PD $45
LF

Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney, or company. Debtor may contest this writ by filing a claim of exception.

IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF MULTNOMAH

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA5 TRUST Plaintiff, vs. PARVEEN AHMAD; et al. Defendants.	Case No. 121215574 WRIT OF EXECUTION

TO: MULTNOMAH COUNTY SHERIFF

WHEREAS, on February 4, 2014, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Money Award and was duly entered and a Corrected General Judgment of Foreclosure was entered on October 30, 2014 and docketed in the above-entitled cause

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon execution (subject to redemption) all of the interest which the defendants had on April 25, 2007, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "1"

and commonly known as 9234 S.E. Division Street, #109, Portland, OR 97266 to satisfy the sum of $253,253.58, as of October 30, 2018, together with additional post judgment interest of 9.00% from that date ($45.91 per day), and costs of this execution, making due return within 60 days after you receive this writ.

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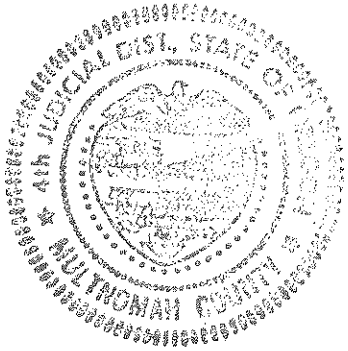
U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 Trust is the Judgment Creditor, and its address for purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the Judgment Creditor.



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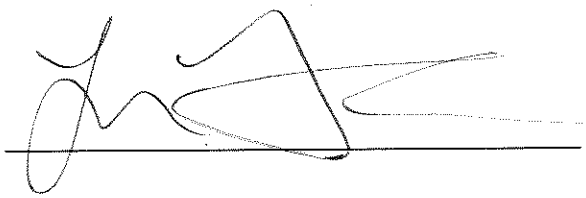

Submitted by:
Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

By:_____

[X] James A. Craft #090146 [jcraft@logs.com]
[ ] Kelly D. Sutherland #87357 [ksutherland@logs.com]
[ ] Cara J. Richter #094855 [crichter@logs.com]
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EXHIBIT "ONE"

t 109 and Parking Unit P9, DIVISION PLAZA CONDOMINIUMS, in the City of Portland, ltnomah County, Oregon. TOGETHER WITH with the limited common elements and the ilvided interest in the general common elements appurtenant thereto, as set forth in claration of Condominium Ownership recorded August 16, 2006, Recorder's No. 06-152502

.SO TOGETHER WITH that shared access, parking, drainage and utility easement recorded ıvember 22, 2004, Recorder's No. 2004-211980

(CEPTING THEREFROM those minerals and geothermal resources reserved in Deed recorded ıbruary 23, 1995, Recorder's No. 95 21676, and corrected by instrument recorded April 26, 995, Recorder's No. 95 49438.

EXHIBIT 1

PAGE 1 OF 1

CONFORMED COPY

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA5 TRUST, Plaintiff, vs. PARVEEN AHMAD; et al. Defendants.	Case No. 121215574 GENERAL JUDGMENT OF FORECLOSURE

Default having been entered against Defendant(s), Cornelius Welch, Division Plaza Condominiums Homeowner's Association, Other Persons or Parties, including Occupants, Unknown claiming any Right, Title, Lien, or Interest in the property described in the complaint herein, Parveen Ahmad, Sonas Capital Group, LLC, Platinum Exchange LLC, Wells Fargo Bank, , ESB Real Estate Capital LLC, ABB Partners, L.L.C., Clackamas County Bank, PSTN, LLC, TSPN, LLC, Mercedes-Benz Financial, Symons Engineering Consultants, Inc., Lori Lynn

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Preston, Tamika Offord, Angelisa Deitz, Northwest Green Construction LLC, Tanveer Ahmad, Sonia Ahmad and Noman Ahmad a/k/a Noman T. Ahmad a/k/a Nomi Ahmad a/k/a Nomie Ahmad:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in Multnomah County, Oregon is commonly known as 9234 S.E. Division Street, #109, Portland, OR 97266 and is legally described as follows:

   See complete Legal Description attached hereto as Exhibit "1"

2. The Deed of Trust executed and delivered by Defendant, Parveen Ahmad ("Borrower") on or about April 25, 2007 and recorded on April 27, 2007 as Recorder's Fee No. 2007-075338 in the official records of Multnomah County, Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's judgment as provided herein.

