

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,

Plaintiff,

vs.

ALL UNKNOWN HEIRS AND DEVISEES
OF CONIUS C. CLARK, a deceased
individual; DEBRA CLARK, as potential heir
of CONIUS C. CLARK, a deceased individual;
DONNA CAMPOS, as potential heir of
CONIUS C. CLARK, a deceased individual;
Ben Carson, solely in his capacity as Secretary
for UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT;
and ALL OTHER UNKNOWN PARTIES
CLAIMING ANY RIGHT, TITLE, LIEN OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 195 PEACH
STREET, MERLIN, OR 97532,

Defendants.

CASE NO.: 18CV30618

WRIT OF EXECUTION

TO THE SHERIFF OF JOSEPHINE COUNTY OREGON:

WHEREAS, on January 14, 2019, by consideration of the Josephine County Circuit Court,
there was entered an General Judgment of Foreclosure, followed by an Amended General
Judgment of Foreclosure, entered on January 31, 2020. True copies of the Judgments are attached
hereto and made a part hereof.

1 Judgment Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
2 MORTGAGE COMPANY
3 Judgment Creditor Address: c/o ZBS LAW, LLP
4 121 SW Salmon Street 11th Floor
5 Portland, OR 97204

6 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
7 commanded to sell the real property as by said General Judgment of Foreclosure according to law
8 (subject to redemption) all of the interest that the borrower Conius C Clark, had on the 7th day of
9 December 2007, the date of the Mortgage, and also all of the interest that borrower had thereafter,
10 in the real property described in the Judgment as:

11 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF OR,
12 COUNTY OF JOSEPHINE, CITY OF MERLIN AND LOTS 10, 11, 12 AND THE
13 NORTHWESTERLY HALF OF LOT 9, ALL IN BLOCK 4, CENTER ADDITION TO
14 MERLIN, JOSEPHINE COUNTY, OREGON. ALSO THAT PORTION OF ALLEY,
15 VACATED BY JOSEPHINE COUNTY ORDER NO. 78-88, ENTERED JUNE 8, 1978,
16 WHICH INURES HERETO BY OPERATION OF LAW.
17 APN 35-06-21-BB-005700.

18 The street address of the real property to be levied upon is 195 Peach Street, Merlin, OR
19 97532 aka 211 Pleasant Valley Road, Merlin, OR, 97532.

20 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
21 THE DATE OF SUBMISSION (September 22, 2021) IS AS FOLLOWS:

22 Principal/Interest/Fees through 12/21/2018:	\$184,148.90
23 Attorney Fees and Costs:	\$9,497.40
24 Prevailing Party Fee	\$300.00
25 Pre-Judgment Interest from	
26 01/1/2019 – 01/14/2019	\$157.56
27 Post-Judgment Interest from	
28 01/15/2019 – 09/22/2021 at 9.0%	

WRIT OF EXECUTION -2-

ZBS LAW, LLP
5 Centerpointe Dr. Suite 400
Lake Oswego, OR 97035
503-946-6558

1 (\$47.86 per diem)

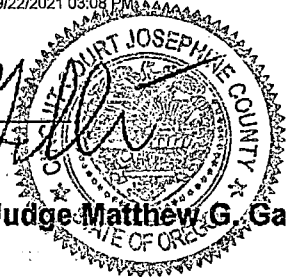
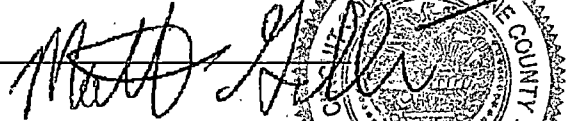
\$46,950.66

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3 Total due as of September 22, 2021: \$241,054.52, with interest to continue to accrue at
4 9.0% (\$47.86 per diem) until the date of sale.

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

Signed: 9/22/2021 03:08 PM

6
7 By:



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9 **Circuit Court Judge Matthew G. Gall**

Submitted by:

10 */s/ Amber L. Labrecque*

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Amber L. Labrecque, OSB No. 094593