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LINN COUNTY
SHERIFFS OFFICE

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LINN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),

Plaintiff,

v.

BRETT S. ADAMS; LAKE CREEK RANCH;
FRANK AMBROSE; SCOTT K. STAAB;
SUSAN REBECCA ADAMS; AND ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
37425 HUNGRY HILL RD, SCIO, OR 97374,
Defendant.

Case No. 17CV01642

WRIT OF EXECUTION

TO THE LINN COUNTY SHERIFF:

On August 7, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the LINN 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") 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 37425 HUNGRY HILL RD, SCIO, OR 97374 ("Subject Property"), and legally described as:

PARCEL 1 OF PARTITION PLAT NO. 1999-35, RECORDED AUGUST 12, 1999, MICROFILM NO., IN LINN COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR

1 ROADWAY PURPOSES AS CREATED BY INSTRUMENT RECORDED MARCH 22, 1999
2 IN VOLUME 1020, PAGE 590, MICROFILM RECORDS, FOR LINN COUNTY, OREGON.

3 The total amount due and owing on the Judgment as of February 7, 2018;

4 Judgment:	Principal	\$513,644.01
5 Pre-Judgment:	Interest(4.12500%, \$52.93/day)	\$3,122.87 (6/10/17 through 8/7/17)
6	Attorney Fees	\$3,095.00
7	Costs	\$1,861.00
8	Prevailing Party Fee	\$300.00
9 Post-Judgment:	Interest(4.12500%, \$52.93/day)	\$9,739.12 (8/8/17 through 2/7/18)
10	Attorney Fees	\$305.00

11 **TOTAL: \$532,067.00**

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

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Page 2 – WRIT OF EXECUTION

1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.

Signed: 2/8/2018 03:51 PM

Cynthia Mitchell

Cynthia Mitchell, Administrative Authority

7 Presented by:
8 ALDRIDGE PITE, LLP

9 By: *Christina Andreoni*

- 10 { } Hunter Zook, OSB #095578
 - 11 { } Katie Riggs, OSB #095861
 - 12 { } Sarah Mathenia, OSB #120681
 - 13 { } Shannon K. Calt, OSB #121855
 - 14 {x} Christina Andreoni, OSB #160875
- of Attorneys for Judgment Creditor*
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com



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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),

Plaintiff,

v.

BRETT S. ADAMS; LAKE CREEK RANCH;
FRANK AMBROSE; SCOTT K. STAAB;
SUSAN REBECCA ADAMS; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
37425 HUNGRY HILL RD, SCIO, OR 97374,

Defendants.

Case No. 17CV01642

**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 BRETT S. ADAMS; LAKE CREEK RANCH; FRANK AMBROSE; SCOTT K. STAAB; SUSAN REBECCA ADAMS; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 37425 HUNGRY HILL RD, SCIO, OR 97374, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 37425 HUNGRY HILL RD, SCIO, OR 97374 ("Subject Property"), as evidenced by the Deed of Trust recorded May 30, 2007 in the official records of LINN County as Instrument Number 2007-13138 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 PARCEL 1 OF PARTITION PLAT NO. 1999-35, RECORDED AUGUST 12, 1999,
2 MICROFILM NO., IN LINN COUNTY, OREGON. TOGETHER WITH AN
3 EASEMENT FOR ROADWAY PURPOSES AS CREATED BY INSTRUMENT
4 RECORDED MARCH 22, 1999 IN VOLUME 1020, PAGE 590, MICROFILM
5 RECORDS, FOR LINN COUNTY, OREGON.

6 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
7 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
8 in the manner provided by law;

9 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
10 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
11 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
12 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

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

19 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
20 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
21 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
22 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
23 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

24 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
25 sale of the Subject Property as directed under this Judgment.

26 7. The Sheriff shall make a return on the writ of execution to the court administrator

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

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

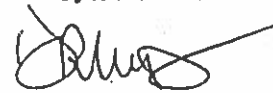
14 DECLARATION OF AMOUNT DUE BY DEFAULT

15 (PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT
16 CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

- 17 1. The amount of the judgment is \$513,644.01.
- 18 2. Simple interest at the variable rate currently at 4.12500% (\$52.93 *per diem*) after
19 June 9, 2017, through the date of sale.
- 20 3. Attorney fees of \$3,095.00, plus \$305.00, through the date of sale.
- 21 4. Costs of \$1,861.00, plus costs accrued through the date of sale.
- 22 5. Prevailing party fee: \$300.00.

23 **IT IS SO ADJUDGED**

24 Signed: 8/4/2017 04:22 PM

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26 Circuit Court Judge, Daniel R. Murphy

Page 3 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

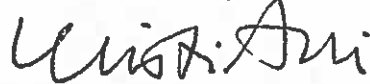
Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

CERTIFICATE OF READINESS

This proposed Order or Judgment is ready for judicial signature because:

1. Each opposing party affected by this Order or Judgment has stipulated to the Order or Judgment, as shown by each opposing party's signature on the document being submitted.
2. Each opposing party affected by this Order or Judgment has approved the Order or Judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
3. I have served a copy of this Order or Judgment on all parties entitled to service and:
 - a. No objections have been served on me within that time frame;
 - b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;
 - c. After conferring about objections, [Opposing Party] agreed to independently file any remaining objection with the Court.
4. The relief sought is against an opposing party who has been found in default.
5. An order of default is being requested with this proposed judgment.
6. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
7. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:
ALDRIDGE PITE, LLP



Date: 8/3/2017

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Of Attorneys for Plaintiff