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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 exception.

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

MORTGAGE ASSETS MANAGEMENT,  
LLC,

Case No. 18CV21988

Plaintiff,

**WRIT OF EXECUTION**

v.

THE ESTATE OF JOYCELYN P. MCKENNA-JONES; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF JOYCELYN P. MCKENNA-JONES; TINA MCKENNA; FONTAINE CONDOMINIUM HOMEOWNERS ASSOCIATION; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1220 NE 17TH AVE UNIT 15E, PORTLAND, OR 97232,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On January 18, 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: MORTGAGE ASSETS MANAGEMENT, LLC c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

1 The real property to be sold at public auction is commonly known as 1220 NE 17TH  
2 AVE UNIT 15E, PORTLAND, OR 97232 ("Subject Property"), and legally described as:

3 UNIT 15E AND PARKING STALL O-83, TOGETHER WITH AN UNDIVIDED  
4 INTEREST AS TENANTS IN COMMON, IN AND TO THE COMMON ELEMENTS  
5 APPERTAINING TO SAID UNIT, A PORTION OF SAID, COMMON ELEMENTS BEING A  
6 SUB LEASE OF THE UNDERLYING GROUND AS THE SAME ARE THEREIN  
7 ESTABLISHED AND IDENTIFIED IN THE DECLARATION AND FLOOR PLANS OF THE  
8 FONTAINE CONDOMINIUM, FILED FOR THE RECORD THE 6TH DAY OF JULY, 1972,  
9 IN BOOK 867, PAGE 1547, OF THE DEED RECORDS OF MULTNOMAH COUNTY, IN  
10 THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

11 The total amount due and owing on the Judgment as of January 28, 2019;

12 Judgment:	Principal	\$281,255.24
13 Pre-Judgment:	Interest(3.290%,\$13.98/day)	\$195.72 (1/5/19 through 1/18/19)
14	Attorney Fees	\$2,890.00
15	Costs	\$4,093.24
16	Prevailing Party Fee	\$300.00
17 Post-Judgment:	Interest(9.000%,\$71.25/day)	\$712.59 (1/19/19 through 1/28/19)
18	Attorney Fees	\$260.00
19	Costs	\$0.00

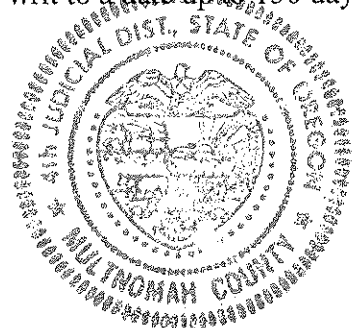
20 **TOTAL: \$289,706.79**

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.  
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Page 2 – WRIT OF EXECUTION

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



COURT ADMINISTRATOR FOR  
MULTNOMAH COUNTY CIRCUIT  
COURT

3/13/19

By: [Signature]

Presented by:

ALDRIDGE PITE, LLP

[Signature]

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

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

MORTGAGE ASSETS MANAGEMENT,  
LLC,

Plaintiff,

v.

THE ESTATE OF JOYCELYN P.  
MCKENNA-JONES; THE UNKNOWN  
HEIRS, DEVISEES AND ASSIGNEES OF  
JOYCELYN P. MCKENNA-JONES; TINA  
MCKENNA; FONTAINE CONDOMINIUM  
HOMEOWNERS ASSOCIATION;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; STATE OF OREGON; and  
ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
1220 NE 17TH AVE UNIT 15E,  
PORTLAND, OR 97232,

Defendants.

Case No. 18CV21988

**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  
JOYCELYN P. MCKENNA-JONES; THE UNKNOWN HEIRS, DEVISEES AND  
ASSIGNEES OF JOYCELYN P. MCKENNA-JONES; TINA MCKENNA; FONTAINE  
CONDOMINIUM HOMEOWNERS ASSOCIATION; SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; STATE OF OREGON; and ALL OTHER PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE  
REAL PROPERTY COMMONLY KNOWN AS 1220 NE 17TH AVE UNIT 15E,  
PORTLAND, OR 97232, the records on file herein, and pursuant to the Motion for General

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 Judgment and Declaration of Amount Due by Default by Plaintiff MORTGAGE ASSETS  
2 MANAGEMENT, LLC ("Plaintiff"),

3 **IT IS HEREBY ADJUDGED:**

4 1. Plaintiff's security interest in the real property located at 1220 NE 17TH AVE  
5 UNIT 15E, PORTLAND, OR 97232 ("Subject Property"), as evidenced by the Deed of Trust  
6 recorded July 3, 2006 in the official records of MULTNOMAH County as instrument number  
7 2006-122420 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the  
8 Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are  
9 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is  
10 legally described as follows:

11 SEE ATTACHED

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

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

19 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
20 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
21 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
22 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
23 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
24 by sale of the Subject Property as directed under this Judgment;

25 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
26 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing

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

1 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
2 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
3 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

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

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efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.

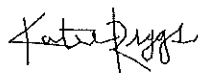
c.  After conferring about objections, [ **role and name of objecting party** ] agreed to independently file any remaining objection.

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: 1/10/2019

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



UNIT 15E AND PARKING STALL O-83, TOGETHER WITH AN UNDIVIDED INTEREST AS TENANTS IN COMMON, IN AND TO THE COMMON ELEMENTS APPERTAINING TO SAID UNIT, A PORTION OF SAID, COMMON ELEMENTS BEING A SUB LEASE OF THE UNDERLYING GROUND AS THE SAME ARE THEREIN ESTABLISHED AND IDENTIFIED IN THE DECLARATION AND FLOOR PLANS OF THE FONTAINE CONDOMINIUM, FILED FOR THE RECORD THE 6TH DAY OF JULY, 1972, IN BOOK 867, PAGE 1547, OF THE DEED RECORDS OF MULTNOMAH COUNTY, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.