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

U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE RMAC  
TRUST, SERIES 2016-CTT,  
Plaintiff,

Case No. 161422036

**WRIT OF EXECUTION**

v.

TASHA L. HANKINS, AN INDIVIDUAL;  
LESTER R. HANKINS, AN INDIVIDUAL;  
CAPITAL ONE BANK USA N.A., A  
CORPORATION; MOSS STREET FAMILY  
TRUST, A TRUSTEE; AND ALL OTHER  
PERSONS, PARTIES, OR OCCUPANTS  
UNKNOWN CLAIMING ANY LEGAL OR  
EQUITABLE RIGHT, TITLE, ESTATE,  
LIEN, OR INTEREST IN THE REAL  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN, ADVERSE TO  
PLAINTIFF'S TITLE, OR ANY CLOUD ON  
PLAINTIFF'S TITLE TO THE PROPERTY,  
Defendant.

TO THE LANE COUNTY SHERIFF:

On August 7, 2017, 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. On November 7, 2017 Corrected General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Court.

The mailing address for the judgment creditor is: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste.

1 950, Portland, OR 97201.

2 The real property to be sold at public auction is commonly known as 476 N MOSS ST,  
3 LOWELL, OR 97452 ("Subject Property"), and legally described as:

4 LOT 9, APPLE CREEK I, AS PLATTED AND RECORDED ON NOVEMBER 2, 2006,  
5 RECEPTION NO. 2006-079416, OFFICIAL RECORDS OF LANE COUNTY OREGON.

6 The total amount due and owing on the Judgment as of November 17, 2017;

7 Judgment:	Principal	\$344,842.01
8 Pre-Judgment:	Interest(6.500%, \$37.53/day)	\$5,667.03 (6/10/17 through 11/8/17)
9	Attorney Fees	\$1,010.00
10	Costs	\$185.00
11	Prevailing Party Fee	\$300.00
12 Post-Judgment:	Interest(6.500%, \$37.53/day)	\$375.30 (11/9/17 through 11/17/17)
13	Attorney Fees	\$305.00

14 **TOTAL: \$352,684.34**

15 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
16 and sell the Subject Property.

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1 After the sale, you are directed to issue a certificate of sale to the purchaser and file a  
2 return on the writ of execution, depositing the sale proceeds with the Court. Further, you are  
3 directed to execute, after the time for redemption has elapsed, a deed to the holder of the  
4 certificate of sale.

5 DATED Nov. 20, 2017.

6 COURT ADMINISTRATOR FOR LANE  
7 COUNTY CIRCUIT COURT

8 By: Angie Jones  
9 court clerk

10 Presented by:  
11 ALDRIDGE PITE, LLP  
12 Katie Riggs  
13 X  
14 Katie Riggs OSB # 095861  
15 Tel: (858) 750-7600  
16 Fax: (503) 222-2260  
17 kriggs@aldrigpите.com



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

U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE RMAC  
TRUST, SERIES 2016-CTT,

Plaintiff,

v.

TASHA L. HANKINS, AN INDIVIDUAL;  
LESTER R. HANKINS, AN INDIVIDUAL;  
CAPITAL ONE BANK USA N.A., A  
CORPORATION; MOSS STREET FAMILY  
TRUST, A TRUSTEE; AND ALL OTHER  
PERSONS, PARTIES, OR OCCUPANTS  
UNKNOWN CLAIMING ANY LEGAL OR  
EQUITABLE RIGHT, TITLE, ESTATE,  
LIEN, OR INTEREST IN THE REAL  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN, ADVERSE TO  
PLAINTIFF'S TITLE, OR ANY CLOUD ON  
PLAINTIFF'S TITLE TO THE PROPERTY,

Defendants.

Case No. 161422036

**GENERAL JUDGMENT OF  
FORECLOSURE AND DECLARATION  
OF AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A  
JUDGMENT OF FORECLOSURE AND  
DOES NOT CONSTITUTE A MONEY  
AWARD AGAINST ANY DEFENDANT

20 Based upon the Court's Order of Default against defendants TASHA L. HANKINS, AN  
21 INDIVIDUAL; LESTER R. HANKINS, AN INDIVIDUAL; CAPITAL ONE BANK USA  
22 N.A., A CORPORATION; MOSS STREET FAMILY TRUST, A TRUSTEE; AND ALL  
23 OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR  
24 EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY  
25 DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR  
26 ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, the records on file herein, and

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by  
2 Plaintiff U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
3 BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT ("Plaintiff"),

4 **IT IS HEREBY ADJUDGED:**

5 1. Plaintiff's security interest in the real property located at 476 N Moss St, Lowell,  
6 OR 97452 ("Subject Property"), as evidenced by the Deed of Trust recorded June 20, 2007 in the  
7 official records of Lane County as Instrument Number 2007-041919 ("Deed of Trust"), is a  
8 viable first priority lien, superior to the interests of all the Defendants. All rights, claims,  
9 ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as  
10 created by the Note and Deed of Trust. The Subject Property is legally described as follows:

11 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court  
12 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
13 in the manner provided by law;

14 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount  
15 due under the Note and Deed of Trust and any future advances and/or fees that may be made or  
16 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.  
17 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

18 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
19 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
20 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
21 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
22 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
23 by sale of the Subject Property as directed under this Judgment;

24 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
25 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
26 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant

Page 2 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
2 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

3 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by  
4 sale of the Subject Property as directed under this Judgment.

5 7. The Sheriff shall make a return on the writ of execution to the court administrator  
6 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
7 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure  
8 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
9 parties as may establish their right thereto. The Defendants and all persons claiming through or  
10 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
11 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
12 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
13 every part of the Subject Property when the time for redemption has elapsed;

14 8. Plaintiff or any other party to this action may become a purchaser at the  
15 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
16 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
17 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
18 subject property if Defendants or any other party or person refuses to surrender possession;

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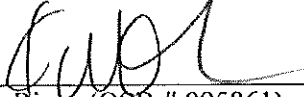
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- c.  After conferring about objections, Defendant(s) agreed to independently file any remaining objection with the Court.
- 4.  The relief sought is against an opposing party who has been found in default.
- 5.  An order of default is being requested with this proposed judgment.
- 6.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 7.  This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:  
ALDRIDGE PITE, LLP



Date: 7/28/17

Katie Riggs (OSB # 095861)  
(858) 750-7600  
(619) 326-2430  
kriggs@aldridgepite.com

111 SW Columbia Street, Suite 950  
Portland, OR 97201

Of Attorneys for Plaintiff  
U.S. Bank National Association, not in its  
individual capacity but solely as trustee for  
The RMAC Trust, Series 2016-CTT