

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

WELLS FARGO USA HOLDINGS, INC.,

Plaintiff,

WILMINGTON TRUST, NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE  
FOR MFRA TRUST 2015-1,

Assignee,

vs.

THE ESTATE OF EDGAR L. JUSTESEN;  
THE UNKNOWN HEIRS, DEVISEES AND  
ASSIGNEES OF EDGAR L. JUSTESEN;  
JOSEPH LEIGH JUSTESEN; JEFFREY  
LEIGH JUSTESEN; DEBORAH ANN  
MILLER, CLAIMING AFFIANT OF THE  
ESTATE OF EDGAR L. JUSTESEN;  
DEBORAH ANN MILLER; and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 302 N 3RD ST,  
GRASS VALLEY, OR 97029,

Defendants.

CASE NO.: 17CV51942

WRIT OF EXECUTION

1 STATE OF OREGON )  
2 ) ss.  
3 County of Sherman )

4 TO THE SHERIFF OF SHERMAN COUNTY OREGON:

5 WHEREAS, on April 8, 2019, by consideration of the Sherman County Circuit Court, there  
6 was entered a Corrected General Judgment of Foreclosure as to the heirs of Edgar L. Justesen,  
7 being Joseph Leigh Justesen (“Joseph”), Jeffrey Leigh Justesen (“Jeffrey”), Deborah Ann Miller,  
8 claiming affiant of the Estate of Edgar L. Justesen (“Deborah”), Deborah Ann Miller (“Deborah”),  
9 by and through these Defendants’ attorney, Keith A. Mobley, and All Other Persons or Parties  
10 Unknown claiming any right, title, lien, or interest in the real property (“AOP”, collectively  
11 “Defendants”). Said Corrected General Judgment of Foreclosure was duly enrolled and docketed  
12 in the Court Administrator’s Office in said County on April 8, 2019; a true copy of the Corrected  
General Judgment of Foreclosure is attached hereto and made a part hereof.

13 Judgment Creditor: WILMINGTON TRUST, NATIONAL ASSOCIATION,  
14 NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
15 AS TRUSTEE FOR MFRA TRUST 2015-1  
16 One World Trade Center  
17 121 SW Salmon St., 11<sup>th</sup> Floor  
18 Portland, OR 97204  
19 714-848-7920

20 Judgment Creditor Address: Zieve, Brodnax & Steele, LLP  
21 One World Trade Center  
22 121 SW Salmon St., 11<sup>th</sup> Floor  
23 Portland, OR 97204

24 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are  
25 commanded to sell the real property as by said Corrected General Judgment of Foreclosure  
26 according to law all of the interest that the borrower, and any party claiming under borrower, had  
27 on the 12th day of January 2006, the date of the Mortgage, and also all of the interest that borrower  
28

1 had thereafter, in the real property described in the Judgment and more specifically described as  
2 follows:

3 That portion of Section 26, Township 2 South, Range 16 East of the Willamette Meridian,  
4 County of Sherman and State of Oregon, described as follows:

5 Beginning at a point 60 feet West from the Southwest corner of Lot 8 of Block 13 of  
6 CLEMENT'S ADDITION TO GRASS VALLEY, State of Oregon, thence North 19° 36' East  
7 113 feet; thence North 70° 15' West 4.65 chains; thence running in a Southeasterly direction,  
8 meandering the right-of-way of the Columbia Southern Railway Co., to a point 30 feet from the  
9 south side of the Alfred Clements Preemption Claim; thence East 2.66 chains (175.56 feet) to the  
10 point of beginning.

11 ALSO, that portion of the abandoned Oregon-Washington Railroad and Navigation Railroad  
12 lying Westerly of the above described parcel and Easterly of the center line of said railroad.

13 A.P.N.: 02S16E26CB-800.

14 The street address of the real property to be levied upon is as 302 N. 3<sup>rd</sup> Street, Grass  
15 Valley, OR 97029.

16 The above referenced property shall be sold to satisfy the following sums: The principal  
17 balance amount of \$72,877.23; plus interest and fees through March 31, 2019 in the amount of  
18 \$20,877.43; plus attorney's fees and costs in the amount of \$3,135.00; plus prevailing party fee in  
19 the amount of \$300.00; plus additional pre-judgment interest accruing from April 1, 2019 through  
20 the date of Corrected Judgment on April 8, 2019 of \$117.95 (\$16.85 per diem x 7 days); plus  
21 post-judgment interest accruing after April 8, 2019 through April 18, 2019 at a rate of 9% per  
22 annum of \$239.90 (\$23.99 per diem x 10 days) for a total of \$97,547.51 with interest to continue  
23 to accrue at the rate of 9.0% per annum until the date of sale; Thus,

24 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF  
25 THE DATE OF SUBMISSION (on or about April 18, 2019.) IS AS FOLLOWS:

26 Principal Balance:	\$72,877.23
27 Interest and Fees to 03/31/19	\$20,877.43
28 Attorney Fees and Costs:	\$3,135.00

1 Prevailing Party Fee: \$300.00

2 Additional Pre-Judgment Interest: \$117.95

3  
4 Post-Judgment Interest from

5 04/08/2019 – 04/18/2019 at 9.0%

6 (\$23.99 per diem x 10 days) \$239.90

7 Total due as of April 18, 2019: \$97,547.51, with interest to continue to accrue at 9.0%  
8 (\$23.99 per diem) until the date of sale.

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

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11   
12 cletk:  
13

14 Submitted by:

15  
16 /s/ JEFFREY A. MYERS

17 Jeffrey A. Myers, OSB No. 094561  
18 Attorney for the Plaintiff  
19

20 Sherman County  
21 Sheriff

22 MAY - 6 2019

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25 RECEIVED