDENT FUNDING ASSOCIATES, L.P.

Lot 7, Block 6, Tall Pines - Second Addition, recorded November 6, 1972, in Cabinet A, Page 580,
Deschutes County, Oregon.