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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney, or company. Debtor may contest this writ by filing a claim of exception.

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

BANK OF AMERICA, N.A., its successors in interest and/or assigns,

Plaintiff,

v.

LEE SIGLER; KARYN L. SIGLER; AND OCCUPANTS OF THE PREMISES,

Defendants.

Case No.15CV07063

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF MULTNOMAH COUNTY, OREGON

1.

WHEREAS, on July 9, 2015, in the above-entitled court, a General Judgment of Foreclosure (the "Judgment") was entered and docketed in the above-entitled cause.

2.

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 November 7, 2006, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter, in the real property described in the Judgment to satisfy the money award as follows:

1 **Lenders' Principal Judgment**

2	Unpaid Principal Balance	\$160,684.33
3	Pre-Judgment Interest from February 1, 2013 to April 30, 2015, the date calculated by the declarant in the declaration of indebtedness @ 6.375% per annum.	\$23,008.52
4	Lenders' Fees and Costs	\$5,764.05
5	Attorneys' Fees and Costs	\$4,169.00
6	<i>Total Money Award Entered</i>	\$193,625.90

7 **Additional Pre-Judgment Interest**

8	Accrued Interest from May 1, 2015 through July 9, 2015, the date of entry of the general judgment @ 6.375% per annum (\$28.06 per diem).	\$1,964.20
10	<i>Total Judgment Money Award</i>	\$195,590.10

11 **Post Judgment Interest**

12	Accrued Post Judgment Interest from July 10, 2015, the date after the entry of the general judgment, through September 8, 2017, the date the Writ was requested @ legal rate of interest of 9.000% per annum (\$48.23 per diem).	\$38,149.93
15	<i>Current Total Amount Owing on the Money Award</i>	\$233,740.03

16 3.

17 In addition to this amount, Plaintiff is entitled to the continued accrual of post-judgment
18 interest at the legal rate of interest of 9.000% per annum, \$48.23 per diem from September 9,
19 2017, to the date the real property subject to the Judgment is sold by the Multnomah County
20 Sheriff at its foreclosure auction, plus costs of this writ, sheriff's fees and sale costs, and all other
21 recoverable costs pursuant to law.

23 4.

24 The real property subject to this writ of execution is situated in Multnomah County, State
25 of Oregon, to wit:

26 Lot 6, Block 2, Cherry Blossom Park, Portland, Multnomah, Oregon.

1 and more commonly known as 9900 Southeast Mill Street, Portland, Oregon 97216 ("Property").

2
3 5.

4 The Judgment Creditor's name and address is:

5 Wilmington Trust, National Association, not in its individual
6 capacity, but solely as trustee for MFRA Trust 2014-2
7 c/o Fay Financial/ Fay Servicing
8 1st Financial Plaza
9 440 S. LaSalle, Suite 2000
10 Chicago, IL 60605

11 6.

12 The Judgment Creditor's name and address for the purpose of this Writ is:

13 Wilmington Trust, National Association, not in its individual
14 capacity, but solely as trustee for MFRA Trust 2014-2
15 c/o RCO Legal, P.C.
16 511 SW 10th Ave., Ste. 400
17 Portland, OR 97205
18 (503) 977-7840

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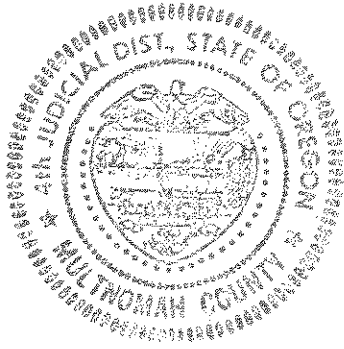
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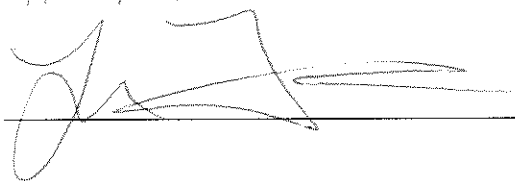
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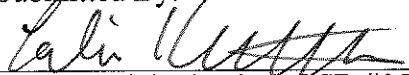
1 THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and
2 sell the above-described Property, in the manner prescribed by law; or so much thereof as may be
3 necessary to satisfy the Judgment and Money Award, interest, fees and costs.

