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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LANE**

CITIMORTGAGE, INC., its successors in
interest and/or assigns,

Plaintiff,

v.

ANNE C. JONES AKA ANNE CHERIE
JONES FKA ANNE C. MONDOU; JOSH E.
JONES AKA JOSHUA EVERETT JONES;
STATE OF OREGON; AND OCCUPANTS
OF THE PREMISES,

Defendants.

Case No. 161315075

WRIT OF EXECUTION

TO THE LANE COUNTY SHERIFF:

On February 27, 2014, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Lane County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor by an Assignment of Judgment is: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 7443 A Street, Springfield, OR 97478 ("Subject Property"), and legally described as:

LOT 16, BEANEL ACRES, AS PLATTED AND RECORDED IN FILE 73, SLIDE 362, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

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The total amount due and owing on the Judgment as of July 12, 2017;

Judgment:	Lenders' Principal, Interest,	\$262,076.05
	Fees, and Costs	
Pre-Judgment:	Interest(5.000%,\$27.50/day)	\$742.50 (2/1/14 through 2/27/14)
	Attorneys' Fees and Costs	\$4,284.01
Post-Judgment:	Interest(9%,\$65.87/day)	\$81,085.97 (2/28/14 through 7/12/17)
TOTAL: \$348,188.53		

In the name of the State of Oregon, you are hereby directed to proceed to notice for sale and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

July 21, 2017

By: Angie Jones
court clerk

Presented by:
ALDRIDGE PITE, LLP
Christina Andreoni
Christina Andreoni, OSB #160875
(858) 750-7600
(503) 222-2260 (Facsimile)
candreoni@aldridgepite.com
111 SW Columbia Street Suite 950
Portland, OR 97201



Of Attorneys for Plaintiff

FILED
AT 4:30 O'CLOCK P.M.

FEB 19 2014

Circuit Court For Lane County Oregon
BY *[Signature]*

RECEIVED
FEB - 5 2014
CIRCUIT COURT, LANE CO

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

CITIMORTGAGE, INC., its successors in
interest and/or assigns,

Plaintiff,

v.

ANNE C. JONES AKA ANNE CHERIE JONES
FKA ANNE C. MONDOU; JOSH E. JONES
AKA JOSHUA EVERETT JONES; STATE OF
OREGON; AND OCCUPANTS OF THE
PREMISES,

Defendants.

Case No. 161315075

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

- (1) ANNE C. JONES AKA ANNE CHERIE JONES FKA ANNE C. MONDOU;
- (2) JOSH E. JONES AKA JOSHUA EVERETT JONES;
AND
- (3) STATE OF OREGON

AND MONEY AWARD AGAINST
ANNE C. JONES AKA ANNE CHERIE
JONES FKA ANNE C. MONDOU
AND JOSH E. JONES AKA JOSHUA
EVERETT JONES

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record
herein that plaintiff CitiMortgage, Inc., its successors in interest and/or assigns ("Plaintiff"), filed its
First Amended Complaint for deed of trust foreclosure; that the defendants Anne C. Jones aka Anne
Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon were
duly served with the Summons and Complaint as required by law; that defendants Anne C. Jones aka
Anne Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon

[Handwritten signature]
FEB 27 2014
[Handwritten signature]

GENERAL JUDGMENT OF FORECLOSURE -1
7307.50607

RCO
LEGAL, P.C. | 511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

1 failed to appear, and an Order of Default against defendants Anne C. Jones aka Anne Cherie Jones fka
2 Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon was sent to the court for
3 filing and entry on January 17, 2014.

4 2.

5 Plaintiff hereby requests this General Judgment be entered into the Court's register to
6 accomplish the following: to foreclose any and all interest of defendants Anne C. Jones aka Anne
7 Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon in the
8 real property subject to this foreclosure action, located at 7443 A Street, Springfield, Oregon 97478 (the
9 "Property").

10 3.

11 The Court being fully advised; it is hereby
12 ORDERED AND ADJUDGED:

13 4.

14 That the Deed of Trust executed and delivered by Anne C. Jones aka Anne Cherie Jones fka
15 Anne C. Mondou and Josh E. Jones aka Joshua Everett Jones to Mortgage Electronic Registration
16 Systems, Inc., as nominee for Frontier Investment Company dba Rainland Mortgage Company on
17 October 1, 2008, and recorded on October 3, 2008 under recording number 2008-055393 of the official
18 records of Lane County, Oregon, and assigned to Plaintiff by way of an Assignment of Deed of Trust
19 recorded on January 20, 2011 as Instrument No. 2011-003125, is a valid lien for the amount of
20 Plaintiff's Money Award set forth herein against the Property situated in Lane County, Oregon,
21 described as follows:

22 LOT 16, BEANEL ACRES, AS PLATTED AND RECORDED IN
23 FILE 73, SLIDE 362, LANE COUNTY OREGON PLAT RECORDS,
24 IN LANE COUNTY, OREGON.

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5.

That the lien is superior to any interest, lien, or claim of defendants Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon in that Property and that said Deed of Trust is hereby foreclosed by this Court on the Property.

6.

That defendants Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon, and each of them, and all parties claiming through or under them as purchasers, encumbrances, or otherwise, are forever barred and foreclosed of all interest, lien, or claim in the Property and every portion thereof excepting only any statutory right of redemption provided by the laws of the State of Oregon.

7.

That defendants Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon are not entitled to a homestead exemption as against Plaintiff's Deed of Trust.

8.

That all of the right, title and interest which Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou and Josh E. Jones aka Joshua Everett Jones had on October 1, 2008, the date of the Deed of Trust, and all of the right, title and interest defendants Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon and any successor thereafter had in and to the real Property is hereby ordered to be sold by law and the proceeds of sale shall be applied toward the satisfaction of Plaintiff's Money Award herein; and the surplus, if any, to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

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9.

