

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

VILLAGE CAPITAL & INVESTMENT, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF
CYNTHIA KOHLER, A DECEASED
INDIVIDUAL; AND ALL OTHER
UNKNOWN PARTIES CLAIMING ANY
RIGHT, TITLE, LIEN OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN
AS 161 UMPQUA VIEW DR, ROSEBURG,
OR 97471,

Defendants.

CASE NO.: 21CV45979

WRIT OF EXECUTION

TO THE SHERIFF OF DOUGLAS COUNTY OREGON:

WHEREAS, on September 27, 2022, by consideration of the DOUGLAS County Circuit Court, there was executed a General Judgment of Foreclosure. The General Judgment of Foreclosure was duly enrolled and docketed in the Court Administrator's Office in said County on September 28, 2022. a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

Judgment Creditor VILLAGE CAPITAL & INVESTMENT, LLC
Judgment Creditor Address: c/o ZBS LAW, LLP
5 Centerpointe Dr. Suite 400
Lake Oswego, OR 97035

1 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
2 commanded to sell the real property pursuant to said General Judgment of Foreclosure according
3 to law (subject to redemption) all of the interest that the borrowers had on the 4th day of May,
4 2020, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the real
5 property described in the Judgment as:

6
7 The land referred to herein below is situated in the County of Douglas, State of Oregon, and is
8 described as follows:

9
10 LOT 25, RIVER VIEW SUBDIVISION, PHASE I, DOUGLAS COUNTY, OREGON

11 The street address of the real property to be levied upon is 161 Umpqua View Dr, Roseburg,
12 OR 97471.

13 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
14 THE DATE OF SUBMISSION (October 7, 2022) IS AS FOLLOWS:

15 Principal Balance, Interest, Fees & Cost: \$224,029.93

16 Attorney Fees and Costs: \$5,973.92

17 Prevailing Party Fee: \$300.00

18 Pre-Judgment Interest from
19 07/19/2022 – 09/27/2022 at 3.625%

20 (\$20.01 per diem x 71 days) \$1,420.71

21 Post-Judgment Interest from
22 09/28/2022 – 10/07/2022 at 9.0%

23 (\$57.14 per diem x 10 days) \$571.40

24
25 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Total due as of October 7, 2022: \$232,295.96, with interest to continue to accrue at 9% (\$57.14 per diem) until the date of sale.

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

10/12/22

By: SPROOF



Submitted by:

/s/ Amber L. Labrecque

Amber L. Labrecque, OSB No. 094593