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

WELLS FARGO BANK, N.A.,
Plaintiff,

Case No. 17CV41930

WRIT OF EXECUTION

v.

KAREN J. GLADYSCHILD; LAMPKIN
GENERAL CONT INC; RAY LAMPKIN JR.;
BRIAN NEIL RUDIGER; NICOLE PYLES
RUDIGER; STATE OF 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
3880 NE WISTARIA DR., PORTLAND, OR
97212,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On May 1, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Multnomah 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 3880 NE WISTARIA DR., PORTLAND, OR 97212 ("Subject Property"), and legally described as:

THE FOLLOWING PROPERTY LOCATED IN BLOCK 24, BEAUMONT, IN THE

1 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON:

2 COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 24,
3 BEAUMONT; THENCE SOUTH 27° 07-1/2' EAST ALONG THE WEST LINE OF SAID LOT
4 80 FEET; THENCE NORTH 74°24-3/4' EAST, 36 FEET; THENCE SOUTH 82°30-3/4' EAST,
5 18 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
6 THENCE SOUTH 82°30-3/4' EAST 18 FEET; THENCE SOUTH 53°05-1/2' EAST, 37.4 FEET
7 TO A POINT IN THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTHEASTERLY
8 AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT TO A POINT IN THE
9 NORTH LINE OF SAID LOT, WHICH POINT IS 105 FEET EASTERLY FROM THE
10 NORTHWEST CORNER OF SAID LOT, MEASURED ALONG SAID NORTH LINE;
11 THENCE SOUTHERLY 80.92 FEET, MORE OR LESS, TO THE TRUE POINT OF
12 BEGINNING

13 The total amount due and owing on the Judgment as of November 8, 2018;

14 Judgment:	Principal	\$ 290,180.80
15 Pre-Judgment:	Interest(3.24%,\$16.77/day)	\$469.56 (4/3/18 through 5/1/18)
16	Attorney Fees	\$3,145.00
17	Costs	\$4,955.94
18	Prevailing Party Fee	\$300.00
19 Post-Judgment:	Interest(9%,\$78.82/day)	\$14,126.71 (5/2/18 through 11/8/18)
20	Attorney Fees	\$305.00
21	Costs	\$0.00

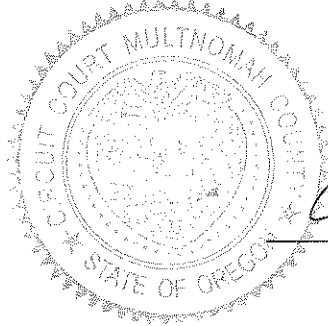
22 **TOTAL: \$314,083.01**

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

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1 holder of the certificate of sale.

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



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9 Presented by:

10 ALDRIDGE PITE, LLP

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

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

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

KAREN J. GLADYSCHILD; LAMPKIN
GENERAL CONT INC; RAY LAMPKIN JR.;
BRIAN NEIL RUDIGER; NICOLE PYLES
RUDIGER; STATE OF 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
3880 NE WISTARIA DR., PORTLAND, OR
97212,

Defendants.

Case No. 17CV41930

**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 Karen J. Gladyschild;
Lampkin General Cont Inc; Ray Lampkin Jr.; Brian Neil Rudiger; Nicole Pyles Rudiger; State of
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 3880 NE Wistaria Dr.,
Portland, OR 97212, 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 3880 NE Wistaria Dr.,
Portland, OR 97212 ("Subject Property"), as evidenced by the Deed of Trust recorded December
20, 1999 in the official records of MULTNOMAH County as instrument number 99-226393

1 (“Deed of Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All
2 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
3 Plaintiff’s lien as created by the Note and Deed of Trust. The Subject Property is legally
4 described as follows:

5 THE FOLLOWING PROPERTY LOCATED IN BLOCK 24, BEAUMONT, IN THE
6 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON:

7 COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 24,
8 BEAUMONT; THENCE SOUTH 27° 07'-1/2' EAST ALONG THE WEST LINE OF
9 SAID LOT 80 FEET; THENCE NORTH 74°24'-3/4' EAST, 36 FEET; THENCE SOUTH
10 82°30'-3/4' EAST, 18 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT
11 TO BE DESCRIBED; THENCE SOUTH 82°30'-3/4' EAST 18 FEET; THENCE SOUTH
12 53°05'-1/2' EAST, 37.4 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID LOT
13 1; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE
14 BOUNDARY OF SAID LOT TO A POINT IN THE NORTH LINE OF SAID LOT,
15 WHICH POINT IS 105 FEET EASTERLY FROM THE NORTHWEST CORNER OF
16 SAID LOT, MEASURED ALONG SAID NORTH LINE; THENCE SOUTHERLY
17 80.92 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING

18 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
19 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
20 in the manner provided by law;

21 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
22 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
23 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
24 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

25 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
26 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule

1 68(C), which amount may be added to the outstanding obligation due and owing under the Note
2 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
3 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
4 by sale of the Subject Property as directed under this Judgment;

5 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
6 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
7 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
8 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
9 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

10 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
11 sale of the Subject Property as directed under this Judgment.

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

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

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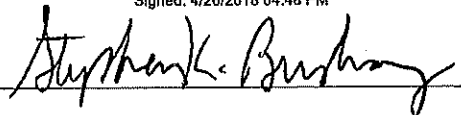
DECLARATION OF AMOUNT DUE BY DEFAULT

(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 \$290,180.80.
2. Simple interest at the variable rate currently at 3.24% (\$16.77 *per diem*) to April 2, 2018, through the date of judgment.
3. Attorney fees of \$3,145.00, plus \$305.00, through the date of sale.
4. Costs of \$4,955.94, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.
6. Post-judgment interest thereafter on the total judgment amounts above, #1-5, at the contract rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

IT IS SO ADJUDGED

Signed: 4/26/2018 04:48 PM



Circuit Court Judge Stephen K. Bushong
proxy signed by SG

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.

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

Presented By:
ALDRIDGE PITE, LLP



Date: 4/25/2018

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of Attorneys for Plaintiff
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