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LINN COUNTY
SHERIFFS OFFICE

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Case No. 17CV22061

WRIT OF EXECUTION

Plaintiff,

v.

RALPH E. SEYLER; DAWN E. SEYLER;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; DREAM
HOUSE MORTGAGE CORPORATION; and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
35400 WASHBURN HEIGHTS DR,
BROWNSVILLE, OR 97327,

Defendant.

TO THE LINN COUNTY SHERIFF:

On December 19, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Linn 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: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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 35400 Washburn Heights Dr, Brownsville, OR 97327 ("Subject Property"), and legally described as:

1 LOT 21, WASHBURN HEIGHTS, LINN COUNTY, OREGON AS RECORDED IN
2 LINN COUNTY BOOK OF PLATS, VOLUME 14, PAGE 34

3 The total amount due and owing on the Judgment as of 1/3/2018;

4 Judgment:	Principal	\$ 691,718.32
5 Pre-Judgment:	Interest(2.00%,\$24.88/day)	\$ 1,219.12 (10/31/17 to 12/19/17)
6	Attorney Fees	\$ 2,745.00
7	Costs	\$ 3,456.42
8	Prevailing Party Fee	\$ 300.00
9 Post-Judgment:	Interest(2.00%,\$24.88/day)	\$ 373.20 (12/20/17 through 1/31/18)
10	Attorney Fees	\$ 305.00
11	Costs	\$0.00

12 **TOTAL: \$ 700,177.06**

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 Signed: 1/5/2018 10:55 AM

19
20 *Cynthia Mitchell*

21 **Cynthia Mitchell, Administrative Authority**

22 Presented by:
23 ALDRIDGE PITE, LLP
24 *Katie Riggs*
25 Katie Riggs, OSB#095861
26 Tel: (858) 750-7600
Fax: (503) 222-2260
kriggs@aldridgepite.com
111 SW Columbia Street Suite 950
Portland, OR 97201
Of Attorneys for Plaintiff

Page 2 – WRIT OF EXECUTION

Aldridge Pite, LLP
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LINN**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff,
v.
RALPH E. SEYLER; DAWN E. SEYLER;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; DREAM HOUSE MORTGAGE CORPORATION; and
ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 35400 WASHBURN HEIGHTS DR, BROWNSVILLE, OR 97327,
Defendants.

Case No. 17CV22061
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 Ralph E. Seyler; Dawn E. Seyler; Mortgage Electronic Registration Systems, Inc.; Dream House Mortgage Corporation; and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 35400 Washburn Heights Dr, Brownsville, OR 97327, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff JPMorgan Chase Bank, National Association,

IT IS HEREBY ADJUDGED:

1. Plaintiff’s security interest in the real property located at 35400 Washburn Heights Dr, Brownsville, OR 97327 (“Subject Property”), as evidenced by the Deed of Trust recorded June 17, 2003 in the official records of Linn County as instrument number Vol: 1440; Page: 890 (“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 LOT 21, WASHBURN HEIGHTS, LINN COUNTY, OREGON AS RECORDED IN
4 LINN COUNTY BOOK OF PLATS, VOLUME 14, PAGE 34

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

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

12 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
13 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
14 68(C), which amount may be added to the outstanding obligation due and owing under the Note
15 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
16 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
17 by sale of the Subject Property as directed under this Judgment;

18 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
19 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
20 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
21 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
22 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

25 7. The Sheriff shall make a return on the writ of execution to the court administrator
26 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first

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

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

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

13 DECLARATION OF AMOUNT DUE BY DEFAULT

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

- 16 1. The amount of the judgment is \$691,718.32
17 2. Simple interest at the variable rate currently at 2.000% (\$24.88 *per diem*) from
18 October 31, 2017, through the date of sale.
19 3. Attorney fees of \$2,745.00, plus \$305.00, through the date of sale.
20 4. Costs of \$3,456.42, plus costs accrued through the date of sale.
21 5. Prevailing party fee: \$300.00.

22 **IT IS SO ADJUDGED**

23
24 Signed: 12/15/2017 03:55 PM

25 

26 Circuit Court Judge, Daniel R. Murphy

1 CERTIFICATE OF READINESS

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

- 3 1. Each opposing party affected by this Order or Judgment has stipulated to the Order
4 or Judgment, as shown by each opposing party's signature on the document being
5 submitted.
- 6 2. Each opposing party affected by this Order or Judgment has approved the Order or
7 Judgment, as shown by signature on the document being submitted or by written
8 confirmation of approval sent to me.
- 9 3. I have served a copy of this Order or Judgment on all parties entitled to service and:
10 a. No objections have been served on me within that time frame;
11 b. I received objections that I could not resolve with the opposing party despite
12 reasonable efforts to do so. I have filed with the Court a copy of the objections I
13 received and indicated which objections remain unresolved;
- 14 c. After conferring about objections, [Opposing Party] agreed to independently
15 file any remaining objection with the Court.
- 16 4. The relief sought is against an opposing party who has been found in default.
- 17 5. An order of default is being requested with this proposed judgment.
- 18 6. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
19 otherwise.
- 20 7. This is a proposed judgment that includes an award of punitive damages and notice
21 has been served on the Director of the Crime Victims' Assistance Section as required by
22 subsection (4) of this rule.

23 Presented By:
24 ALDRIDGE PITE, LLP

25 

26 Date: 12/7/2017

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of Attorneys for Plaintiff
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