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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 lending attorney or company. Debtor may contest this writ by filing a claim of exemption.

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

2018 MAY -4 AM 11:39

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
PRETIUM MORTGAGE ACQUISITION  
TRUST,

Case No. 15CV29580

**WRIT OF EXECUTION**

Plaintiff,

v.

BARBARA G. RONEY; SUMMERPLACE  
HOMEOWNERS' ASSOCIATION;  
AMERICAN GENERAL FINANCIAL  
SERVICES; ASSET SYSTEMS, INC.;  
QUICK COLLECT, INC. AND ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 2323 NE 148TH  
PLACE, PORTLAND, OR 97230,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On November 9, 2016, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MULTNOMAH 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: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST 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 2323 NE 148TH

1 PLACE, PORTLAND, OR 97230 ("Subject Property"), and legally described as:  
2 LOT 62, BLOCK 3, SUMMERPLACE, (PHASE 1A), PORTLAND, MULTNOMAH  
3 COUNTY, OREGON.

4 The total amount due and owing on the Judgment as of April 13, 2018;

5 Judgment:	Principal	\$299,355.34
6 Pre-Judgment:	Interest(7.1250%, \$38.28/day)	\$1,684.32 (9/27/16 through 11/9/16)
7	Attorney Fees	\$8,784.50
8	Costs	\$5,579.62
9	Prevailing Party Fee	\$300.00
10 Post-Judgment:	Interest(7.1250%, \$38.28/day)	\$19,905.60 (11/10/16 through 4/13/18)
11	Attorney Fees	\$295.00

12 **TOTAL: \$335,904.38**

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

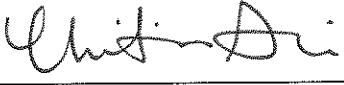
4/25/18



COURT ADMINISTRATOR FOR  
MULTNOMAH COUNTY CIRCUIT  
COURT

By: 

Presented by:  
ALDRIDGE PITE, LLP

By: 

Hunter Zook, OSB #095578  
Katie Riggs, OSB #095861  
Sarah Mathenia, OSB #120681  
Shannon K. Calt, OSB #121855  
Christina Andreoni, OSB #160875  
*of Attorneys for Judgment Creditor*  
(858) 750-7600  
(503) 222-2260 (facsimile)  
[orecourtnotices@aldridgepite.com](mailto:orecourtnotices@aldridgepite.com)

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

DITECH FINANCIAL, LLC,

Plaintiff,

v.

BARBARA G. RONEY; SUMMERPLACE  
HOMEOWNERS' ASSOCIATION;  
AMERICAN GENERAL FINANCIAL  
SERVICES; ASSET SYSTEMS, INC.;  
QUICK COLLECT, INC. and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 2323 NE 148TH  
PLACE, PORTLAND, OR 97230,

Defendants.

Case No. 15CV29580

**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 BARBARA G. RONEY;  
SUMMERPLACE HOMEOWNERS' ASSOCIATION; AMERICAN GENERAL FINANCIAL  
SERVICES; ASSET SYSTEMS, INC.; QUICK COLLECT, INC.; and ALL OTHER PERSONS  
OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE  
REAL PROPERTY COMMONLY KNOWN AS 2323 NE 148TH PLACE, PORTLAND, OR  
97230, the records on file herein, and pursuant to the Motion for General Judgment and  
Declaration of Amount Due by Default by Plaintiff DITECH FINANCIAL, LLC ("Plaintiff"),

**IT IS HEREBY ADJUDGED:**

1. Plaintiff's security interest in the real property located at 2323 NE 148TH  
PLACE, PORTLAND, OR 97230 ("Subject Property"), as evidenced by the Deed of Trust  
recorded August 24, 2007 in the official records of MULTNOMAH County as Instrument  
Number 2007-152894 ("Deed of Trust"), is a viable first priority lien, superior to the interests of

1 all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are  
2 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is  
3 legally described as follows:

4 LOT 62, BLOCK 3, SUMMERPLACE, (PHASE 1A), PORTLAND, MULTNOMAH  
5 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.

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Page 2 -- GENERAL JUDGMENT AND DECLARATION 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

  
Megan R. Rickert, OSB#136404  
(858) 750-7600; Fax: (503) 222-2260  
mrickert@aldridgepite.com  
Of Attorneys for Plaintiff

Date: September 30, 2016