1
2 That Plaintiff may become purchaser at the sheriff's sale of the Property and may bid up to the
3 aggregate amount of its Money Award plus interest from the date of this Judgment until sale without
4 advancing any cash except money required for the sheriff's sale.

10.

5
6 That the Plaintiff, if the successful purchaser of the Property at the sheriff's sale, reserves the
7 right to motion the court after sale for exclusive and immediate possession of the Property through the
8 issuance and enforcement of a writ of assistance, if defendants Anne C. Jones aka Anne Cherie Jones
9 fka Anne C. Mondou; Josh E. Jones aka Joshua Everett Jones; and State of Oregon shall refuse to
10 surrender possession of the Property to the purchaser immediately on the purchaser's demand for
11 possession.

11.

12
13 IT IS FURTHER ORDERED That Plaintiff shall have judgment and money award against
14 defendants Anne C. Jones aka Anne Cherie Jones fka Anne C. Mondou; and Josh E. Jones aka
15 Joshua Everett Jones for the amounts due and owing under the terms of the Note and secured with
16 the Property by the Deed of Trust, and for its attorney fees and costs herein and consisting of:
17 \$200,774.48, the unpaid principal balance; \$40,979.98, the accrued interest under the terms of the
18 Note from January 1, 2010 to January 31, 2014, and to continue to accrue from that date, January 31,
19 2014, at 5.000% per annum as defined by the loan modification (\$27.50 per diem) until the date this
20 judgment and money award is entered by the court; plus \$20,321.59, the amounts advanced under the
21 terms of the Note and Deed of Trust for escrow and corporate advances; \$2,200.00, for attorney fees
22 and \$2,084.01 for litigation costs; for total money award in the amount of amount \$266,360.06 to
23 accrue interest post-judgment at the contract rate of 5.000% as defined by the loan modification or
24 the legal rate of 9.00% per annum from the date the Judge signs this Judgment until satisfied. Said
25 amounts are set out in detail under the Money Award section below.
26

GENERAL JUDGMENT OF FORECLOSURE -4

7307.50607

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

MONEY AWARD

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1. Judgment Creditor:

CitiMortgage, Inc.
c/o RCO Legal, P.S.
511 SW 10th Ave., Ste. 400
Portland, OR 97205
503.977.7840

2. Judgment Creditor's Attorney:

Erik Wilson
RCO Legal, P.S.
511 SW 10th Ave., Ste. 400
Portland, OR 97205
503.977.7840

3. Judgment Debtors:

Anne C. Jones aka Anne Cherie Jones fka Anne C.
Mondou
7097 B Street
Springfield, Oregon 97478

Year of Birth: Unknown
Social Security No.: XXX-XX-9285
Drivers' License No: Unknown
Name of Attorney: Unknown

Josh E. Jones aka Joshua Everett Jones
5595 E Street
Springfield, Oregon 97478

Year of Birth: Unknown
Social Security No.: XXX-XX-7256
Drivers' License No: Unknown
Name of Attorney: Unknown

Person or public body entitled to any portion of money award herein: None

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1	4. Total Amount of Money Award:	\$266,360.06	
2	<u>Attorneys' Fees and Costs</u>		
3	Attorneys' Fees		\$2,200.00
	Filing Fee	\$505.00	
4	Courier and Mailing Costs	\$17.01	
	Process Service Fees	\$252.00	
5	Publication Costs	\$1,310.00	
6		Total Costs	\$2,084.01
7		<i>Total Attorneys' Fees and Costs</i>	\$4,284.01
8	<u>Lenders' Principal and Interest</u>		
9	Principal Balance	\$200,774.48	
10	Accrued Interest from January 1, 2010, to January 31, 2014	\$40,979.98	
11		<i>Total Principal & Interest</i>	\$241,754.46
12	<u>Lenders' Fees and Costs</u>		
13	Property Inspections/Preservation	\$2,197.85	
14	Appraisal/BPO	\$84.00	
	Pre-Acceleration Late Charges	\$1,037.04	
15	Escrow Advance	\$17,460.19	
16	Interest on Escrow Advance	\$818.62	
	Less Unapplied Funds	(\$1,276.11)	
17		<i>Total Lender's Fees and Costs:</i>	\$20,321.59
18		<i>Total Lenders' Principal, Interest, Fees, and Costs:</i>	\$262,076.05
19	Additional pre-judgment interest pursuant to ORS		
20	18.042 from January 31, 2014 to the date entry of		
21	judgment at 5.000% the contract rate of interest as		
	defined by the loan modification.		
22	//		
23	//		
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25	//		
26	//		

1 Post-Judgment interest thereafter on the total
2 judgment amount at the contract rate of interest as
3 defined by the loan modification, or 9.000% per
4 annum, whichever is greater.

Total Money Award (Judgment)

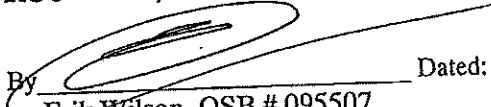
\$266,360.06

5 DATED this 19 day of February 2014.

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7 _____
8 CIRCUIT COURT JUDGE

9 Presented by:

10 RCO LEGAL, P.S.

11 By  Dated: 2/4/14

12 Erik Wilson, OSB # 095507
13 Attorneys for Plaintiff
14 511 SW 10th Ave., Ste. 400
15 Portland, OR 97205
16 Telephone (503) 459-0140; Facsimile 425-974-8190
17 ewilson@rcolegal.com

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GENERAL JUDGMENT OF FORECLOSURE -7

7307.50607

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