

RECEIVED
CLACKAMAS COUNTY SHERIFF

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4 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
5 **FOR THE COUNTY OF CLACKAMAS**

6 JPMORGAN CHASE BANK, NATIONAL
7 ASSOCIATION, ITS SUCCESSORS IN
8 INTEREST AND/OR ASSIGNS,

9 Plaintiff,

v.

10 JAY MANTEI AKA JAY A. MANTEI AKA
11 JAY ALLAN MANTEI; LAURIE MANTEI
12 AKA LAURIE A. MANTEI AKA LAURIE
13 ANN MANTEI; PORTLAND LOCAL 8
14 FEDERAL CREDIT UNION; and
15 OCCUPANTS OF THE PREMISES,

16 Defendant.

Case No. CV15100418

WRIT OF EXECUTION

17 TO THE CLACKAMAS COUNTY SHERIFF:

18 On September 13, 2016, a General Judgment of Foreclosure and Declaration of Amount
19 Due by Default was entered by the Clackamas County Circuit Court, foreclosing Plaintiff's Deed
20 of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid
21 debt due to Plaintiff.

22 The mailing address for the judgment creditor is: JPMORGAN CHASE BANK,
23 NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS c/o
24 Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

25 The real property to be sold at public auction is commonly known as 49512 SE Baty Rd,
26 Sandy, OR 97055 ("Subject Property"), and legally described as:

REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON,
DESCRIBED AS FOLLOWS:

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1 THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF
2 SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,
3 EXCEPTING THEREFROM THAT PORTION CONVEYED TO VANPORT
4 MANUFACTURING INC. BY DEED RECORDED JUNE 27, 1974 AS FEE NO. 74-17874,
5 CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: A TRACT OF LAND IN
6 THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE
7 NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
8 TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED
9 AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST
10 ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE
11 NORTH ALONG THE DIVISION LINE AND THE EASTERLY LINE OF THAT TRACT
12 CONVEYED TO LOYAL SCOTT RECORDED APRIL 5, 1944 IN BOOK 323, PAGE 1,
13 DEED RECORDS, 1300.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF BATY
14 ROAD, COUNTY ROAD NO. 268; THENCE WESTERLY ALONG THE SOUTH LINE OF
15 SAID ROAD, 60.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID
16 SCOTT TRACT, 640.00 FEET, MORE OR LESS, TO THE MOST SOUTHERLY RIGHT-OF-
17 WAY BOUNDARY LINE AS EXISTING THIS DATE, FOR THE U.S A. BONNEVILLE
18 POWER ADMINISTRATION'S TRANSMISSION LINE; THENCE WESTERLY ALONG
19 THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY 2225.00 FEET, MORE OR
20 LESS, TO THE EAST LINE OF THAT TRACT CONVEYED TO BENNIE LUNDERVOLD,
21 ET UX, RECORDED NOVEMBER 6, 1967 AS RECORDER'S FEE NO. 67-0929, FILM
22 RECORDS; THENCE SOUTH 00° 10' 42" EAST ALONG THE EAST LINE OF SAID
23 LUNDERVOLD TRACT 620.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER
24 THEREOF AND THE SOUTH LINE OF SAID DIVISION; THENCE EASTERLY ALONG
25 THE DIVISION AND THE SOUTH LINE OF SAID SCOTT TRACT 2284.30 FEET, MORE
26 OR LESS, TO THE POINT OF BEGINNING. NOTE: THIS LEGAL DESCRIPTION WAS

1 CREATED PRIOR TO JANUARY 1, 2008.

2 The total amount due and owing on the Judgment as of December 21, 2017;

3	Judgment:	Principal	\$317,126.68
4	Pre-Judgment:	Interest(3.500%, \$25.95/day)	\$1,140.80 (August 1, 2016 through
5			September 13, 2016)
6		Attorney Fees	\$1,170.00
7		Costs	\$131.64
8		Prevailing Party Fee	\$300.00
9	Post-Judgment:	Interest(3.500%, \$25.95/day)	\$12,026.88 (September 14, 2017 through
10			December 21, 2017)
11		Attorney Fees	\$205.00
12		Costs	\$0.00

13 **TOTAL: \$332,100.68**

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

6 Dated: January 10, 2018.



7
8 *Judy Watson*

9 Presented by:
10 ALDRIDGE PITE, LLP

11 *[Signature]*
12 Katie Riggs, OSB #095861
13 of Attorneys for Plaintiff
14 (858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

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

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.