

RECEIVED
CLACKAMAS COUNTY SHERIFF

18 JUN -8 AM 9:03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR GREENPOINT
MORTGAGE FUNDING TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR4,
Plaintiff,

v.

RICHARD A. RATTER; MORTGAGE
ELECTRONIC REGISTRATIONS
SYSTEMS, INC. AS NOMINEE FOR
GREENPOINT MORTGAGE FUNDING,
INC.; GREENPOINT MORTGAGE
FUNDING, INC.; UTILITY VAULT CO. A
DIVISION OF OLDCASTLE PRECAST,
INC.; ASSET SYSTEMS, INC.; THE
UNITED STATES OF AMERICA; OREGON
DEPARTMENT OF REVENUE AND ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
14075 NORTHEAST RIVER VISTA LANE,
AURORA, OR 97002,
Defendant.

Case No. 17CV37485

WRIT OF EXECUTION

TO THE CLACKAMAS COUNTY SHERIFF:

On April 23, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the CLACKAMAS 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: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST

1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4 c/o Aldridge Pite, LLP,
2 111 SW Columbia St., Ste. 950, Portland, OR 97201.

3 The real property to be sold at public auction is commonly known as 14075
4 NORTHEAST RIVER VISTA LANE, AURORA, OR 97002 ("Subject Property"), and legally
5 described as:

6 SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

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

8 Judgment:	Principal	\$642,483.11
9 Pre-Judgment:	Interest(4.000%, \$66.18/day)	\$6,353.28 (1/18/18 through 4/23/18)
10	Attorney Fees	\$3,995.00
11	Costs	\$2,117.00
12	Prevailing Party Fee	\$300.00
13 Post-Judgment:	Interest(9.000%, \$161.64/day)	\$4,846.20 (4/24/18 through 5/23/18)
14	Attorney Fees	\$305.00

15 **TOTAL: \$660,399.59**

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

21 //

22 //

23 //

24 //

25 //

26 //

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 Dated: May 31, 2018.

COURT ADMINISTRATOR FOR
CLACKAMAS COUNTY CIRCUIT
COURT

6 By: 



8 Presented by:
9 ALDRIDGE PITE, LLP

10 By: 

11 { } Hunter Zook, OSB #095578
12 { } Katie Riggs, OSB #095861
13 { } Sarah Mathenia, OSB #120681
14 { } Shannon K. Calt, OSB #121855
15 { } Christina Andreoni, OSB #160875

of Attorneys for Judgment Creditor
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

Court Administrator relies on the information
provided by the person seeking issuance of
this writ of execution and is not liable for any
errors or omissions in the information

COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.
IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,
PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
THIS WRIT BY FILING A CLAIM OF EXEMPTION.

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

Beginning at the Northeast corner of the Jesse Boone Donation Land Claim in Section 23, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon; thence South 0°09'20" West 214.67 feet; thence North 77°27'40" West 456.02 feet to the true point of beginning of the tract herein described which point is also South 77°27'40" East 525.00 feet from the terminus of Market Road No. 27 at Station 130+45.0; thence North 77°27'40" West 125.00 feet; thence North 7°50' East 225.96 feet to an iron rod; thence South 72°36'40" East 125.00 feet to an iron rod; thence South 7°29' West 215.47 feet to the true point of beginning;

TOGETHER WITH the right to use for road purposes in common with others, a 40 foot roadway, 20 feet on either side of the following described center line:

Beginning South 0°09'20" West 214.67 feet and North 77°27'40" West 336.01 feet from the Northeast corner of the said Jesse Boone Donation Land Claim; thence North 77°27'40" West 645 feet for a termination of said center line.

Parcel II:

Beginning at the iron rod at the Northeast corner of Parcel I above; thence North 72°36'40" West 125.00 feet to an iron rod; thence North 7°50' East to the edge of the Willamette River; thence Southeasterly along the edge of the Willamette River to a point that is North 7°29' East from the point of beginning; thence South 7°29' West to the point of beginning.