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SHERIFF'S OFFICE
CIVIL PROCESS UNIT

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 exemption.

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

MORTGAGE FUNDING, LLC, an Oregon Limited Liability Company,

No. 18CV00915

Plaintiff,

WRIT OF EXECUTION

vs.

15TH AVENUE, LLC, JULIE SELBY, ROBEL ALEMSEGHED, and SOLOMON HABTE

Defendants.

TO: THE SHERIFF OF MULTNOMAH COUNTY, GREETINGS:

WHEREAS, on November 28, 2018 in the Circuit Court of the State of Oregon for the County of Multnomah, plaintiff Mortgage Funding, LLC, creditor, recovered judgment against defendant 15th Avenue, LLC, debtor, for the sum of \$2,154,919.89 plus interest at the rate of 9% per annum from November 28, 2018 until paid, which judgment was entered and docketed in the clerk's office of said court in Multnomah County on December 5, 2018 where it remains in force. A true copy of the judgment is attached to this Writ.

Therefore, in the name of the State of Oregon you are commanded to levy upon and sell the following:

Lots 3 and 4, Block 1, OAKHURST, in the City of Portland, County of Multnomah, and State of Oregon.

commonly known as 1463 NE Killingsworth, Portland, OR 97211, to satisfy the sum of \$2,154,919.89 now due on said judgment with interest at the rate of 9% per annum from November
///

1 28, 2018. As of January 15, 2019 the amount due is \$2,180,424.70 plus interest at \$531.35 per day
2 until paid.

3 The mailing address of the judgment creditor is:

4 11150 SW Riverwood Rd.
5 Portland, OR 97219

6 WITNESS my hand and seal of the said court on this 16 day of January
7 2019.



8 COUNTY CLERK

9 By: _____
10 Deputy

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

MORTGAGE FUNDING, LLC, an Oregon
Limited Liability Company,

Plaintiff,

vs.

15TH AVENUE, LLC, JULIE SELBY, ROBEL
ALEMSEGHED, and SOLOMON HABTE,

Defendants.

No. 18CV00915

GENERAL JUDGMENT OF
FORECLOSURE OF COMMERCIAL
TRUST DEED

(Strict Foreclosure without Deficiency
Judgment)

The Court having granted plaintiff's motion for summary judgment, entitling plaintiff to entry of judgment of foreclosure and dismissal of all counterclaims,

IT IS HEREBY ORDERED AND ADJUDGED:

1.

That the Commercial First Trust Deed executed and delivered by defendant 15th Avenue, LLC to plaintiff Mortgage Funding, LLC and recorded on January 28, 2015 under recording number 2015-009124 of the official records of Multnomah County, Oregon, is a valid lien for the amount of the Foreclosure Amount set forth herein against the Property situated in Multnomah County, Oregon, described as follows:

Lots 3 and 4, Block 1, OAKHURST, in the City of Portland, County of Multnomah, and State of Oregon

commonly known as 1463 NE Killingsworth, Portland, OR 97211 ("the Property").

2.

That the plaintiff's lien is superior to any interest, lien, or claim of defendant 15th Avenue,

1 LLC in the Property and that said Commercial First Trust Deed is hereby foreclosed by this Court
2 on the Property.

3 3.

4 That the lien of that certain Deed of Trust recorded April 15, 2015 under recording number
5 2015-041836 of the Official Records of Multnomah County, Oregon in favor of defendant Solomon
6 Habte is subordinate and inferior to the lien of plaintiff's Commercial First Trust Deed;

7 4.

8 That defendants 15th Avenue, LLC and Solomon Habte, and each of them, and all parties
9 claiming through or under them as purchasers, encumbrancers, or otherwise, are forever barred and
10 foreclosed of all interest, lien, or claim in the Property and every portion thereof excepting only any
11 statutory right of redemption provided by the laws of the State of Oregon.

12 5.

13 That all of the right, title and interest which defendant 15th Avenue, LLC had on January
14 28, 2015, the date of the Commercial First Trust Deed, and all of the right, title and interest
15 defendant Solomon Habte and any successor thereafter had in and to the real Property is hereby
16 ordered to be sold by law and the proceeds of sale shall be applied first toward the sheriff's fees and
17 costs of sale, then toward the satisfaction of the Foreclosure Amount set forth herein; and the
18 surplus, if any, to the Clerk of the Court to be disbursed to such party or parties as may establish
19 their right thereto.

20 6.

21 That Plaintiff may become purchaser at the sheriff's sale of the Property and may bid up to
22 the Foreclosure Amount set forth herein without advancing any cash except money required for the
23 fees of the sheriff's sale.

24 7.

25 That the Plaintiff, if the successful purchaser of the Property at the sheriff's sale, has the
26 right to move the court after sale for exclusive and immediate possession of the Property through

1 the issuance and enforcement of a writ of assistance, if defendants shall refuse to surrender
2 possession of the Property to the purchaser immediately on the purchaser's demand for possession.

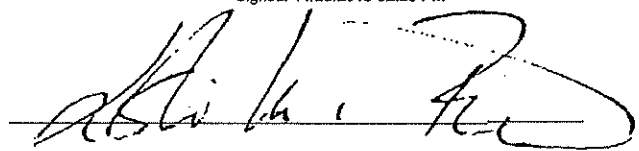
3 8.

4 That the Foreclosure Amount is the amount set forth in the court's Order Granting Summary
5 Judgment, being \$2,154,919.89 plus interest as secured with the Property by the Commercial First
6 Trust Deed.

7 9.

8 That defendant's counterclaims are dismissed with prejudice.

Signed: 11/28/2018 02:25 PM



Circuit Court Judge Leslie Roberts

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17 JUDGMENT PRESENTED BY:

18 Michael J. Morris, OSB 772839
19 morrism@bennethartman.com
20 Of Attorneys for Plaintiffs
21 Phone: (503) 227-4600
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