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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 CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF MULTNOMAH

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF10 MASTER PARTICIPATION
TRUST

Case No. 14CV05476

Plaintiff,

WRIT OF EXECUTION

vs.

ZENAIDA P. KAMMANN; WILLIAM J.
KAMMANN; NATHANIEL MARION
HANSAN; JEFFREY P. ANDERSON;
THE JOHNS LANDING OWNERS
ASSOCIATION; JPMORGAN CHASE
BANK, SUCCESSOR IN INTEREST BY
PURCHASE FROM THE FEDERAL
DEPOSIT INSURANCE CORPORATION
AS RECEIVER OF WASHINGTON
MUTUAL BANK, F.A.; UNITED STATES
OF AMERICA; QUICK COLLECT INC.;
CHASE BANK USA, NA; BENJAMIN C.
WANG; MULTNOMAH COUNTY;
ASSOCIATION OF UNIT OWNERS OF
WILLAMETTE SHORES; OCCUPANTS
OF THE PREMISES

Defendants.

TO: MULTNOMAH COUNTY SHERIFF

1- WRIT OF EXECUTION
S&S No. 10-104542

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com

1 WHEREAS, on June 5, 2017, in the above-entitled court, a General Judgment of
2 Foreclosure and Sale was duly entered and docketed in the above-entitled cause.

3 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
4 commanded to sell, in the manner prescribed by law for the sale of real property upon execution
5 (subject to redemption) all of the interest which the defendants had on July 25, 2003, the date of
6 the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real
7 property described in the judgment:

8 SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

9 and commonly known as 5624 S.W. Riverside Lane Apt#14, Portland, OR 97239 to satisfy the sum
10 of \$190,959.71, as of February 7, 2019, together with additional post judgment interest of 5.25%
11 from that date (\$23.86 per day), and costs of this execution, making due return within 60 days after
12 you receive this writ.
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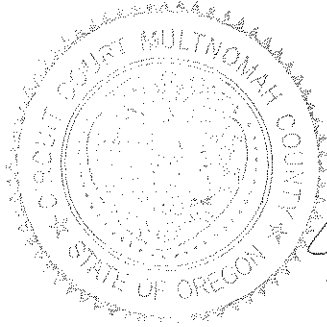
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24 2- WRIT OF EXECUTION
25 S&S No. 10-104542

26 *SHAPIRO & SUTHERLAND, LLC*
27 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
28 Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
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1 U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust is the Judgment
2 Creditor, and its address for purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 1499
3 SE Tech Center Place, Suite 255, Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland,
4 LLC is the attorney for the Judgment Creditor.
5



3/28/19

[Handwritten signature]

12 Submitted by:
13 Attorneys for Plaintiff,
14 SHAPIRO & SUTHERLAND, LLC

15 By: *[Handwritten signature]*

- 16 James A. Craft #090146 [jcraft@logs.com]
 - 17 Kelly D. Sutherland #87357 [ksutherland@logs.com]
 - 18 Gadi Shahak #180865 [gshahak@logs.com]
 - 19 Holger Uhl #950143 [huhl@logs.com]*
- 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
(360)260-2253; Fax (360)260-2285

Order No. 2321648m

EXHIBIT "A"
Legal Description

Unit 31, WILLAMETTE SHORES CONDOMINIUM, as set forth in Condominium Declaration, recorded September 24, 1990, in Book 2346, Page 1064, in the City of Portland, County of Multnomah, and State of Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

8-8-03

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Plaintiff,

Case No. 14CV05476

GENERAL JUDGMENT OF
FORECLOSURE AND SALE AS TO
DEFENDANTS:

- 1) Zenaida P. Kammann - Defaulted
- 2) William J. Kammann - Defaulted
- 3) Nathaniel Marion Hansan - Defaulted
- 4) Jeffrey P. Anderson - Defaulted
- 5) The Johns Landing Owners Association - Defaulted
- 6) JPMorgan Chase Bank, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, F.A. - Defaulted
- 7) United States of America - Defaulted
- 8) Quick Collect Inc. - Defaulted
- 9) Chase Bank USA, NA - Defaulted
- 10) Multnomah County - Defaulted
- 11) Association of Unit Owners of Willamette Shores - Stipulated
- 12) Occupants of the Premises - Defaulted

vs.

ZENAIDA P. KAMMANN; ET AL,

Defendants.

1 - CERTIFICATE OF MAILING
S&S No. 10-104542

SHAPIRO & SUTHERLAND, LLC
7632 SW Durham Road, Suite 350, Tigard, OR 97224
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@loga.com

1 Default having been entered against Defendants, Occupants of the Premises, Zenaida P.
2 Kammann, William J. Kammann, Nathaniel Marion Hansan, Jeffery P. Anderson, The Johns
3 Landing Owners Association, United States of America, Quick Collect, Inc., Chase Bank USA,
4 N.A., JPMorgan Chase Bank, National Association, successor in interest by purchase from the
5 Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank f/k/a
6 Washington Mutual Bank, FA and Multnomah County and Defendants, State of Oregon and
7 Benjamin Wang, having been dismissed, and Defendant, Association of Unit Owners of
8 Willamette Shores Condominium, having stipulated to judgment:
9

