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

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
v.
THE ESTATE OF RICHARD MICHAEL
CONNORS; THE UNKNOWN HEIRS AND
ASSIGNS OF RICHARD MICHAEL
CONNORS; THE UNKNOWN DEVISEES
OF RICHARD MICHAEL CONNORS; AND
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
67057 CENTRAL STREET, BEND,
OREGON 97701,
Defendant.

Case No. 14CV0891FC

WRIT OF EXECUTION

TO THE DESCHUTES COUNTY SHERIFF:

On December 3, 2015, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Deschutes 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: PNC 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 67057 CENTRAL ST, BEND, OREGON 97701 ("Subject Property"), and legally described as:

LOT 4, BLOCK 2 SUN MOUNTAIN RANCHES, DESCHUTES COUNTY, OREGON.

The total amount due and owing on the Judgment as of October 19, 2017;

1	Judgment:	Principal	\$178,619.34
2	Pre-Judgment:	Interest(6.000%, \$26.34/day)	\$4,872.90 (6/2/15 through 12/3/15)
3		Attorney Fees	\$2,320.00
4		Costs	\$3,602.00
5		Prevailing Party Fee	\$300.00
6	Post-Judgment:	Interest(6.000%, \$26.34/day)	\$18,069.24 (12/4/15 through 10/19/17)
7		Attorney Fees	\$205.00

8 **TOTAL: \$207,988.48**

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

Signed: 10/26/2017 12:19 PM


16 _____
17 **Trial Court Administrator Jeffrey E. Hall**



18 Presented by:
19 ALDRIDGE PITE, LLP



20
21 X
22 Katie L. Riggs, OSB # 095861
23 (858) 750-7600
24 (503) 222-2260 (Facsimile)
25 kriggs@aldridgepite.com
26

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

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,

v.

THE ESTATE OF RICHARD MICHAEL
CONNORS; THE UNKNOWN HEIRS AND
ASSIGNS OF RICHARD MICHAEL
CONNORS; THE UNKNOWN DEVISEES
OF RICHARD MICHAEL CONNORS; and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
67057 CENTRAL STREET, BEND,
OREGON 97701,
Defendants.

Case No. 14CV0891FC

**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 RICHARD MICHAEL CONNORS; THE UNKNOWN HEIRS AND ASSIGNS OF RICHARD MICHAEL CONNORS; THE UNKNOWN DEVISEES OF RICHARD MICHAEL CONNORS; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 67057 CENTRAL STREET, BEND, OREGON 97701, the records on file herein, and pursuant to the Motion for General Judgment by Default by Plaintiff PNC BANK, NATIONAL ASSOCIATION ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest is the real property located at 67057 Central St, Bend, Oregon 97701 ("Subject Property"), as evidenced by the Deed of Trust recorded May 4, 2005 in the official records of Deschutes County as instrument number 2005-27575 ("Deed of Trust"), is

1 a viable first priority lien, superior to the interests of all the Defendants. All rights, claims,
2 ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as
3 created by the Note and Deed of Trust. The Subject Property is legally described as follows:

4 LOT 4, BLOCK 2 SUN MOUNTAIN RANCHES, DESCHUTES COUNTY, OREGON.

5 2. The Deed of Trust is foreclosed and upon entry of this Judgment Plaintiff shall
6 request the court administrator to issue a writ of execution for the sale, by the Sheriff, in the
7 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, which as of 6/1/2015, is \$178,619.34 (excluding attorney
10 fees and costs), together with interest at the rate of 6.000% (\$26.34 *per diem*) and any future
11 advances and/or fees that may be made or incurred pursuant to the terms of the Note and Deed of
12 Trust up to the date of the execution sale. This amount is to be satisfied by sale of the Subject
13 Property as directed under this Judgment;

14 4. Plaintiff is owed reasonable attorney fees in the amount of \$2,320.00, plus the
15 remaining flat rate fees of \$205.00 for an uncontested execution on the Judgment, pursuant to the
16 Note and Deed of Trust and ORCP Rule 68(C), which amount may be added to the outstanding
17 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
18 the sheriff's sale. Pursuant to the Deed of Trust, these fees continue to accrue to the date of the
19 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
20 Judgment;

21 5. Plaintiff is owed costs of suit in the amount of \$3,602.00, pursuant to the Note
22 and Deed of Trust, ORCP Rule 68(A)(2) and ORS 20.115(4), which may be added to the
23 outstanding obligation due and owing under the Note and Deed of Trust and recovered from the
24 proceeds of the sheriff's sale. Pursuant to the Deed of Trust, these costs continue to accrue to the
25 date of the execution sale. This amount to be satisfied by sale of the Subject Property as directed
26 under this Judgment;

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1 6. Plaintiff is owed the prevailing party fee of \$300, this amount to be satisfied by
2 sale of the Subject Property as directed under this Judgment.

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

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

17 **IT IS SO ADJUDGED**

Signed: 12/3/2015 07:49 AM



Circuit Court Judge Stephen P. Forte

22 Presented By:
23 ALDRIDGE PITE, LLP

24 
Katie Riggs OSB # 095861

25 Of Attorneys for Plaintiff

26 Page 3 – GENERAL JUDGMENT BY DEFAULT

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