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

BANK OF AMERICA, N.A.,

Case No. 17CV32471

Plaintiff,

**WRIT OF EXECUTION**

v.

ROCKY D. LANGELIERS; U.S. BANK  
NATIONAL ASSOCIATION, ND; MELISSA  
A. LANGELIERS; OREGON  
DEPARTMENT OF REVENUE; UNITED  
STATES OF AMERICA; and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 85714  
PARKWAY RD., PLEASANT HILL, OR  
97455,

Defendant.

TO THE LANE COUNTY SHERIFF:

On February 6, 2019, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Lane 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.

Per an Assignment of Judgment, the mailing address for the judgment creditor is: AJAX 2019-E REO LLC, c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Suite 1100, Portland, OR 97204.

The real property to be sold at public auction is commonly known as 85714 Parkway Rd,

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Pleasant Hill, OR 97455 ("Subject Property"), and legally described as:

PARCEL I:

BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY OREGON; RUNNING THENCE SOUTH 89° 42' EAST ALONG THE NORTH LINE OF SAID SHELLEY DONATION LAND CLAIM 550.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO

GALE R. BOYLAN, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-01535, OFFICIAL RECORDS OF LANE COUNTY, OREGON; THENCE SOUTH 29° 17' 10" EAST 635.53 FEET; THENCE SOUTH 89° 42' EAST 584.24 FEET; THENCE SOUTH 00° 18' WEST

30.00 FEET; THENCE SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF THE JASPER-CRESWELL HIGHWAY; THENCE SOUTH 03° 01' WEST 30.04 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FLOYD D. CHURCH, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-01541, OFFICIAL RECORDS OF LANE COUNTY, OREGON; THENCE NORTH 89° 42' WEST 992.68 FEET TO THE NORTHWEST CORNER OF SAID CHURCH TRACT; THENCE SOUTH 222.54 FEET; THENCE NORTH 89° 42' WEST

760.96 FEET TO THE WEST LINE OF SAID SHELLEY DONATION LAND CLAIM; THENCE NORTH 00° 45' 50" EAST 835.23 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

ALSO:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WALTER SPRAGUE, ET UX, BY DEED RECORDED JULY 19, 1965, RECEPTION NO. 11628, DEED RECORDS OF LANE COUNTY, OREGON SAID POINT BEING 835.23 FEET SOUTH 00° 45' 50"

WEST AND 760.96 FEET SOUTH 89° 42' EAST FROM THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; RUNNING THENCE NORTH

222.54 FEET; THENCE SOUTH 89° 42' EAST 98.95 FEET TO AN IRON PIPE; THENCE SOUTH 00° 18' WEST 222.49 FEET TO AN IRON PIPE ON THE SOUTH LINE OF SAID SPRAGUE TRACT; THENCE WEST 109.61 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

PARCEL II:

1 AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND  
 2 ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:  
 3 BEGINNING AT A POINT MARKING THE MOST SOUTHERLY  
 4 SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND  
 5 CONVEYED TO GALE R. BOYLAN, ET UX, BY DEED RECORDED  
 6 JANUARY 9, 1978, RECEPTION NO. 78-01535, OFFICIAL RECORDS OF  
 7 LANE COUNTY, OREGON, SAID POINT BEING 550.0 FEET SOUTH 89° 42'  
 8 EAST AND 635.53 FEET SOUTH 29° 17' 10" EAST AND 584.24 FEET  
 9 SOUTH 89° 42' EAST AND 30.0 FEET SOUTH 00° 18' WEST FROM THE  
 10 NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND  
 11 CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF  
 12 THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON; RUNNING  
 13 THENCE SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF THE  
 14 JASPER-CRESWELL HIGHWAY; THENCE NORTH 03° 01' EAST ALONG  
 15 SAID HIGHWAY 30.04 FEET; THENCE NORTH 89° 42' WEST TO A POINT  
 16 THAT IS NORTH 00° 18' EAST FROM THE PLACE OF BEGINNING;  
 17 THENCE SOUTH 00° 18' WEST 30.0 FEET TO THE PLACE OF BEGINNING  
 18 IN LANE COUNTY, OREGON.