3. The Plaintiff is the holder of the original note dated April 25, 2007 and made by Parveen Ahmad in the amount of $123,750.00. A copy of the Note was attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust (together the "Loan").

4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest in the Property is foreclosed and terminated excepting only any statutory right of redemption as provided by Oregon law.

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5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and priorities.

6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.

7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah County Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may appear or to the clerk of the court to be distributed to such party of parties as may establish their right thereto.

8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.

9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale and is entitled to such remedies as are available at law or in equity to secure possession.

10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or any person holding possession under or through such Defendant(s) shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

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Principal			$80,812.87	
Prejudgment interest at 2% through January 23, 2014 (accruing thereafter until entry of judgment at $4.31/per diem)				$2,753.29
Late Charges			$6.72	
Other Costs and fees (recoverable)			94,355.06	
	Property Tax	$1,243.81		
	Appraisal/BPO	$177.00		
	Property Inspections	$334.25		
	Deferred Principal Balance	$92,600.00		
		Subtotal		$175,174.65
Total plus Prejudgment Interest				$177,927.94

12. Attorney Fees and Costs are awarded to Plaintiff as follows:

Costs			$6,152.40
	Title Search Cost	$393.00	
	Filing Fee	$505.00	
	Lis Pendens Recording Fee	$46.00	
	Service by Publication	$1,118.40	
	Service Costs	$3,815.00	
	Prevailing Party Fee	$275.00	
Attorney fees			$2,050.00
Total			$8,202.40

13. Post judgment interest on all amounts shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

14. Parveen Ahmad is adjudged to be personally liable on the amounts found due Plaintiff herein and if the proceeds of sale are insufficient to satisfy Plaintiff's award herein, such deficiency may be enforced by execution as provided by law.

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15. Execution may issue against the subject property for the aggregate amount found due Plaintiff herein as detailed in Paragraphs 11 through 13. (together "Amounts Due"). Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by ORS 18.936 or other applicable law.

16. If before sale such amount, including sheriff's fees for the execution, is tendered to the court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment as to the amounts due shall be terminated.

17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

18. This Court shall retain jurisdiction to enter such additional order, judgment or decree necessary to enforce this judgment, the writ of execution or for the purchaser at the foreclosure sale to obtain possession.

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MONEY AWARD*

a.	Judgment Creditor:	Plaintiff, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 Trust
	Address for purpose of this judgment only:	c/o Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
	Attorney for Judgment Creditor:	Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
b.	Judgment Debtor**:	Parveen Ahmad, 9234 SE Division St, # 109 Portland, OR 97266
	Year of date of birth:	n/a
	Social Security number:	XXX-XX-0333
	Driver's license State and Number:	Last four digits: n/a
	Attorney for Judgment Debtor is:	none
c.	The name of any person or public body, other than the Judgment Creditor's Attorney, who is entitled to any portion of the judgment:	none
d.	The amount of the judgment exclusive of amounts included in subsection (e) to(h) is:	$175,174.65
e.	Prejudgment interest:	at the rate of 2% through January 23, 2014 totaling, $2,753.29 and thereafter at the of $4.31 per diem until entry of judgment
f.	Post-judgment interest:	on all amounts awarded will accrue at the rate of 9.0% per annum pursuant to ORS 82.010 from the date of entry of judgment until the entire amount owing is paid

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g.	monetary obligations that are payable on a periodic basis, any accrued arrearages, required further payments per period and payment dates	
h.	Costs and disbursements	$6,152.40
	Attorney fees in the amount of:	$2,050.00

*This section is provided to comply with ORS 18.042 and/or ORS 88.070 and is not intended to establish personal liability if such personal liability has been extinguished by a Bankruptcy discharge or by an order granting relief from stay In Rem.

**For execution in rem on the subject Property only. Not intended to be a lien on any other property of the Judgment Debtor.

