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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

Case No. CV160371

Plaintiff,

WRIT OF EXECUTION

vs.

WILMA A. REYNOLDS; RODNEY
GLENN REYNOLDS; PORTFOLIO
RECOVERY ASSOCIATES LLC;
PARTIES IN POSSESSION

Defendants.

TO: UMATILLA COUNTY SHERIFF

WHEREAS, on January 31, 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 December 2, 2005, 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:

1- WRIT OF EXECUTION
S&S No. 15-117486

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 DESCRIBED IN THE DEED OF TRUST AS:
2 LOT 16, BLOCK 1, CORNFORTH'S FIRST ADDITION IN THE CITY OF UMATILLA,
3 COUNTY OF UMATILLA, STATE OF OREGON.

4 AND MORE ACCURATELY DESCRIBED AS:
5 LOT 16, BLOCK 1, CONFORTH'S FIRST ADDITION IN THE CITY OF UMATILLA,
6 COUNTY OF UMATILLA, STATE OF OREGON.

7 and commonly known as 45 Van Buren Drive, Umatilla, OR 97882 to satisfy the sum of
8 \$94,115.90, as of November 23, 2017, together with additional post judgment interest of 9.00%
9 from that date (\$21.63 per day), and costs of this execution, making due return within 60 days
10 after you receive this writ.

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25 2- WRIT OF EXECUTION
26 S&S No. 15-117486

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1 JPMorgan Chase Bank, National Association is the Judgment Creditor, and its address for
2 purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite
3 255, Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the
4 Judgment Creditor.
5



8 dated: Dec. 4, 2017

9
10 Johnson
11 court clerk

12 Submitted by:
13 Attorneys for Plaintiff,
14 SHAPIRO & SUTHERLAND, LLC

15 By: _____

16 James A. Craft #090146 [jcraft@logs.com]
17 Kelly D. Sutherland #87357 [ksutherland@logs.com]
18 Cara J. Richter #094855 [crichter@logs.com]
19 Holger Uhl #950143 [huhl@logs.com]*
20 Joshua R. Orem # 116872 [jorem@logs.com]*
21 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
22 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
23 (360)260-2253; Fax (360)260-2285

24
25
26 3- WRIT OF EXECUTION
S&S No. 15-117486

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Plaintiff,

vs.

WILMA A. REYNOLDS; RODNEY GLENN
REYNOLDS; PORTFOLIO RECOVERY
ASSOCIATES LLC; PARTIES IN POSSESSION,

Defendants.

Case No. CV160371

GENERAL JUDGMENT OF
FORECLOSURE AND SALE

Default having been entered Defendant(s), Wilma A. Reynolds a/k/a Wilma A. McDaniel, Rodney Glenn Reynolds, Portfolio Recovery Associates LLC 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 45 Van Buren Drive, Umatilla, OR 97882

and is legally described as follows:
1 - GENERAL JUDGMENT OF FORECLOSURE AND
SALE
S&S No. 15-117486

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 Described in the Deed of Trust as:

2 Lot 16, Block 1, CORNFORTH'S FIRST ADDITION in the City of Umatilla, County
3 of Umatilla, State of Oregon.

4 And more accurately described as:

5 Lot 16, Block 1, CONFORTH'S FIRST ADDITION in the City of Umatilla, County of
6 Umatilla, State of Oregon.

- 7
- 8 2. The Deed of Trust executed and delivered by Defendant, Wilma A. Reynolds, a married
9 woman ("Borrower") on or about December 2, 2005 and recorded on December 7, 2005 as
10 Instrument No. 2005-4930043 in the official records of Umatilla County, Oregon, is a valid
11 and perfected lien against all of the Property for the amount of Plaintiff's judgment as
12 provided herein.
- 13 3. The Plaintiff is the holder of the original note dated December 2, 2005 and made by Wilma
14 A. Reynolds in the amount of \$70,887.00. A copy of the Note was attached to the complaint
15 as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust
16 (together the "Loan").
- 17 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in
18 interest in the Property is foreclosed and terminated excepting only any statutory right of
19 redemption as provided by Oregon law.
- 20 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
21 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to
22 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment
23 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment
24 interests and priorities.

1 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.

2 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
3 thereafter acquired in the subject Property, is hereby ordered to be sold by the Umatilla
4 County Sheriff's Office in accordance with the process for sale upon execution, and the
5 proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the
6 amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority
7 as their interest may appear or to the clerk of the court to be distributed to such party of
8 parties as may establish their right thereto.
9

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

11 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property
12 from and after the date of the sale and is entitled to such remedies as are available at law or
13 in equity to secure possession.
14

15 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
16 any person holding possession under or through such Defendant(s) shall refuse to surrender
17 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
S&S No. 15-117486

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11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

