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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.

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2007-BC4,

Case No. 17CV31404

WRIT OF EXECUTION

Plaintiff,

v.

THE ESTATE OF MARK T. LOWERY; THE
UNKNOWN HEIRS AND ASSIGNS OF
MARK T. LOWERY; THE UNKNOWN
DEVISEES OF MARK T. LOWERY;
JENNIFER A. LOWERY; WAWANESA
GENERAL INSURANCE; ASSET
SYSTEMS, INC.; STATE OF OREGON;
UNITED STATES OF AMERICA; AND ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
31845 SE LUSTED RD., GRESHAM, OR
97080,

Defendant.

2019 JAN 16 AM 10:01

TO THE MULTNOMAH COUNTY SHERIFF:

On November 30, 2018, a Corrected 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: U.S. BANK NATIONAL

1 ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION
2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 c/o Aldridge Pite, LLP,
3 111 SW Columbia St., Ste. 950, Portland, OR 97201.

4 The real property to be sold at public auction is commonly known as 31842
5 SOUTHEAST LUSTED ROAD, GRESHAM, OR 97080 ("Subject Property"), and legally
6 described as:

7 LOT 1, BLOCK 8, PROCTOR, COUNTY OF MULTNOMAH, STATE OF OREGON.
8

9 The total amount due and owing on the Judgment as of December 12, 2018;

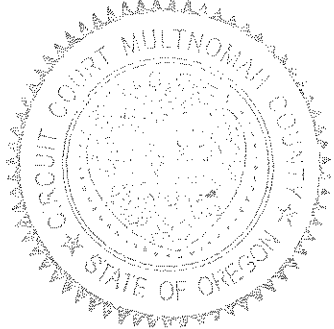
10 Judgment:	Principal	\$441,934.52
11 Pre-Judgment:	Interest(2.000%,\$16.294583/day)	\$1,939.06 (8/4/2018 through
12		11/30/2018)
13	Attorney Fees	\$6,442.50
14	Costs	\$4,526.63
15	Prevailing Party Fee	\$300.00
16 Post-Judgment:	Interest(9.000%,\$112.23/day)	\$1,248.80 (12/1/2018 through
17		12/12/2018)
18	Attorney Fees	\$305.00
19	Costs	\$0.00

20 **TOTAL: \$456,696.51**

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

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.



1/3/19

A handwritten signature in black ink, appearing to be "M", is written over a horizontal line.

9 Presented by:
10 ALDRIDGE PITE, LLP

11 By: S Mathenia
12 { } Hunter Zook, OSB #095578
13 { } Katie Riggs, OSB #095861
14 { ✓ } Sarah Mathenia, OSB #120681
15 { } Shannon K. Calt, OSB #121855
16 { } Christina Andreoni, OSB #160875
17 of Attorneys for Judgment Creditor
18 (858) 750-7600
19 (503) 222-2260 (facsimile)
20 orecourtnotices@aldridgepite.com

FILED
18 NOV 29 PM 2:42
418 JUDICIAL DIST.

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2007-BC4,

Plaintiff,

v.

THE ESTATE OF MARK T. LOWERY; THE
UNKNOWN HEIRS AND ASSIGNS OF
MARK T. LOWERY; THE UNKNOWN
DEVISEES OF MARK T. LOWERY;
JENNIFER A. LOWERY; WAWANESA
GENERAL INSURANCE; ASSET
SYSTEMS, INC.; STATE OF OREGON;
UNITED STATES OF AMERICA; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
31845 SE LUSTED RD., GRESHAM, OR
97080,

Defendants.

Case No. 17CV31404

**CORRECTED 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 the Estate of Mark T. Lowery; The Unknown Heirs and Assigns of Mark T. Lowery; The Unknown Devisees of Mark T. Lowery; Jennifer A. Lowery; Wawanesa General Insurance; Asset Systems, Inc.; State of Oregon; United States of America; and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in The Real Property Commonly Known as 31842 Southeast

Page 1 - CORRECTED GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 Lusted Road, Gresham, OR 97080, the records on file herein, and pursuant to the Motion for
2 General Judgment and Motion for General Judgment and Declaration of Amount Due by Default
3 Plaintiff U.S. Bank National Association, as trustee for Structured Asset Securities Corporation
4 Mortgage Pass-Through Certificates, Series 2007-BC4 ("Plaintiff"),
5

6 **IT IS HEREBY ADJUDGED:**

7 1. Plaintiff's security interest is the real property located at 31842 Southeast Lusted
8 Road, Gresham, OR 97080 ("Subject Property"), as evidenced by the Deed of Trust recorded
9 May 2, 2007 in the official records of Multnomah County as instrument number 2007-078900
10 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All
11 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
12 Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally
13 described as follows:
14

15 LOT 1, BLOCK 8, PROCTOR, COUNTY OF MULTNOMAH, STATE OF OREGON.
16

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

20 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
21 due under the Note and Deed of Trust, which as of August 3, 2018, is \$441,934.52 (excluding
22 attorney fees and costs), together with interest at the rate of 2.00% (\$ 16.294583 *per diem*) and
23 any future advances and/or fees that may be made or incurred pursuant to the terms of the Note
24 and Deed of Trust up to the date of the execution sale. This amount is to be satisfied by sale of
25 the Subject Property as directed under this Judgment;

26 4. Plaintiff is owed reasonable attorney fees in the amount of \$6,442.50, plus the

1 remaining flat rate fees of \$305.00 for an uncontested execution on the Judgment, pursuant to the
2 Note and Deed of Trust and ORCP Rule 68(C), which amount may be added to the outstanding
3 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
4 the sheriff's sale. Pursuant to the Deed of Trust, these fees continue to accrue to the date of the
5 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
6 Judgment;

7 5. Plaintiff is owed costs of suit in the amount of \$4,526.63 pursuant to the Note and
8 Deed of Trust, ORCP Rule 68(A)(2) and ORS 20.115(4), which may be added to the outstanding
9 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
10 the sheriff's sale. Pursuant to the Deed of Trust, these costs continue to accrue to the date of the
11 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
12 Judgment;

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

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

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

IT IS SO ADJUDGED

NOV 29 2018

Stephen K. Bushby

BC

Presented By:
ALDRIDGE PITE, LLP

/s/ Sarah M. Mathenia

- { } Hunter Zook, OSB #095578
- { } Katie Riggs, OSB #095861
- {X} Sarah M. Mathenia, OSB #120681
- { } Shannon K. Calt, OSB #121855
- { } Christina Andreoni, OSB #160875

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