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JAN 11 2022

JEFFERSON COUNTY SHERIFF'S OFFICE
MADRAS, OR 97741

FOR THE COUNTY OF JEFFERSON
CIRCUIT COURT
STATE OF OREGON
DATE: THIS 20th DAY OF DEC 21

BY: *Armon M. [Signature]*
Armon M. [Signature] COURT CLERK

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE OF
AMERICA STRUCTURED SECURITIES
ACQUISITION TRUST 2018-HB1,

Case No. 20CV09857

WRIT OF EXECUTION

Plaintiff,

v.

THE ESTATE OF GARY L. CRAIG; THE
UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF GARY L. CRAIG; MARK
ALAN CRAIG; SHERRIE LYNN CRAIG;
STATE OF OREGON; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; CREDIT ASSOCIATES
INC.; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 5691 SW BLUFF LANE,
CULVER, OREGON 97734,

Defendant.

TO THE JEFFERSON COUNTY SHERIFF:

On November 17, 2021, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Jefferson 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: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF

1 AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 c/o Aldridge
2 Pite, LLP, 1050 SW 6th Ave., Suite 1100, Portland, OR 97204.

3 The real property to be sold at public auction is commonly known as 5691 SW BLUFF
4 LANE, CULVER, OREGON 97734 (“Subject Property”), and legally described as:

5 LOT 2, BLOCK 7, ROUND BUTTE RECREATIONAL AREA UNIT II, JEFFERSON
6 COUNTY, OREGON, AS RECORDED IN PLAT BOOK 2, PAGE 47, JEFFERSON
7 COUNTY, RECORDS.

8 The total amount due and owing on the Judgment as of November 24, 2021;

9	Judgment:	Principal	\$221,139.39
10			
11	Pre-Judgment:	Interest (1.070%, \$6.79/day)	\$183.33 (10/22/2021 through 11/17/2021)
12		Attorney Fees	\$5,440.00
13		Costs	\$2651.86
14		Prevailing Party Fee	\$325.00
15	Post-Judgment:	Interest(9.00%,\$56.71/day)	\$396.98 (10/22/2021 through 11/24/2021)
16		Attorney Fees	\$260.00
17		Costs	\$0.00

18 **TOTAL: \$230,396.56**

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

24 ///

25 ///

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.

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4
5 
6 Amy Bonkosky, Trial Court Administrator


7 Presented by:
8 ALDRIDGE PITE, LLP

9
10 By: /s/ Michael J. Page
11 Michael J. Page OSB #194328
12 *Of Attorneys for Plaintiff*
13 (858) 750-7600
14 (503) 222-2260 (facsimile)
15 orecourtnotices@aldridgepite.com

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Page 3 – WRIT OF EXECUTION

Aldridge Pite, LLP
1050 SW 6th Ave, Suite 1100
Portland, Oregon 97204
(858) 750-7600

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, not individually but solely as trustee for
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2018-
HB1,

Plaintiff,

v.

THE ESTATE OF GARY L. CRAIG; THE
UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF GARY L. CRAIG; MARK
ALAN CRAIG; SHERRIE LYNN CRAIG;
STATE OF OREGON; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; CREDIT ASSOCIATES
INC.; and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 5691 SW BLUFF LANE,
CULVER, OREGON 97734,

Defendants.

Case No. 20CV09857

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

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 Gary L. Craig, The Unknown Heirs, Assigns and Devisees of Gary L. Craig, Mark Alan Craig, Sherrie Lynn Craig, State of Oregon, The Secretary of Housing and Urban Development, Credit Associates Inc., and All Other Persons or Parties Unknown Claiming any right, title, lien, or interest in The Real Property commonly known as 5691 SW Bluff Lane, Culver, Oregon 97734, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff Wilmington Savings Fund Society, FSB, not individually but solely as

CONTACT THE CLERK OF THE ORIGINAL COURT FOR THIS COPY OF THE ORIGINAL
DATED THIS 20th DAY OF Dec. 2020
CIRCUIT COURT
JEFFERSON COUNTY,
STATE OF OREGON
BY: *[Signature]*
[Signature]

1 trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 (“Plaintiff”),

2 **IT IS HEREBY ADJUDGED:**

3 1. Plaintiff’s security interest in the real property located at 5691 SW Bluff Lane,
4 Culver, Oregon 97734 (“Subject Property”), as evidenced by the Deed of Trust recorded June 20,
5 2007 in the official records of Jefferson County as instrument number 2007-003229 (“Deed of
6 Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All rights,
7 claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff’s lien
8 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

9
10 Lot 2, Block 7, Round Butte Recreational Area Unit II, Jefferson County,
11 Oregon, as recorded in Plat Book 2, Page 47, Jefferson County, Records.

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

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

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

26 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule

1 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
2 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
3 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
4 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

5 6. Plaintiff is owed the prevailing party fee of \$325.00, this amount to be satisfied by
6 sale of the Subject Property as directed under this Judgment.

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

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

21 DECLARATION OF AMOUNT DUE BY DEFAULT

22 THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A
23 MONEY AWARD AGAINST ANY DEFENDANT

24 1. The total amount of the unpaid principal balance, interest, and other amounts
25 owed is \$221,139.39.
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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

/s/ Michael J. Page
Michael J. Page, OSB #194328
Of Attorneys for Plaintiff
(858) 750-7600
(503) 222-2260 (Fax)
orecourtnotices@aldridgepite.com

Date: November 5, 2021