4 MAKE RETURN HEREOF within 60 days after you receive this writ.



9/21/17


Submitted By:

 Date: 9/7/17

Calvin Knickerbocker, OSB #050110
Attorneys for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
(503) 977-7840; Fax (503) 977-7963
cknickerbocker@rcolegal.com

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

BANK OF AMERICA, N.A., its successors in
interest and/or assigns,

Plaintiff,

v.

LEE SIGLER; KARYN L. SIGLER; AND
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 15CV07063

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

- (1) LEE SIGLER
- (2) KARYN L. SIGLER
- (3) OCCUPANTS OF THE PREMISES

AND MONEY AWARD AGAINST
LEE SIGLER AND KARYN L.
SIGLER

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record herein that plaintiff Bank of America, N.A., its successors in interest and/or assigns ("Plaintiff"), filed its Complaint for deed of trust foreclosure; that the defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises were duly served with the Summons and Complaint as required by law; that defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises failed to appear, and an Order of Default has been filed concurrently with this Judgment.

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GENERAL JUDGMENT OF FORECLOSURE -1

7023.501982

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

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2.

Plaintiff hereby requests this General Judgment be entered into the Court's register to accomplish the following: to foreclose any and all interest of defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises in the real property subject to this foreclosure action, located at 9900 Southeast Mill Street, Portland, Oregon 97216 (the "Property").

3.

The Court being fully advised; it is hereby

ORDERED AND ADJUDGED:

4.

That the Deed of Trust dated November 7, 2006, executed by Lee Sigler and Karyn L. Sigler to Wells Fargo Bank, N.A., recorded on November 9, 2006 as Instrument No. 2006-208964 in the official records of Multnomah County, Oregon, and subsequently assigned to Plaintiff by way of an assignment recorded on February 26, 2013 as Instrument No. 2013-027007, is a valid lien for the amount of Plaintiff's Money Award set forth herein against the Property situated in Multnomah County, Oregon, and described as follows:

LOT 6, BLOCK 2, CHERRY BLOSSOM PARK, PORTLAND,
MULTNOMAH, OREGON.

5.

That the lien of the Deed of Trust is superior to any interest, lien, or claim of defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises in the Property and that said Deed of Trust is hereby foreclosed by this Court on the Property.

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6.

That defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises, each of them, and all parties claiming by, through, or under them as purchasers, encumbrances, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property, and every portion thereof, excepting only the statutory right of redemption provided by the laws of the State of Oregon.

7.

That defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises, all of them, are not entitled to a homestead exemption as against Plaintiff's Deed of Trust.

8.

That all of the right, title and interest which Lee Sigler and Karyn L. Sigler had on November 7, 2006, the date of the Deed of Trust, and all of the right, title and interest defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises and any successor thereafter had in and to the real Property is hereby ordered to be sold by law and the proceeds of sale shall be applied first toward the sheriff's fees and costs of sale, then toward the satisfaction of Plaintiff's money award herein; and the surplus, if any, to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

9.

That Plaintiff may become purchaser at the sheriff's sale of the Property and may bid up to the aggregate amount of its Money Award plus interest from the date of this Judgment until sale without advancing any cash except money required for the sheriff's sale.

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10.

That the Plaintiff, if the successful purchaser of the Property at the sheriff's sale, reserves the right to motion the court after sale for exclusive and immediate possession of the Property through the issuance and enforcement of a writ of assistance, should defendants Lee Sigler, Karyn L. Sigler and Occupants of the Premises refuse to surrender possession of the Property immediately upon the purchaser's demand for possession.

