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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.,

Case No. 18CV46582

Plaintiff,

**WRIT OF EXECUTION**

v.

DOMINIC HALL; ANNE HALL; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 145 SE 106TH AVE, PORTLAND, OR 97216-2723,

Defendant.

2019 APR -5 PM 12:02

TO THE MULTNOMAH COUNTY SHERIFF:

On 2/1/2019 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 145 SE 106TH AVE, PORTLAND, OR 97216-2723 ("Subject Property"), and legally described as:

A TRACT IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE

1 PARTICULARLY DESCRIBED AS FOLLOWS.

2 COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF  
3 SOUTHEAST STRARK STREET WITH THE WEST LINE OF SOUTHEAST 106TH  
4 AVENUE, THENCE NORTH ALONG THE WEST LINE OF SOUTHEAST 106TH AVENUE,  
5 694 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED,  
6 THENCE WEST PARALLEL WITH THE NORTH LINE OF SOUTHEAST STARK STREET,  
7 154.335 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SOUTHEAST  
8 106TH AVENUE, 52 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF  
9 SOUTHEAST STRARK STREET 154.335 FEET TO A POINT IN THE WEST LINE OF  
10 SOUTHEAST 106TH AVENUE, THENCE SOUTH ALONG THE WEST LINE OF  
11 SOUTHEAST 106TH AVENUE, 52 FEET TO THE PLACE OF BEGINNING.

12 The total amount due and owing on the Judgment as of 2/19/2019;

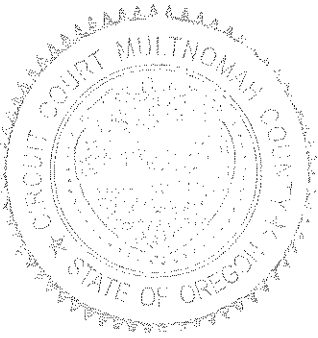
13 Judgment:	Principal	\$274,763.70
14 Pre-Judgment:	Interest 3.52%, \$22.63/day	\$1,606.73 11/22/2019 through 2/1/2019
15	Attorney Fees	\$4,095.00
16	Costs	\$2,076.92
17	Prevailing Party Fee	\$300.00
18 Post-Judgment:	Interest 9%, \$69.82/day	\$1,256.71 2/2/2019 through 2/19/2019
19	Attorney Fees	\$305.00
20	Costs	\$0.00

21 **TOTAL: \$284,404.06**

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

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.



3/28/19

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

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10 Presented by:

11 ALDRIDGE PITE, LLP

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

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

DOMINIC HALL; ANNE HALL; and ALL  
OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS 145  
SE 106TH AVE, PORTLAND, OR 97216-  
2723,

Defendants.

Case No. 18CV46582

**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

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Based upon the Court's Order of Default against defendants DOMINIC HALL; ANNE HALL; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 145 SE 106TH AVE, PORTLAND, OR 97216-2723, 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 145 SE 106TH AVE, PORTLAND, OR 97216-2723 ("Subject Property"), as evidenced by the Deed of Trust recorded October 15, 2007 in the official records of MULTNOMAH County as instrument number 2007-180690 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are

1 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is  
2 legally described as follows:

3 A TRACT IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1  
4 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF  
5 PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE  
6 PARTICULARLY DESCRIBED AS FOLLOWS.

7 COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF  
8 SOUTHEAST STRARK STREET WITH THE WEST LINE OF SOUTHEAST 106TH  
9 AVENUE, THENCE NORTH ALONG THE WEST LINE OF SOUTHEAST 106TH  
10 AVENUE, 694 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE  
11 DESCRIBED, THENCE WEST PARALLEL WITH THE NORTH LINE OF  
12 SOUTHEAST STARK STREET, 154.335 FEET, THENCE NORTH PARALLEL  
13 WITH THE WEST LINE OF SOUTHEAST 106TH AVENUE, 52 FEET, THENCE  
14 EAST PARALLEL WITH THE NORTH LINE OF SOUTHEAST STRARK STREET  
15 154.335 FEET TO A POINT IN THE WEST LINE OF SOUTHEAST 106TH AVENUE,  
16 THENCE SOUTH ALONG THE WEST LINE OF SOUTHEAST 106TH AVENUE, 52  
17 FEET TO THE PLACE 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

Page 2 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

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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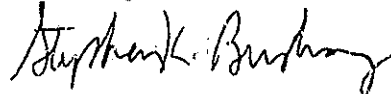
DECLARATION OF AMOUNT DUE BY DEFAULT

(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 \$274,763.70.
2. Simple interest at the variable rate currently at 3.52% (\$22.63 *per diem*) after 11/22/2018, through the date of judgment.
3. Attorney fees of \$4,095.00, plus \$305.00, through the date of sale.
4. Costs of \$2,076.92, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.
6. Post-judgment interest thereafter on the total judgment amount 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: 1/31/2019 02:20 PM



Circuit Court Judge Stephen Bushong  
proxy signed by BC

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.
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

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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

*Katie Riggs*

Date: 1/17/2019

Katie Riggs (OSB # 095861)  
(858) 750-7600  
(619) 326-2430  
kriggs@aldridgepite.com

111 SW Columbia Street, Suite 950  
Portland, OR 97201

Of Attorneys for Plaintiff