

RECEIVED
CLACKAMAS COUNTY SHERIFF

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

7 JPMORGAN CHASE BANK, N.A.,

Case No. 16CV41975

8 Plaintiff,

WRIT OF EXECUTION

9 v.

10 THE ESTATE OF LELA E. VALLANCE;
11 THE UNKNOWN HEIRS, DEVISEES, AND
12 ASSIGNEES OF LELA E. VALLANCE;
13 LOIS Y. CUZZETTO, INDIVIDUALLY
14 AND AS ATTORNEY-IN-FACT FOR LELA
15 E. VALLANCE; CAPITAL ONE BANK
16 (USA); GREENPOINT MORTGAGE
17 FUNDING PORTFOLIO; ASSET SYSTEMS,
18 INC.; and ALL OTHER PERSONS OR
19 PARTIES UNKNOWN CLAIMING ANY
20 RIGHT, TITLE, LIEN, OR INTEREST IN
21 THE REAL PROPERTY COMMONLY
22 KNOWN AS 18500 S WALDOW RD,
23 OREGON CITY, OREGON 97045,

24 Defendant.

25 TO THE CLACKAMAS COUNTY SHERIFF:

26 On April 9, 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: JPMORGAN CHASE 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 18500 S WALDOW

1 RD, OREGON CITY, OR 97045 ("Subject Property"), and legally described as:

2 LOTS 5 AND 6, DEPEEL TRACTS, IN THE COUNTY OF CLACKAMAS AND
3 STATE OF OREGON.

4 The total amount due and owing on the Judgment as of May 14, 2018;

5 Judgment:	Principal	\$ 335,729.94
6 Pre-Judgment:	Interest(\$33.50/day)	\$3,584.50 (12/23/17 through 4/9/18)
7	Attorney Fees	\$ 3,345.00
8	Costs	\$ 4,400.83
9	Prevailing Party Fee	\$ 300.00
10 Post-Judgment:	Interest(9%,\$85.72/day)	\$ 2,914.67(4/10/18 through 5/14/18)
11	Attorney Fees	\$305.00
12	Costs	\$0.00

13 **TOTAL: \$ 347,665.27**

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

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Page 2 – WRIT OF EXECUTION

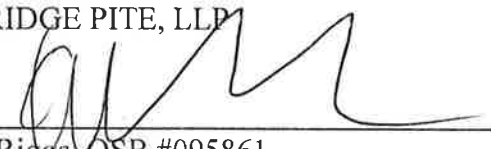
1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.

4 Dated: May 31, 2018



8 Presented by:

9 ALDRIDGE PITE, LLP

10
11 By: 
12 Katie Riggs, OSB #095861
13 of Attorneys for Judgment Creditor
14 (858) 750-7600
15 (503) 222-2260 (facsimile)
16 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.