

RECEIVED  
CLACKAMAS CNTY SHERIFF

17 DEC -5 PM 4: 20

1  
2  
3  
4  
5  
6 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
7 **FOR THE COUNTY OF CLACKAMAS**

8 WILMINGTON SAVINGS FUND SOCIETY,  
9 FSB, D/B/A CHRISTIANA TRUST, NOT  
10 INDIVIDUALLY BUT AS TRUSTEE FOR  
11 CARLSBAD FUNDING MORTGAGE  
12 TRUST,

Plaintiff,

v.

13 LADA L. KAZAKOV AKA LADA  
14 KAZAKOV; PETR KAZAKOV AKA PETR  
15 KAZAKOV, JR. AKA PETER KAZAKOV;  
16 JPMORGAN CHASE BANK, NATIONAL  
17 ASSOCIATION; PORTLAND  
18 REDEVELOPMENT LLC; CITIBANK  
19 (SOUTH DAKOTA) N.A.; CAPITAL ONE  
20 BANK (U.S.A.), N.A.; DISCOVER BANK;  
21 ACCOUNTS RECEIVABLE, INC.;  
22 MIDLAND FUNDING LLC; OCCUPANTS  
23 OF THE PROPERTY,

Defendant.

Case No. CV15060726

**WRIT OF EXECUTION**

18 TO THE CLACKAMAS COUNTY SHERIFF:

19 On October 23, 2017, a General Judgment of Foreclosure and Declaration of Amount  
20 Due by Default was entered by the Clackamas County Circuit Court, foreclosing Plaintiff's Deed  
21 of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid  
22 debt due to Plaintiff.

23 The mailing address for the judgment creditor is: WILMINGTON SAVINGS FUND  
24 SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE  
25 FOR CARLSBAD FUNDING MORTGAGE TRUST c/o Aldridge Pite, LLP, 111 SW Columbia  
26 St., Ste. 950, Portland, OR 97201.

Page 1 – WRIT OF EXECUTION

Aldridge Pite, LLP  
111 SW Columbia Street, Suite 950  
Portland, OR 97201  
(858) 750-7600

1 The real property to be sold at public auction is commonly known as 16288 SE  
2 Merganser Court, Milwaukie, OR 97267 ("Subject Property"), and legally described as:

3 LOT 6, MERGANSER, IN THE COUNTY OF CLACKAMAS AND STATE OF  
4 OREGON

5 The total amount due and owing on the Judgment as of November 13, 2017;

6 Judgment:	Principal	\$219,863.62
7 Pre-Judgment:	Interest(6.250%, \$25.37/day)	\$3,805.50 (May 27, 2017 through
8		October 23, 2017)
9	Attorney Fees	\$1,460.00
10	Costs	\$61.16
11	Prevailing Party Fee	\$300.00
12 Post-Judgment:	Interest(6.250%, \$25.37/day)	\$532.77 (October 24, 2017 through
13		November 13, 2017)
14	Attorney Fees	\$305.00
15	Costs	\$0.00

16 **TOTAL: \$226,328.05**

17 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
18 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
19 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.

20 //

21 //

22 //

23 //

24 //

25 //

26 ///

Page 2 – WRIT OF EXECUTION

1 Further, you are directed to execute, after the time for redemption has elapsed, a deed to  
2 the holder of the certificate of sale.



Wendy Peterson Nov 17, 2017

6 Presented by:  
7 ALDRIDGE PITE, LLP

A handwritten signature in blue ink, appearing to read "Katie L. Riggs".

9 Katie L. Riggs, OSB # 095861  
10 (858) 750-7600  
11 (503) 222-2260 (Facsimile)  
12 kriggs@aldridgepite.com

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

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