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

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION,

Plaintiff,

v.

SHANNON M. RILEY; AND ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 203 E 14TH ST,  
THE DALLES, OR 97058,

Defendant.

Case No. 17CV39675

**WRIT OF EXECUTION**

TO THE WASCO COUNTY SHERIFF:

On January 5, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Wasco 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. A Corrected General Judgment was entered on February 12, 2018.

The mailing address for the judgment creditor is: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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 203 E 14th St, The Dalles, OR 97058 ("Subject Property"), and legally described as:

Lot 7, Block 41, GATES ADDITION TO DALLES CITY, in the City of The Dalles, Wasco County, State of Oregon. TOGETHER WITH 9 feet adjacent on the West of said Lot 7

1 being a portion of vacated Court Street, which inured thereto by Ordinance No. 92-406, recorded  
2 August 10, 1992, as MF No. 922974, Wasco County Microfilm Records.

3 The total amount due and owing on the Judgment as of February 16, 2018;

4 Judgment:	Principal	\$138,435.83
5 Pre-Judgment:	Interest(3.7500%, \$12.71/day)	\$44.85 (12/1/17 through 1/5/18)
6	Attorney Fees	\$2,340.00
7	Costs	\$1,368.00
8	Prevailing Party Fee	\$300.00
9 Post-Judgment:	Interest(9%, \$35.30/day)	\$1,482.47 (1/6/18 through 2/16/18)
10	Attorney Fees	\$260.00

11 **TOTAL: \$144,631.15**

12  
13 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
14 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
15 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.  
16 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the  
17 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.

4 COURT ADMINISTRATOR FOR  
5 WASCO CIRCUIT COURT

6 By: Simon Gae  
7  
8 February 20<sup>th</sup> 18

8 Presented by:

9 ALDRIDGE PITE, LLP

10 By:   
11 Katie Riggs, OSB #095861  
12 of Attorneys for Judgment Creditor  
13 (858) 750-7600  
(503) 222-2260 (facsimile)  
orecourtnotices@aldrigepite.com

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff,

v.

SHANNON M. RILEY; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 203 E 14TH ST, THE DALLES, OR 97058,

Defendants.

Case No. 17CV39675

**CORRECTED 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 SHANNON M. RILEY; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 203 E 14TH ST, THE DALLES, OR 97058, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (“Plaintiff”),

**IT IS HEREBY ADJUDGED:**

1. Plaintiff’s security interest in the real property located at 203 E 14th St, The Dalles, OR 97058 (“Subject Property”), as evidenced by the Deed of Trust recorded April 27, 2016 in the official records of Wasco County as instrument number 2016-001382 (“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

1 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

2 SEE ATTACHED EXHIBIT A

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

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

10 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
11 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
12 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
13 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
14 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
15 by sale of the Subject Property as directed under this Judgment;

16 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
17 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
18 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
19 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
20 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

23 7. The Sheriff shall make a return on the writ of execution to the court administrator  
24 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
25 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure

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

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

12 **DECLARATION OF AMOUNT DUE BY DEFAULT**  
13 **(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES**  
14 **NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)**

15 1. The total amount of the unpaid principal balance, interest, and other amounts  
16 owed is \$138,435.83.

17 2. Simple interest at the fix rate currently at 3.7500% (\$12.71 *per diem*) after  
18 11/30/2017, through the date of judgment.

19 3. Attorney fees of \$2,340.00, plus \$260.00, through the date of sale.

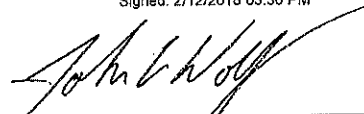
20 4. Costs of \$1,368.00, plus costs accrued through the date of sale.

21 5. Prevailing party fee: \$300.00.

22 6. Post-judgment interest thereafter on the total amounts above, number 1-5, at the  
23 contract rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

24 **IT IS SO ADJUDGED**

Signed: 2/12/2018 03:30 PM



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26 Page 3 – CORRECTED GENERAL JUDGMENT OF FORECLOSURE AND JUDGMENT OF AMOUNT  
DUE BY DEFAULT

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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: 2/7/2018

Katie Riggs (OSB # 095861)  
(858) 750-7600  
(619) 326-2430  
kriggs@aldridgepite.com  
111 SW Columbia Street, Suite 950  
Portland, OR 97201  
Of Attorneys for Plaintiff

Page 4 – CORRECTED GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY DEFAULT

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

Lot 7, Block 41, GATES ADDITION TO DALLES CITY, in the City of The Dalles, Wasco County, State of Oregon. TOGETHER WITH 9 feet adjacent on the West of said Lot 7 being a portion of vacated Court Street, which inured thereto by Ordinance No. 92-406, recorded August 10, 1992, as MF No. 922974, Wasco County Microfilm Records.