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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE
FOR AMERICAN HOME MORTGAGE
INVESTMENT TRUST 2007-1,
Plaintiff,

Case No.: 18CV04749

WRIT OF EXECUTION IN
FORECLOSURE

vs.

JIM D. SPERLICH; AND PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE PROPERTY DESCRIBED IN THE
COMPLAINT HEREIN,

Defendants.

TO THE DOUGLAS COUNTY SHERIFF:

A Judgment of Foreclosure was entered and docketed in this case on March 5, 2019. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE
FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-1d
c/o Brady Godbout
Attorney for Plaintiff
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

1 With the adjudicated amount due of \$383,843.49, plus pre judgment interest from
2 02/27/2019 to 03/5/2019 at the per diem rate of \$36.93 totaling, \$221.56, plus post judgment
3 interest at the statutory rate of 9.0% per annum from 03/6/2019 to 06/28/2019 in the amount of
4 \$10,795.80, and continuing with a per diem of \$94.70 currently totaling \$394,860.85.

5 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON**, you are
6 hereby commanded to sell, in the manner prescribed by law for the sale of real property on
7 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or
8 about January 18, 2007, the date of the Deed of Trust, and also the interest that the Defendant
9 had thereafter, in the real property described as follows:

10 Attached Exhibit 1

11 APN/Parcel # R45964 and R45992, and commonly known as: 1977 W Duke Rd, Sutherlin, OR
12 97479.

13 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
14 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under
15 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.
16 You are to make the return within 60 days after you receive this Writ. Should the sale be
17 continued, the writ may be automatically extended for 30 days.

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21 6/26/19



1 Dated: 6/25/2019 and submitted by:

2 McCarthy & Holthus, LLP

3
4
5 s/ Brady Godbout

6 _____
7 _ John Thomas OSB No. 024691
8 _ Andreanna Smith OSB No. 131336
9 x Brady Godbout OSB No. 132708
10 _ Bryan Kidder OSB No. 140459
11 _ Jeremy Clifford OSB No. 142987
12 _ Michael Scott OSB No. 973947

920 SW 3rd Ave, 1st Floor

10 Portland, OR 97204

11 Phone: (971) 201-3200

12 Fax: (971) 201-3202

13 bgodbout@mccarthyholthus.com

14 Of Attorneys for Plaintiff

EXHIBIT "1"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the center line of Duke County Road, which is the Southeast corner of Lot 3, Block 1, Plat M, Sutherlin Land and Water Co., thence North 1° 22' East 367.84 feet to an iron rod set in the ground at the Northeast corner of lands conveyed to Ella Mae Fenton, in Book 238, Page 779, Records of Douglas County, Oregon, Recorder's No. 188876; thence North 88° 38' West along the North line of said Fenton property 550 feet to a point on the center line of a County Road; thence South 1° 22' West 395.75 feet to the point of Junction of Duke Road and a County Road, being the Southwest corner of Lot 3, of Block 1, said Plat M; thence North 88° 28' East 551 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying Westerly of the following described line:

Beginning at a point in the center line of Duke Road on the South line of said Lot 3 from which the Southeast corner of said Lot 3 bears North 88° 28' East 344.4 feet; thence North 1° 22' East 385.30 feet more or less to a point on the North line of property conveyed to Ellamae Fenton, in Book 238, Page 779, Recorder's No. 188876, records of Douglas County, Oregon and the end of said line.

ALSO EXCEPTING that portion lying within Duke Road.

PARCEL 2:

All that portion of the West half of Lot 4, Block 1, in Plat M of the Sutherlin Land and Water Company, Douglas County, Oregon, more fully described as follows:

Beginning at point on the center line of Duke County Road, which is the Southeast corner of Lot 3, Block 1, Plat M, Sutherlin Land and Water Company; thence North 1° 22' East 367.84 feet to an iron rod set in the ground in the Northeast corner of lands conveyed to Ella Mae Fenton, in Book 238, Page 779, records of Douglas County, Oregon, Recorder's No. 188876; thence South 88° 38' 00" East 15.00 feet; thence South 1° 22' 00" West 367.08 feet; thence South 88° 28' 00" West 15.02 feet to the place of beginning.

EXCEPTING that portion lying within Duke Road.