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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 issuing 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. ,  
Plaintiff,  
v.  
THE ESTATE OF HOWARD B. NORTH;  
JOHN NORTH; PAMELA DORGAY;  
JIMMY POWERS; THE UNKNOWN HEIRS  
AN ASSIGNS OF HOWARD B. NORTH;  
THE UNKNOWN DEWISEES OF HOWARD  
B. NORTH; SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT; AND ALL  
OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
3434 NE 149TH AVENUE, PORTLAND, OR  
97230,  
Defendant.

Case No. 16CV24181

**WRIT OF EXECUTION**

TO THE MULTNOMAH COUNTY SHERIFF:

On July 24, 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 by assignment of the judgment is: Nationstar Mortgage, LLC 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 3434 NE 149th Avenue, Portland, OR 97230 ("Subject Property"), and legally described as:

1 LOT 105, TOGETHER WITH AN UNDIVIDED 1/8TH INTEREST IN TRACT "I"  
2 COLUMBIA SOUTH SHORE NO. 2, IN THE CITY OF PORTLAND, COUNTY OF  
3 MULTNOMAH AND THE STATE OF OREGON.

4 The total amount due and owing on the Judgment as of December 1, 2017;

5 Judgment:	Principal	\$275,513.65
6 Pre-Judgment:	Interest(2.40%, \$18.09/day)	\$126.63 (7/18/17 through 7/24/17)
7	Attorney Fees	\$2,152.50
8	Costs	\$3,576.44
9	Prevailing Party Fee	\$300.00
10 Post-Judgment:	Interest(2.40%, \$18.09/day)	\$2,351.70 (7/25/17 through 12/1/17)
11	Attorney Fees	\$300.00

12 **TOTAL: \$283,533.42**

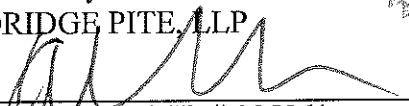
13 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
14 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
15 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.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

18 DATED Dec. 26, 2017.

19 COURT ADMINISTRATOR FOR  
20 MULTNOMAH COUNTY CIRCUIT  
21 COURT

22 By: 

23 Presented by:  
24 ALDRIDGE PITE, LLP

25   
26 Katie L. Riggs, OSB # 095861  
(858) 750-7600 (503) 222-2260 (Facsimile)  
kriggs@aldridgepite.com

Page 2 – WRIT OF EXECUTION

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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.

THE ESTATE OF HOWARD B. NORTH;  
JOHN NORTH; PAMELA DORGAY;  
JIMMY POWERS; THE UNKNOWN HEIRS  
AN ASSIGNS OF HOWARD B. NORTH;  
THE UNKNOWN DEVISEES OF HOWARD  
B. NORTH; SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT; and ALL  
OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
3434 NE 149TH AVENUE, PORTLAND, OR  
97230,

Defendants.

Case No. 16CV24181

**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 THE ESTATE OF  
HOWARD B. NORTH; JOHN NORTH; PAMELA DORGAY; JIMMY POWERS; THE  
UNKNOWN HEIRS AN ASSIGNS OF HOWARD B. NORTH; THE UNKNOWN DEVISEES  
OF HOWARD B. NORTH; SECRETARY OF HOUSING AND URBAN DEVELOPMENT;  
and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3434 NE  
149TH AVENUE, PORTLAND, OR 97230, 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"),

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**IT IS HEREBY ADJUDGED:**

1. Plaintiff's security interest in the real property located at 3434 NE 149th Avenue, Portland, OR 97230 ("Subject Property"), as evidenced by the Deed of Trust recorded April 22, 2008 in the official records of Multnomah County as instrument number 2008-061253 ("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 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

LOT 105, TOGETHER WITH AN UNDIVIDED 1/8TH INTEREST IN TRACT "I" COLUMBIA SOUTH SHORE NO. 2, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND THE STATE OF OREGON.

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

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

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

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

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;

19  
20 **DECLARATION OF AMOUNT DUE BY DEFAULT**

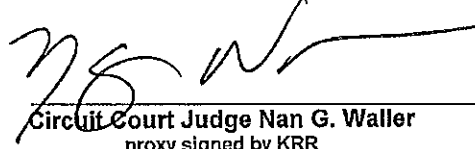
21 **(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES**  
22 **NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)**

- 23 1. The amount of the judgment is \$275,513.65.  
24 2. Simple interest at the variable rate currently at 2.40% (\$18.09 *per diem*) after July  
25 17<sup>th</sup>, 2017, through the date of sale.  
26 3. Attorney fees of \$2,152.50, plus \$512.50, through the date of sale.

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- 4. Costs of \$3,576.44, plus costs accrued through the date of sale.
- 5. Prevailing party fee: \$300.00.

**IT IS SO ADJUDGED**

Signed: 7/21/2017 11:02 AM  
  
 Circuit Court Judge Nan G. Waller  
 proxy signed by KRR

**CERTIFICATE OF READINESS**

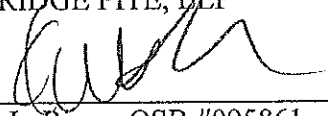
This proposed Order or Judgment is ready for judicial signature because:

- 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;
  - 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.

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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: 7/20/17

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Of Attorneys for Plaintiff