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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF UMATILLA

J.P. MORGAN MORTGAGE  
ACQUISITION CORP.

Plaintiff,

vs.

CHAD S. CHANDLER; LACY  
CHANDLER; STATE OF OREGON;  
PARTIES IN POSSESSION

Defendants.

Case No. 17CV21615

WRIT OF EXECUTION

TO: UMATILLA COUNTY SHERIFF

WHEREAS, on September 13, 2017, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and was duly entered and docketed in the above-entitled cause

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon execution (subject to redemption) all of the interest which the defendants had on June 17, 2010, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

LOT 9, BLOCK 16, RALEY'S ADDITION AND LOT 9, BLOCK 16, HOUSER'S ADDITION, TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

1- WRIT OF EXECUTION  
S&S No. 17-120121

SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
Telephone (360)260-2253 (800)970-5647  
Fax (360)260-2285  
ksutherland@logs.com

1 and commonly known as 210 NW 10th Street, Pendleton, OR 97801 to satisfy the sum of  
2 \$132,248.78, as of September 19, 2017, together with additional post judgment interest of 9.00%  
3 from that date (\$32.56 per day), and costs of this execution, making due return within 60 days  
4 after you receive this writ.  
5

6 J.P. Morgan Mortgage Acquisition Corp. is the Judgment Creditor, and its address for  
7 purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite  
8 255, Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the  
9 Judgment Creditor.  
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*Sammy Hulse*  
Oct 3 2017



Submitted by:  
Attorneys for Plaintiff,  
SHAPIRO & SUTHERLAND, LLC

By: \_\_\_\_\_

- James A. Craft #090146 [jcraft@logs.com]
  - Kelly D. Sutherland #873575 [ksutherland@logs.com]
  - Cara J. Richter #094855 [crichter@logs.com]
  - Holger Uhl #950143 [huhl@logs.com]\*
  - Joshua R. Orem # 116872 [jorem@logs.com]\*
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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF UMATILLA

J.P. MORGAN MORTGAGE ACQUISITION  
CORP.,

Plaintiff,

vs.

CHAD S. CHANDLER; LACY CHANDLER;  
STATE OF OREGON; PARTIES IN  
POSSESSION,

Defendants.

Case No. 17CV21615

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

Default having been entered against Defendant(s), Chad S. Chandler, Lacy Chandler,  
State of Oregon and Parties in Possession:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in Umatilla County, Oregon is commonly known as 210 NW 10th Street, Pendleton, OR 97801 and is legally described as follows:

1 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
S&S No. 17-120121

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1 Lot 9, Block 16, RALEY'S ADDITION and Lot 9, Block 16, HOUSER'S ADDITION,  
2 to the Town, now City of Pendleton, Umatilla County, Oregon.

- 3 2. The Deed of Trust executed and delivered by Defendant, Chad S. Chandler and Lacy  
4 Chandler, as tenants by the entirety ("Borrower") on or about June 17, 2010 and recorded on  
5 June 18, 2010 as Instrument No. 2010-5670180 in the official records of Umatilla County,  
6 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's  
7 judgment as provided herein.
- 8 3. The Plaintiff is the holder of the original note dated June 17, 2010 and made by Chad S.  
9 Chandler in the amount of \$133,673.00. A copy of the Note was attached to the complaint  
10 as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust  
11 (together the "Loan").
- 12 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in  
13 interest in the Property is foreclosed and terminated excepting only any statutory right of  
14 redemption as provided by Oregon law.
- 15 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining  
16 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to  
17 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment  
18 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment  
19 interests and priorities.
- 20 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.

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23 2 - GENERAL JUDGMENT OF FORECLOSURE AND  
24 SALE  
25 S&S No. 17-120121

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1 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or  
2 thereafter acquired in the subject Property, is hereby ordered to be sold by the Umatilla  
3 County Sheriff's Office in accordance with the process for sale upon execution, and the  
4 proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the  
5 amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority  
6 as their interest may appear or to the clerk of the court to be distributed to such party of  
7 parties as may establish their right thereto.  
8

9 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.

10 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property  
11 from and after the date of the sale and is entitled to such remedies as are available at law or  
12 in equity to secure possession.  
13

14 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or  
15 any person holding possession under or through such Defendant(s) shall refuse to surrender  
16 possession to the purchaser immediately on the purchaser's demand for possession.  
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25 3 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
27 S&S No. 17-120121  
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1 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

2	Principal		\$119,974.92	
3	Prejudgment interest at 5% through August 18, 2017			\$6,278.19
4	(accruing thereafter until entry of judgment at \$16.435 per diem			
5	Late Charges		\$0.00	
6	Other Costs and fees (recoverable)		960.00	
7	Hazard Insurance	\$637.00		
8	Property Inspections	\$114.00		
9	Automate Valuation Model Fee	\$9.00		
10	Misc Proceeding Costs	\$200.00		
11		Subtotal		\$120,934.92
12		Total plus Prejudgment Interest		\$127,213.11

13 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

14	Costs			\$1,678.00
15	Title Search Cost	\$500.00		
16	Skip Trace Costs	\$85.00		
17	Filing Fee	\$531.00		
18	Lis Pendens Recording Fee	\$59.00		
19	Service Costs	\$228.00		
20	Prevailing Party Fee	\$275.00		
21	Attorney fees			\$2,735.00
22	Total			\$4,413.00

23 13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from  
24 the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

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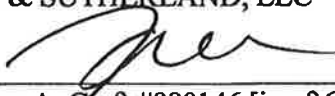
27 4 - GENERAL JUDGMENT OF FORECLOSURE AND  
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- 1 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or  
2 otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)  
3 5.  This is a proposed judgment that includes an award of punitive damages and notice has  
4 been served on the Director of the Crime Victims' Assistance Section as required by subsection  
5 (5) of this rule.  
6 6.  Other: \_\_\_\_\_

7 Dated: Sep 12, 2017

8 Submitted by:  
9 Attorneys for Plaintiff,  
10 SHAPIRO & SUTHERLAND, LLC

11 By:   
12  James A. Craft #090146 [jcraft@logs.com]  
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25 7 - GENERAL JUDGMENT OF FORECLOSURE AND  
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