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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF CLACKAMAS

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Case No. 16CV41549

Plaintiff,

WRIT OF EXECUTION

vs.

TANVEER AHMAD; PARVEEN
AHMAD; N INVESTMENTS, LLC;
LUXURY CONSTRUCTION LLC;
MICHAEL ELDEN; MAUREEN ELDEN;
SONAS CAPITAL GROUP, LLC; LORI
PRESTON; TAMIEKA OFFORD;
CORNELIUS WELSH; ANGELISA
DEITZ; RIVERWALK HOLDINGS, LTD;
WYLLERS ESTATES HOMEOWNERS'
ASSOCIATION, INC.; TUSCAN HILLS
OWNERS ASSOCIATION; STATE OF
OREGON; HAPPY VALLEY HEIGHTS
HOMEOWNERS ASSOCIATION;
TAUNYA FOERSTER; PARTIES IN
POSSESSION

Defendants.

TO: CLACKAMAS COUNTY SHERIFF

1- WRIT OF EXECUTION
JLF No. 13-113732

JANEWAY LAW FIRM, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360) 260-2253 (800)970-5647
Fax (360) 260-2285
ksutherland@logs.com

1 WHEREAS, on May 15, 2018, in the above-entitled court, a General Judgment of
2 Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and
3 was duly entered and docketed in the above-entitled cause

4 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
5 commanded to sell, in the manner prescribed by law for the sale of real property upon execution
6 (subject to redemption) all of the interest which the defendants had on November 6, 2007, the date
7 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real
8 property described in the judgment:

9 LOT 4, EMERALD VALLEY, IN THE CITY OF HAPPY VALLEY, COUNTY OF
10 CLACKAMAS AND STATE OF OREGON.

11 and commonly known as 9472 SE Emerald Lane aka 9472 SE Emerald Loop, Happy Valley, OR
12 97086 to satisfy the sum of \$1,793,301.34, as of November 10, 2022, together with additional post
13 judgment interest of 9.00% from that date (\$314.86 per day), and costs of this execution, making
14 due return within 60 days after you receive this writ.
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25 2- WRIT OF EXECUTION
26 JLF No. 13-113732

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1 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as
2 trustee for Pretium Mortgage Acquisition Trust is the Judgment Creditor, and its address for
3 purpose of this writ only is: C/O Janeway Law Firm, LLC, 1499 SE Tech Center Place, Suite
4 255, Vancouver, WA 98683 (360) 260-2253. Janeway Law Firm, LLC is the attorney for the
5 Judgment Creditor.
6

7 Dated: November 23, 2022

8
9 COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.
10 IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,
11 PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
12 ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
13 THIS WRIT BY FILING A CLAIM OF EXEMPTION.

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15 



16 Submitted by:
17 Attorneys for Plaintiff,
18 JANEWAY LAW FIRM, LLC

19 By: 

20 James A. Craft #090146 [jcraft@janewaylaw.com]
21 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
22 (360) 260-2253; Fax (360) 260-2285

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24
25 Court Administrator relies on the information
26 provided by the person seeking issuance of
27 this writ of execution and is not liable for any
28 errors or omissions in the information