11.

IT IS FURTHER ORDERED That Plaintiff shall have judgment and money award against defendants Lee Sigler and Karyn L. Sigler for the amounts due and owing under the terms of the Note and secured with the Property by the Deed of Trust, and for its attorney fees and costs herein and consisting of: \$160,684.33, the unpaid principal balance; \$23,008.52, the accrued interest under the terms of the Note from February 1, 2013 to April 30, 2015, and to continue to accrue from that date, April 30, 2015, at 6.375% per annum (\$28.06 per diem) until the date this judgment and money award is entered by the court; plus \$5,764.05, the amounts advanced under the terms of the Note and Deed of Trust for escrow and corporate advances; \$2,600.00, for attorney fees and \$1,569.00, for litigation costs; for total money award in the amount of \$193,625.90 to accrue interest post-judgment at the contract rate of 6.375% or the legal rate of 9.000% per annum from the date the Judge signs this Judgment until satisfied. Said amounts are set out in detail under the Money Award section below.

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1 **MONEY AWARD**

2 1. **Judgment Creditor:** Bank of America, N.A.
3 c/o RCO Legal, P.C.
4 511 SW 10th Ave., Ste. 400
5 Portland, OR 97205
6 503.977.7840

7 2. **Judgment Creditor's Attorney:** Alex Gund
8 RCO Legal, P.C.
9 511 SW 10th Ave., Ste. 400
10 Portland, OR 97205
11 503.977.7840

12 3. **Judgment Debtors:** Lee Sigler
13 9900 Southeast Mill Street
14 Portland, Oregon 97216
15 Year of Birth: Unknown
16 Social Security Number: XXX-XX-2075
17 Drivers' License Number: Unknown
18 Name of Attorney: Unknown

19 Karyn L. Sigler
20 9900 Southeast Mill Street
21 Portland, Oregon 97216

22 Year of Birth: Unknown
23 Social Security Number: XXX-XX-3495
24 Drivers' License Number: Unknown
25 Name of Attorney: Unknown

26 Person or public body entitled to any portion of money award herein: None

4. **Total Amount of Money Award:** \$193,625.90

Attorneys' Fees and Costs

Attorneys' Fees		\$2,600.00
Title Report	\$603.00	
Filing Fee - Complaint	\$531.00	

1	Recording Fee - Lis Pendens	\$50.00	
2	Process Service Fees	\$385.00	
			Total Costs \$1,569.00
3			Total Attorneys' Fees and Costs \$4,169.00

4 **Lenders' Principal and Interest**

5	Principal Balance	\$160,684.33	
6	Accrued Interest from February 1, 2013, to April 30, 2015, the date calculated by the declarant in the declaration of indebtedness at 6.375% per annum.	\$23,008.52	
8			Total Principal & Interest \$183,692.85

9 **Lenders' Fees and Costs**

10	Pre-Acceleration Late Charges	\$54.78	
11	Hazard Insurance Disbursements	\$773.00	
12	Tax Disbursements	\$4,921.27	
13	Property Inspections/Preservation	\$15.00	
			Total Lenders' Fees and Costs: \$5,764.05

14			Total Lenders' Principal, Interest, Fees, and Costs: \$189,456.90
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15 Additional pre-judgment interest pursuant to ORS 18.042 from April 30, 2015 to the date of entry of judgment at the contract rate of interest of 6.375% per annum (\$28.06 per diem).

18 Post-Judgment interest thereafter on the total judgment amount at the contract rate of interest of 6.375% per annum, or 9.000% per annum, whichever is greater.

20			Total Money Award (Judgment) \$193,625.90
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Signed: 7/8/2015 08:15 AM

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24 CIRCUIT COURT JUDGE jf

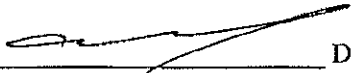
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Presented by:

RCO LEGAL, P.C.

By  Dated: July 6, 2015

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