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MAY 04 2022

WALLOWA COUNTY SHERIFF

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

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE ON BEHALF OF
AND WITH RESPECT TO AJAX
MORTGAGE LOAN TRUST 2018-B,
MORTGAGE-BACKED NOTES,

Plaintiff,

vs.

DAVID CARPENTER AKA DAVID A.
CARPENTER; STATE OF OREGON;
CAPITAL ONE BANK; MIDLAND
FUNDING LLC; EGP INVESTMENTS, LLC;
DYNAMIC STRATEGIES INC.; UNIFUND
CCR LLC; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 17CV50999 A170935 N009930

WRIT OF EXECUTION IN
FORECLOSURE

TO THE WALLOWA COUNTY SHERIFF:

A General Judgment of Foreclosure was entered and docketed in this case on April 15, 2019. An Appellate and Supplemental Judgment was entered and dated 6/28/2021. True copies of the Judgments are attached hereto. The Judgments were entered in favor of the Plaintiff:

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF
OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2018-B, MORTGAGE-
BACKED NOTES


c/o John Thomas
Attorney for Plaintiff

2
3 With the adjudicated general judgment amount due of \$245,179.01, plus pre judgment interest at
4 the per diem of \$23.76 from 4/3/2019 to 4/15/2019 in the amount of \$285.12, plus post judgment
5 interest at the statutory rate of 9.0% per annum from 4/15/2019 to 1/20/2022 in the amount of
6 \$61,130.66, and continuing with a per diem of \$60.53, plus supplemental judgment award of
7 \$491.00, plus supplemental judgment interest at the statutory rate of 9.0% per annum from
8 6/28/2021 to 1/20/2022 in the amount of \$515.82 and continuing with a per diem of \$0.12,
9 currently totaling \$307,626.43.

10 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON,** you are
11 hereby commanded to sell, in the manner prescribed by law for the sale of real property on
12 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or
13 about October 5, 2007, the date of the Deed of Trust, and also the interest that the Defendant had
14 thereafter, in the real property described in the attached Exhibit 1, APN: 0734 and commonly
15 known as: 315 East Garfield, Enterprise, OR 97828.

16 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
17 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under
18 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.
19 You are to make the return within 60 days after you receive this Writ. Should the sale be
20 continued, the writ may be automatically extended for 30 days.

21 **DATED:** 1 day of March, 2022.

22 *Robert Webster* Trial Court Administrator
23  *Robert Webster*
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WRIT OF EXECUTION -2
MH FILE NO.: OR-15-691598-JUD

MCCARTHY & HOLTHUS, LLP
920 SW 3RD AVE, 1ST FLOOR
PORTLAND, OR 97204
PH: (971) 201-3200
FX: (971) 201-3202

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28 WRIT OF EXECUTION -3
MH FILE NO.: OR-15-691598-JUD

MCCARTHY & HOLTHUS, LLP
920 SW 3RD AVE, 1ST FLOOR
PORTLAND, OR 97204
PH: (971) 201-3200
FX: (971) 201-3202

EXHIBIT " 1 "

The East 9.5 feet of Lot 2, Block 22, GARDNER'S ADDITION to the Town of Enterprise, Wallowa County, Oregon, as shown by the Plat thereof on file and of record in the Office of the County Clerk of said County and State in Book C of Deeds, Page 308.

ALSO: A tract beginning at the Southeast corner of Lot 2, Block 22, GARDNER'S ADDITION; running thence North 120 feet to the Northeast corner of Lot 2; running thence due East to the Section line of Section 35, Township 1 South, Range 44 East of the Willamette Meridian, Wallowa county, Oregon; running thence South on the Section line of Section 35 to a point due East of the point of beginning; running thence West to the Southeast corner of said Lot 2, the point of beginning.

ALSO: A tract located in Lot 3, Block 22, GARDNER'S ADDITION to the Town of Enterprise, Wallowa County, Oregon, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 35, Township 1 South, Range 44 East of the Willamette Meridian, described as follows: BEGINNING at the Northeast corner of Lot 2; thence East 114.78 feet to the East line of Section 35; thence North 4°15' East 6.80 feet along the East line of Section 35; thence North 87°12' West 124.93 feet; thence South 12.9 feet; thence East 9.5 feet to the point of beginning.

EXCEPTING THEREFROM any portions lying within the right of way of the County Road.