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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

WELLS FARGO BANK, N.A.,
Plaintiff,

Case No. 17CV52749

v.

WRIT OF EXECUTION

ANGELA S. FRAZZINI; WELLS FARGO
BANK, N.A.; OREGON AFFORDABLE
HOUSING ASSISTANCE CORPORATION;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
2565 25TH AVE SE, ALBANY, OR 97322-
5708,

Defendant.

TO THE LINN COUNTY SHERIFF:

On April 19, 2018, 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: WELLS FARGO BANK, N.A. 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 2565 25TH AVE SE, ALBANY, OR 97322-5708 ("Subject Property"), and legally described as:

LOT 1, BLOCK 1, KENWOOD SUBDIVISION, IN THE CITY OF ALBANY,
COUNTY OF LINN AND STATE OF OREGON.

The total amount due and owing on the Judgment as of May 23, 2018;

1	Judgment:	Principal	\$99,517.36
2	Pre-Judgment:	Interest(4.500%, \$12.90/day)	\$399.90 (3/20/18 through 4/19/18)
3		Attorney Fees	\$2,840.00
4		Costs	\$1,731.27
5		Prevailing Party Fee	\$260.00
6	Post-Judgment:	Interest(9.000%, \$25.90/day)	\$880.60 (4/20/18 through 5/23/18)
7		Attorney Fees	\$300.00

8 **TOTAL: \$105,929.13**

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

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



Signed: 5/29/2018 11:59 AM

Cynthia Mitchell
Cynthia Mitchell, Administrative Authority

17 Presented by:
18 ALDRIDGE PITE, LLP

19 By: *Christina Andreoni*
20 _____
21 Hunter Zook, OSB #095578
22 Katie Riggs, OSB #095861
23 Sarah Mathenia, OSB #120681
24 Shannon K. Calt, OSB #121855
25 Christina Andreoni, OSB #160875
26 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**

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

ANGELA S. FRAZZINI; WELLS FARGO BANK, N.A.; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2565 25TH AVE SE, ALBANY, OR 97322-5708,

Defendants.

Case No. 17CV52749

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 Angela S. Frazzini; Wells Fargo Bank, N.A.; Oregon Affordable Housing Assistance Corporation; and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly known as 2565 25th Ave. SE, Albany, OR 97322-5708, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff Wells Fargo Bank, N.A. ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 2565 25TH AVE SE, ALBANY, OR 97322-5708 ("Subject Property"), as evidenced by the Deed of Trust recorded August 29, 2003 in the official records of LINN County as instrument number VOL 1478 PAGE 998 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants.

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

4 LOT 1, BLOCK 1, KENWOOD SUBDIVISION, IN THE CITY OF ALBANY,
5 COUNTY OF LINN AND STATE OF 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 ///

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

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

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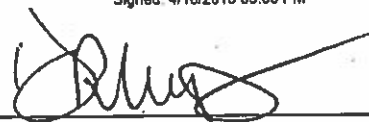
DECLARATION OF AMOUNT DUE BY DEFAULT

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

1. The total amount of the unpaid principal balance, interest, and other amounts owed is \$99,517.36.
2. Simple interest at the variable rate currently at 4.500% to March 19, 2018, through the date of Judgment.
3. Attorney fees of \$2,840.00, plus \$260.00, through the date of sale.
4. Costs of \$1,731.27, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.
6. Post-judgment interest thereafter on the total judgment amount at the contract rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

IT IS SO ADJUDGED

Signed: 4/18/2018 03:00 PM



Circuit Court Judge, Daniel R. Murphy

CERTIFICATE OF READINESS

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

1. Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each party's signature on the document being submitted.
2. Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.

- 1 3. I have served a copy of this order or judgment on all parties entitled to service and:
 - 2 a. No objection has been served on me;
 - 3 b. I received objections that I could not resolve with a party despite reasonable
 - 4 efforts to do so. I have filed a copy of the objections I received and indicated
 - 5 which objections remain unresolved.
 - 6 c. After conferring about objections, [role and name of objecting party]
 - 7 agreed to independently file any remaining objection.
 - 8 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
 - 9 otherwise.
 - 10 5. This is a proposed judgment that includes an award of punitive damages and notice
 - 11 has been served on the Director of the Crime Victims' Assistance Section as required by
 - 12 subsection (5) of this rule.
 - 13 6. Other: _____

14 Presented By:
 15 ALDRIDGE PITE, LLP

16 /s/ Christina Andreoni

Date: 4/13/18

- 17 { } Hunter Zook, OSB #095578
- 18 { } Katie Riggs, OSB #095861
- 19 { } Sarah Mathenia, OSB #120681
- 20 { } Shannon K. Calt, OSB #121855
- 21 {X} Christina Andreoni, OSB #160875
- 22 *of Attorneys for Plaintiff*
- 23 (858) 750-7600
- 24 (503) 222-2260 (facsimile)
- 25 orecourtnotices@aldridgepite.com
- 26