10 It is hereby

11 **ORDERED AND ADJUDGED:**

12 1. The real property to which this judgment relates (hereafter the "Property") is situated in
13 Multnomah County, Oregon is commonly known as 5624 S.W. Riverside Lane Apt#14,
14 Portland, OR 97239 and is legally described as follows:
15

16 See complete Legal Description attached hereto as Exhibit "A"

17 2. The Deed of Trust executed and delivered by Defendant, Zenaida P. Kammann
18 ("Borrower") on or about July 25, 2003 and recorded on August 8, 2003 as Recorder's Fee
19 No. 2003-186196 in the official records of Multnomah County, Oregon, is a valid and
20 perfected lien against all of the Property for the amount of Plaintiff's judgment as provided
21 herein.
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25 2 - CERTIFICATE OF MAILING
26 S&S No. 10-104542

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- 1 3. The Plaintiff is the holder of the original note dated July 25, 2003 and made by Zenaida P
2 Kammann in the amount of \$128,000.00. A copy of the Note was attached to the complaint
3 as Exhibit "3". Plaintiff is the holder of the Note and the beneficial interest in the Deed of
4 Trust (together the "Loan").
5
6 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in
7 interest in the Property is foreclosed and terminated excepting only any statutory right of
8 redemption as provided by Oregon law. To the extent Plaintiff maintains additional
9 subordinate interests in the Property, said coinciding interest(s) shall be resolved upon the
10 completion of the foreclosure sale of Plaintiff's Deed of Trust herein, and subsequent
11 delivery of the sheriff's deed.
12
13 5. The lien of Defendant Association of Unit Owners of Willamette Shores Condominium
14 recorded June 17, 2010 as 2010-074986, records of Multnomah County, Oregon has been
15 fully satisfied.
16
17 6. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
18 Defendants and Plaintiff's lien survives only as otherwise provided by law, and has only the
19 right, if any, of a successful plaintiff to a foreclosure case.
20
21 7. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
22
23 8. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
24 thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah
25 County Sheriff's Office in accordance with the process for sale upon execution, and the
26 proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the

27 3 - CERTIFICATE OF MAILING
28 S&S No. 10-104542

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1 amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority
2 as their interest may appear or as established by the court by supplemental judgment.

3 9. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.

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

8 11. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
9 any person holding possession under or through such Defendant(s) shall refuse to surrender
10 possession to the purchaser immediately on the purchaser's demand for possession.

11 12. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

Principal	\$114,796.59	
Prejudgment interest at 5.25% through October 7, 2015 (accruing thereafter until entry of judgment at \$16.51 per diem)		\$34,753.63
Total plus Prejudgment Interest		\$149,550.22

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17 13. Attorney Fees and Costs are awarded to Plaintiff as follows:

Costs			\$1,201.00
	Filing Fee	\$531.00	
	Service Costs	\$585.00	
	Prevailing Party Fee	\$85.00	
Attorney fees			\$5,150.00
Total			\$6,351.00

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23 14. Post judgment interest on the aggregate of all amounts declared due above shall accrue from
24 the date of judgment at the current contract rate.

25 4-CERTIFICATE OF MAILING
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1 15. This Judgment shall be construed as a lien on the subject property only and shall not create a
2 personal lien or liability against borrower except as is customary or necessary to execute on
3 such Judgment and for purposes of redemption. In no event should it be construed as
4 establishing personal liability for any persons whose debt has been extinguished in
5 bankruptcy or by an In Rem order granting relief from stay, but only to foreclose the deed of
6 trust mortgage. In the event the proceeds of sale are insufficient to pay the amounts due to
7 Plaintiff, no general execution shall be issued and Plaintiff shall not be entitled to any
8 further judgment, including a judgment for deficiency.
9

10 16. Execution may issue against the subject property for the aggregate amount found due
11 Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due").
12 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by
13 ORS 18.936 or other applicable law.
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25 5 - CERTIFICATE OF MAILING
26 S&S No. 10-104542

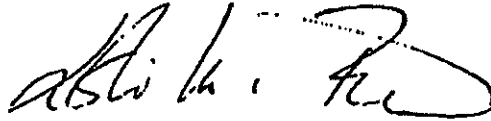
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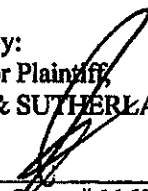
17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

Signed: 8/2/2017 11:58 AM

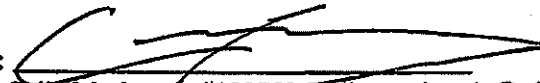


Circuit Court Judge Leslie Roberts

Submitted by:
Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

By: 
Joshua R. Jorem # 116872 [jorem@logs.com]
7632 SW Durham Road, Suite 350, Tigard, OR 97224
(360)260-2253; Fax (360)260-2285

Attorney for Defendant, Association of Unit Owners of Willamette Shores Condominium

By: 
Colin Mackenzie #123782 [colin.mackenzie@vf-law.com]
Vial Fotheringham LLP
17355 SW Boones Ferry Rd Ste A
Lake Oswego OR 97035
503 684-4111

6 - CERTIFICATE OF MAILING
S&S No. 10-104542

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Ord# No. 2321648m

EXHIBIT "A"
Legal Description

Unit 31, WILLAMETTE SHORES CONDOMINIUM, as set forth in Condominium Declaration, recorded September 24, 1990, in Book 2346, Page 1064, in the City of Portland, County of Multnomah, and State of Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

8-8-03