Principal		\$63,806.09	
Prejudgment interest at 5% through October 31, 2016 (accruing thereafter until entry of judgment at \$265.86 per mensum			\$9,039.24
Late Charges		\$740.37	
Other Costs and fees (recoverable)		9,098.14	
Property Tax	\$4,302.58		
Hazard Insurance	\$3,741.00		
PMI/MIP	\$722.63		
Property Inspections	\$560.00		
Property Preservation	\$300.00		
Escrow Credits	\$-9.35		
Suspense Balance	(\$518.72)		
	Subtotal		\$73,644.60
Total plus Prejudgment Interest			\$82,683.84

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

Costs			\$1,632.00
Title Search Cost		\$342.00	
Filing Fee		\$531.00	
Lis Pendens Recording Fee		\$59.00	
Service Costs		\$425.00	
Prevailing Party Fee		\$275.00	
Attorney fees			\$2,600.00
Total			\$4,232.00

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

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4 - GENERAL JUDGMENT OF FORECLOSURE AND SALE
S&S No. 15-117486

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1 14. This Judgment shall not create a personal lien or liability against Borrower except as is
2 customary or necessary to execute on such Judgment and for purposes of redemption. In no
3 event should it be construed as establishing personal liability for any persons whose debt has
4 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to
5 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay
6 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be
7 entitled to any further judgment, including a judgment for deficiency.
8

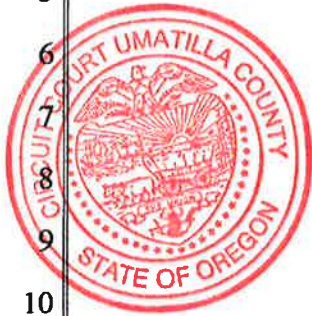
9 15. Execution may issue against the subject property for the aggregate amount found due
10 Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due").
11 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by
12 ORS 18.936 or other applicable law.
13

14 16. If before sale such amount, including sheriff's fees for the execution, is tendered to the
15 Court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the
16 judgment as to the amounts due shall be terminated.

17 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the
18 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11
19 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS
20 18.936.
21

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1 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
2 necessary to enforce this judgment, the writ of execution or for the purchaser at the
3 foreclosure sale to obtain possession.
4



Signed: 1/30/2017 05:29 PM

Christopher R. Brauer, Circuit Court Judge

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
Dated Dec. 4th, 2017
TRIAL COURT ADMINISTRATOR
By J. Johnson
Court Clerk

11 Submitted by:
12 Attorneys for Plaintiff,
13 SHAPIRO & SUTHERLAND, LLC

14 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]*
 Adam R. Hollar # 093870 [ahollar@LOGS.com]*
 Joshua R. Orem # 116872 [jorem@logs.com]*
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25 6 - GENERAL JUDGMENT OF FORECLOSURE AND
26 SALE
27 S&S No. 15-117486

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5 IN THE CIRCUIT COURT OF THE STATE OF OREGON

6 IN AND FOR THE COUNTY OF UMATILLA

7 JPMORGAN CHASE BANK, NATIONAL
8 ASSOCIATION

Case No. CV160371

9 Plaintiff,

CERTIFICATE OF READINESS

10 vs.

11 WILMA A. REYNOLDS; RODNEY GLENN
12 REYNOLDS; PORTFOLIO RECOVERY
ASSOCIATES LLC; PARTIES IN POSSESSION

13 Defendants.

14 **Certificate of Readiness under UTCR 5 100**

15 I certify that on Jan 30, 2017, this proposed judgment/order is ready
16 for judicial signature because:

17 ___ Service is not required under UTCR 5.100 (1)(c) because the other party has been found in
18 **default** or an order of default is being requested with this proposed judgment/order; because
19 this judgment/order is submitted **ex parte** as allowed by statute or rule; or this judgment/order
is being submitted in **open court** with all parties present.

20 ___ Each party affected by this judgment/order has **stipulated** to or **approved** the
21 judgment/order, as shown by the signatures on the judgment/order, or by written confirmation
sent to me.

22 I have **served** (complete service section below) a copy of this judgment/order and the
Notice of Proposed Judgment/order to all parties entitled to service. **And:**

23 No objection has been served on me within the 7-day time frame.

24 ___ I received objections that I could not resolve with the other party despite reasonable efforts
25 to do so. I have filed with the court a copy of the objections I received and indicated which
objections remain unresolved.

26 CERTIFICATE OF READINESS
S&S No. 15-117486

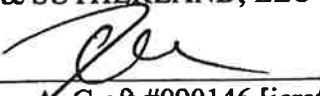
27 *SHAPIRO & SUTHERLAND, LLC*
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1 After conferring about objections, the other party agreed to file any remaining objection
2 with the court.

3 DATED Jan 30, 2017

4 Attorneys for Plaintiff
5 SHAPIRO & SUTHERLAND, LLC

6 By: 

- 7 James A. Craft #090146 [jcraft@logs.com]
 - 8 Kelly D. Sutherland #873575 [ksutherland@logs.com]
 - 9 Cara J. Richter #094855 [crichter@logs.com]
 - 10 Holger Uhl #950143 [huhl@logs.com]*
 - 11 Adam R. Hollar # 093870 [ahollar@LOGS.com]*
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