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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the lending attorney, or company Debtor may contest this writ by filing a claim of exception.

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

WELLS FARGO BANK, N.A.,

Case No. 16CV32681

Plaintiff,

WRIT OF EXECUTION

v.

JAMES R. DEWILDE; ASSET RECOVERY GROUP, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 8706 SE FLAVEL STREET, PORTLAND, OREGON 97266,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On July 13, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MULTNOMAH 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 is: WELLS FARGO BANK, N.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 8706 SE FLAVEL STREET, PORTLAND, OR 97266 ("Subject Property"), and legally described as:

THE WEST 65 FEET OF LOT 1, EXCEPT THE NORTH 30 FEET TAKEN FOR S.E. FLAVEL STREET AND THE WEST 65 FEET OF THE NORTH 85.1 FEET (MEASURED

1 ALONG THE WEST LINE OF LOT 2) OF LOT 2, ALL IN BLOCK 2, EDGE O'TOWN
2 VILLAS, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF
3 OREGON.

4 The total amount due and owing on the Judgment as of December 15, 2017;

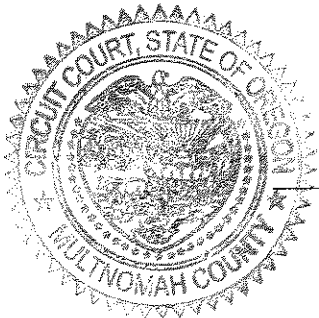
5	Judgment:	Principal	\$175,038.96
6	Pre-Judgment:	Interest(4.125%, \$18.33/day)	\$1,264.77 (May 6, 2017 through July 13,
7			2017)
8		Attorney Fees	\$2,535.00
9		Costs	\$1,843.47
10		Prevailing Party Fee	\$300.00
11	Post-Judgment:	Interest(4.125%, \$18.33/day)	\$2,841.15 (July 14, 2017 through
12			December 15, 2017
13		Attorney Fees	\$260.00
14		Costs	\$0.00

15 **TOTAL: \$184,083.35**

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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.



Jim Callin

12/27/2017

Presented by:
ALDRIDGE PITE, LLP

Christina Andreoni

- { } Hunter Zook, OSB #095578
- { } Katie Riggs, OSB #095861
- { } Sarah Mathenia, OSB #120681
- { } Shannon K. Calt, OSB #121855
- {X} Christina Andreoni, OSB #160875

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orecourtnotices@aldridgepite.com

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

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

JAMES R. DEWILDE; ASSET RECOVERY GROUP, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 8706 SE FLAVEL STREET, PORTLAND, OREGON 97266,

Defendants.

Case No. 16CV32681

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

Based upon the Court's Order of Default against defendants JAMES R. DEWILDE; ASSET RECOVERY GROUP, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 8706 SE FLAVEL STREET, PORTLAND, OREGON 97266, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff WELLS FARGO BANK, N.A. ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 8706 SE FLAVEL STREET, PORTLAND, OR 97266 ("Subject Property"), as evidenced by the Deed of Trust recorded November 15, 2011 in the official records of MULTNOMAH County as instrument number 2011-127444 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are

1 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is
2 legally described as follows:

3 THE WEST 65 FEET OF LOT 1, EXCEPT THE NORTH 30 FEET TAKEN FOR S.E.
4 FLAVEL STREET AND THE WEST 65 FEET OF THE NORTH 85.1 FEET
5 (MEASURED ALONG THE WEST LINE OF LOT 2) OF LOT 2, ALL IN BLOCK 2,
6 EDGE O'TOWN VILLAS, IN THE CITY OF PORTLAND, COUNTY OF
7 MULTNOMAH AND STATE OF OREGON.

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

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

15 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
16 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
17 68(C), which amount may be added to the outstanding obligation due and owing under the Note
18 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
19 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
20 by sale of the Subject Property as directed under this Judgment;

21 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
22 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
23 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
24 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
25 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

26 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by

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

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

16 **DECLARATION OF AMOUNT DUE BY DEFAULT**

17 **(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES**
18 **NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)**

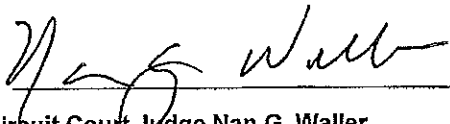
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1. The amount of the judgment is \$175,038.96.
2. Simple interest at the rate currently at 4.125% (\$18.33 *per diem*) after May 5th, 2017, through the date of sale.
3. Attorney fees of \$2,535.00, plus \$260.00, through the date of sale.
4. Costs of \$1,843.47, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.

IT IS SO ADJUDGED

Signed: 7/13/2017 09:58 AM


 Circuit Court Judge Nan G. Waller
 proxy signed by LD

CERTIFICATE OF READINESS

This proposed Order or Judgment is ready for judicial signature because:

1. Each opposing party affected by this Order or Judgment has stipulated to the Order or Judgment, as shown by each opposing party's signature on the document being submitted.
2. Each opposing party affected by this Order or Judgment has approved the Order or Judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
3. I have served a copy of this Order or Judgment on all parties entitled to service and:
 - a. No objections have been served on me within that time frame;

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- b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;
- c. After conferring about objections, [Opposing Party] 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

Christina Andreoni

Date: 7/7/2017

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