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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

GATEWAY ARBORS CONDOMINIUM ASSOCIATION,

Plaintiff,

v.

ROBERT L. TOMPKINS, TRUSTEE, OR THE SUCCESSOR(S) IN TRUST, UNDER THE HYRSTAL L. TOMPKINS REVOCABLE LIVING TRUST, DATED APRIL 24, 1995; and PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION,

Defendants.

Case No. 18CV30868

WRIT OF EXECUTION IN FORECLOSURE OF RESIDENTIAL REAL PROPERTY

TO THE SHERIFF OF MULTNOMAH COUNTY:

WHEREAS, on November 7, 2018, in the above-entitled court, a General Judgment of Foreclosure was enrolled and docketed in the above-entitled cause, a true copy of which is attached hereto and made part hereof;

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 residential real property upon execution (subject to redemption), all of the interest which the defendant had on July 18, 2017, the date the homeowner's association lien was recorded, and also all of the interest which the defendant had thereafter, in the real property described in the judgment, described as follows:

1 Unit No. 4, GATEWAY ARBORS CONDOMINIUM, in the City of Portland,
2 County of Multnomah and State of Oregon. Together with an undivided interest
3 in and to the common elements appertaining to said unit as set forth in the
4 declaration of unit ownership made pursuant to the Oregon Condominium Act,
5 recorded August 9, 2001, Recording Number 2001-125030, Amended July 19,
6 2004, Fee No.s 2004-131443 and 2004-131444 and described in Plat recorded
7 August 9, 2001 in Plat Book 1251, Pages 89 and 90.

8 Parking Unit No. P11, GATEWAY ARBORS CONDOMINIUM, in the City of
9 Portland, County of Multnomah and State of Oregon. Together with an undivided
10 interest in and to the common elements appertaining to said unit as set forth in the
11 declaration of unit ownership made pursuant to the Oregon Condominium Act,
12 recorded August 9, 2001, Recording Number 2001-125030, Amended July 19,
13 2004, Fee No.s 2004-131443 and 2004-131444 and described in Plat recorded
14 August 9, 2001 in Plat Book 1251, Pages 89 and 90.

15 The property is commonly known as 737 NE 99th Ave. #4, Portland, Oregon 97220 ("Property").

16 To satisfy the general judgment listed below; all amounts owed to Plaintiff by Defendants which
17 accrued from date of judgment to date of sale; and the cost of this writ, making due return within
18 60 days after you receive this writ. The proceeds from the sale shall be applied in accordance
19 with the judgment.

20 The balance as of November 7, 2018, exclusive of post judgment attorney fees and post
21 judgment dues and assessments is as follows:

22	1. Principal Amount:	\$ 5,798.07
23	2. Amount of Costs and Disbursements:	\$ 641.00
24	3. Pre Judgment Interest:	\$ 61.07
25	4. Amount of Attorney Fees:	\$ 2,847.50
26	5. Amount of Post-Judgment Interest (through November 7, 2018):	\$ 0.00
27	6. Subtotal through November 7, 2018: (Per diem thereafter \$2.79)	\$ 9,347.64
28	7. Credit for funds received:	\$ 0.00
	8. Total amount through November 7, 2018:	\$ 9,347.64

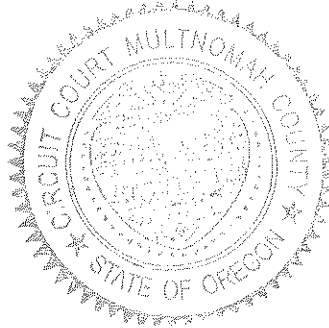
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1 The mailing address of the judgment creditor is:

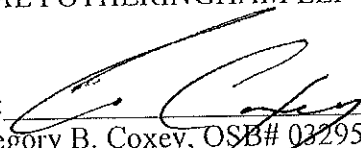
2 Gateway Arbors Condominium Association
3 c/o Vial Fotheringham LLP
4 Attn: Gregory B. Coxey
5 17355 SW Boones Ferry Rd. Suite A
6 Lake Oswego, OR 97035



12/10/18

13 Submitted by:

14 VIAL FOTHERINGHAM LLP

15
16 By: 
17 Gregory B. Coxey, OSB# 032959
18 Of Attorneys for Plaintiff

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

GATEWAY ARBORS CONDOMINIUM
ASSOCIATION,

Plaintiff,

v.

ROBERT L. TOMPKINS, TRUSTEE, OR
THE SUCCESSOR(S) IN TRUST, UNDER
THE HYRSTAL L. TOMPKINS
REVOCABLE LIVING TRUST, DATED
APRIL 24, 1995; and PARTIES IN
POSSESSION OR CLAIMING A RIGHT
TO POSSESSION,

Defendant.