Dated this _____ day of JAN 30 2014, 2014

NAN G. WALLER

CIRCUIT COURT JUDGE

Submitted by:

Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

By: _____

[ ] James A. Craft #090146 [jcraft@logs.com]*
[ ] Kelly D. Sutherland #873575 [ksutherland@logs.com]
[ ] Cara J. Richter #094855 [crichter@logs.com]
[ ] Holger Uhl #950143 [huhl@logs.com]*
[✓] Mary Hannon # 131074 [mhannon@logs.com]*
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EXHIBIT 1

PAGE 1 OF 1

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RECEIVED
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA5 TRUST, Plaintiff, vs. PARVEEN AHMAD; et al. Defendants.	Case No. 121215574 GENERAL JUDGMENT OF FORECLOSURE **[CORRECTED]**

Defaults having been entered against Defendant(s), Cornelius Welch, Division Plaza Condominiums Homeowner's Association, Other Persons or Parties, including Occupants, Unknown claiming any Right, Title, Lien, or Interest in the property described in the complaint herein, Parveen Ahmad, Sonas Capital Group, LLC, Platinum Exchange LLC, Wells Fargo Bank, , ESB Real Estate Capital LLC, ABB Partners, L.L.C., Clackamas County Bank, PSTN, LLC, TSPN, LLC, Mercedes-Benz Financial, Symons Engineering Consultants, Inc., Lori Lynn

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Preston, Tamika Offord, Angelisa Deitz, Northwest Green Construction LLC, Tanveer Ahmad, Sonia Ahmad and Noman Ahmad a/k/a Noman T. Ahmad a/k/a Nomi Ahmad a/k/a Nomie Ahmad:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in Multnomah County, Oregon is commonly known as 9234 S.E. Division Street, #109, Portland, OR 97266 and is legally described as follows:

   See complete Legal Description attached hereto as Exhibit "1"

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3. The Plaintiff is the holder of the original note dated April 25, 2007 and made by Parveen Ahmad in the amount of $123,750.00. A copy of the Note was attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust (together the "Loan").

4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest in the Property is foreclosed and terminated excepting only any statutory right of redemption as provided by Oregon law.

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5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and priorities.
6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah County Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may appear or to the clerk of the court to be distributed to such party of parties as may establish their right thereto.
8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale and is entitled to such remedies as are available at law or in equity to secure possession.
10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or any person holding possession under or through such Defendant(s) shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.
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Principal			$80,812.87	
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Late Charges			$6.72	
Other Costs and fees (recoverable)			94,355.06	
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	Deferred Principal Balance	$92,600.00		
		Subtotal		$175,174.65
Total plus Prejudgment Interest				$177,927.94

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Costs			$6,152.40
	Title Search Cost	$393.00	
	Filing Fee	$505.00	
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	Service by Publication	$1,118.40	
	Service Costs	$3,815.00	
	Prevailing Party Fee	$275.00	
Attorney fees			$2,050.00
Total			$8,202.40

13. Post judgment interest on all amounts shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

14. Parveen Ahmad is adjudged to be personally liable on the amounts found due Plaintiff herein and if the proceeds of sale are insufficient to satisfy Plaintiff's award herein, such deficiency may be enforced by execution as provided by law.

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17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

18. This Court shall retain jurisdiction to enter such additional order, judgment or decree necessary to enforce this judgment, the writ of execution or for the purchaser at the foreclosure sale to obtain possession.

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CONFORMED COPY

MONEY AWARD*

a.	Judgment Creditor:	Plaintiff, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 Trust
	Address for purpose of this judgment only:	c/o Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
	Attorney for Judgment Creditor:	Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
b.	Judgment Debtor**:	Parveen Ahmad, 9234 SE Division St, # 109 Portland, OR 97266
	Year of date of birth:	n/a
	Social Security number:	XXX-XX-0333
	Driver's license State and Number:	Last four digits: n/a
	Attorney for Judgment Debtor is:	none
c.	The name of any person or public body, other than the Judgment Creditor's Attorney, who is entitled to any portion of the judgment:	none
d.	The amount of the judgment exclusive of amounts included in subsection (e) to(h) is:	$175,174.65
e.	Prejudgment interest:	at the rate of 2% through January 23, 2014 totaling, $2,753.29 and thereafter at the of $4.31 per diem until entry of judgment
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g.	monetary obligations that are payable on a periodic basis, any accrued arrearages, required further payments per period and payment dates	
h.	Costs and disbursements	$6,152.40
	Attorney fees in the amount of:	$2,050.00

Dated this _____ day of OCT 27 2014, 2014

NAN G. WALLER
CIRCUIT COURT JUDGE

Submitted by:

Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

By:_____
[ ] James A. Craft #090146 [jcraft@logs.com]*
[ ] Kelly D. Sutherland #873575 [ksutherland@logs.com]
[ ] Cara J. Richter #094855 [crichter@logs.com]
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