Case No. 18CV30868

GENERAL JUDGMENT OF
FORECLOSURE

This matter coming regularly before the Court on this day, and it appearing from the record that an Order for Default was entered against defendants Robert L. Tompkins, Trustee or Successor(s) in Trust, Under the Hystral L. Tompkins Revocable Living Trust dated April 24, 1995 and Parties in Possession or Claiming a Right to Possession ("Defendants?"):

IT IS HEREBY ORDERED AND ADJUDGED:

I. The real property to which this judgment relates ("Property") is situated in Multnomah County, Oregon and is legally described as:

Unit No. 4. GATEWAY ARBORS CONDOMINIUM, in the City of Portland, County of Multnomah and State of Oregon. Together with an undivided interest in and to the common elements appertaining to said unit as set forth in the declaration of unit ownership made pursuant to the

1 Oregon Condominium Act, recorded August 9, 2001, Recording Number
2 2001-125030, Amended July 19, 2004, Fee No.s 2004-131443 and 2004-
3 131444 and described in Plat recorded August 9, 2001 in Plat Book 1251,
4 Pages 89 and 90.

5 Parking Unit No. P11, GATEWAY ARBORS CONDOMINIUM, in the
6 City of Portland, County of Multnomah and State of Oregon. Together
7 with an undivided interest in and to the common elements appertaining to
8 said unit as set forth in the declaration of unit ownership made pursuant to
9 the Oregon Condominium Act, recorded August 9, 2001, Recording
10 Number 2001-125030, Amended July 19, 2004, Fee No.s 2004-131443
11 and 2004-131444 and described in Plat recorded August 9, 2001 in Plat
12 Book 1251, Pages 89 and 90.

13 and is more commonly known as 737 Northeast 99th Avenue #4, Portland, Oregon 97220
14 (“Property”).

15 2. Plaintiff’s Condominium Association Claim of Lien (“Lien”), recorded on July 18,
16 2017, in the real property records of Multnomah County, Oregon as Instrument No. 2017-086352,
17 is a valid and subsisting lien against all of the property for the amount of Plaintiff’s judgment as
18 provided herein. Plaintiff’s Lien is a continuing lien and the amount increases as additional
19 unpaid assessments accrue.

20 3. The interest of each of the Defendants subject to this judgment and any successor
21 in interest in the property is foreclosed and terminated excepting only any statutory right of
22 redemption as provided by Oregon law.

23 4. Plaintiff’s Lien is superior to any interest, lien, or claim of the remaining
24 Defendants, and shall remain in effect until issuance of a Sheriff’s Deed.

25 5. The Property is hereby ordered to be sold by the Multnomah County Sheriff’s
26 Office in accordance with the process for sale upon execution.

27 6. Plaintiff, or any junior lien holders, may become purchaser at the sale of the
property.

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

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

7 9. The proceeds of sale shall be applied first toward the costs of the sale; then to any
8 assessments and attorney fees which shall accrue from the date of judgment to the date of sale;
9 then toward satisfaction of Plaintiff's judgment awarded herein; and the surplus, if any, to the
10 party or parties who may establish their right thereto.

11 10. Since the amount of Plaintiff's Lien referenced herein includes only assessments,
12 attorney fees, and costs incurred to the date of judgment, and regular assessments, fees and costs
13 increase the balance of the Lien, Plaintiff shall be entitled to apply to the Court for one or more
14 supplemental judgment(s) for assessments, fees and costs which accrue through the date of sale
15 but are not included in this judgment.
16

17 11. Plaintiff is now due and owing the following amounts:
18

Lien Principle:	\$5,278.58
Pre-judgment Interest:	\$61.07
Total:	\$5,339.65

19 12. Continuing assessments and late fees now due and owing to Plaintiff:
20

Additional Assessments and Late fees to September 27, 2018:	\$519.49
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21 13. Attorney Fees and Costs are awarded to Plaintiff as follows:
22

Attorney Fees (on Plaintiff's first claim):	\$2,847.50
Costs:	\$316.00
Filing Fees:	\$165.00

Recording Cost:	\$81.00	
Process Service Fees:	\$70.00	
Prevailing Party Fee:		\$325.00
Subtotal:		\$3,488.50
Total:		\$9,347.64

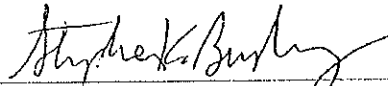
14. Post-judgment simple interest for all past-due assessments shall accrue from the date of judgment at the rate of twelve percent (12%) per annum until paid, and post judgment interest on all attorney fees and costs shall accrue from the date of judgment at the rate of nine percent (9%) until paid.

15. The amounts declared due in paragraphs 11, 12, and 13 of this judgment shall collectively declare the secured amount due under this Judgment of Foreclosure.

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 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.

Signed: 11/7/2018 11:13 AM



Circuit Court Judge Stephen K. Bushong
proxy signed by (MLO)

Respectfully Submitted By:

By: s/ Gregory B. Coxe
 Gregory B. Coxe, OSB #032959
 gbc@vf-law.com
*Of Attorneys for Plaintiff Gateway
 Arbors Condominium Association*

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THE HYRSTAL L. TOMPKINS
REVOCABLE LIVING TRUST, DATED
APRIL 24, 1995; and PARTIES IN
POSSESSION OR CLAIMING A RIGHT
TO POSSESSION,

Defendant.

Case No. 18CV30868

CERTIFICATE OF READINESS

This proposed order or judgment is ready for judicial signature because:

1. Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
2. Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
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 the opposing 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 opposing 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.

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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 (4) of this rule.

6. Other: _____

DATED this 31st day of October, 2018.

By: s/ Gregory B. Coxey
Gregory B. Coxey, OSB #032959
gbc@vf-law.com
*Of Attorneys for Plaintiff Gateway
Arbors Condominium Association*