12 The total amount due and owing on the Judgment as of January 17, 2022,

13	Judgment:	Principal	\$643,851.24
14	Pre-Judgment:	Interest 4.000%, \$41.81/day	\$11,915.85 (04/28/18 through 2/06/19)
15		Attorney Fees	\$9,527.00
16		Costs	\$3,163.73
17		Prevailing Party Fee	\$300.00
18	Post-Judgment:	Interest 9%, \$164.5236/day	\$177,027.39 (2/07/19 through 1/17/22)
19		Attorney Fees	\$305.00
20		Costs	\$0.00

21 **TOTAL: \$846,090.21**

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.

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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.



*Celcy Edwards* 1/27/22  
*Court Clerk*

Presented by:

ALDRIDGE PITE, LLP

By: /s/ Michael J. Page  
Michael J. Page OSB #194328  
*Of Attorneys for Plaintiff*  
(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 LANE**

BANK OF AMERICA, N.A.,  
Plaintiff,

Case No. 17CV32471

**ASSIGNMENT OF JUDGMENT**

v.

ROCKY D. LANGELIERS; U.S. BANK  
NATIONAL ASSOCIATION, ND; MELISSA  
A. LANGELIERS; OREGON  
DEPARTMENT OF REVENUE; UNITED  
STATES OF AMERICA; and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 85714  
PARKWAY RD., PLEASANT HILL, OR  
97455,

Defendants.

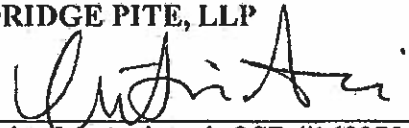
Pursuant to ORS 18.205, the judgment creditor AJAX 2019-E REO LLC, hereby assigns

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1 its entire interest in the general judgment granted on February 6, 2021 in this matter, to AJAX  
2 2019-E REO CORP.

3 ALDRIDGE PITE, LLP


4 Dated: 2/3/21

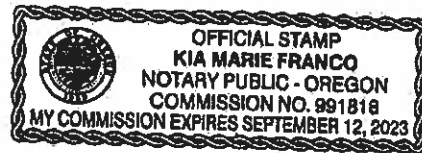
5 By:   
Christina M. Andreoni, OSB #160875  
6 (858) 750-7600  
7 (503) 222-2260 (facsimile)  
8 candreoni@aldridgepite.com

9 STATE OF Oregon }  
10 COUNTY OF Multnomah }

11 The foregoing instrument was acknowledged before me on this 3 day of February, 2021 by  
12 Christina M. Andreoni of ALDRIDGE PITE, corporation, on behalf of the corporation.

13 WITNESS my hand and official seal.

14 Signature  (seal)  
15 Notary Public  
16 My Commission Expires: 9-12-23



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

BANK OF AMERICA, N.A.,

Plaintiff,

v.

ROCKY D. LANGELIERS; U.S. BANK  
NATIONAL ASSOCIATION, ND; MELISSA  
A. LANGELIERS; OREGON  
DEPARTMENT OF REVENUE; UNITED  
STATES OF AMERICA; and ALL OTHER  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 85714  
PARKWAY RD., PLEASANT HILL, OR  
97455,

Defendants.

Case No. 17CV32471

**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 on the Order of Default against Defendants U.S. BANK NATIONAL ASSOCIATION, ND; UNITED STATES OF AMERICA; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 85714 PARKWAY RD., PLEASANT HILL, OR 97455 granted on January 16, 2018, the Limited Judgment of Foreclosures by Default against Defendants U.S. BANK NATIONAL ASSOCIATION, ND; UNITED STATES OF AMERICA; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 85714 PARKWAY RD., PLEASANT HILL, OR 97455 granted on January 16, 2018, the Limited Judgment of Foreclosure Against Defendant Oregon Department of Revenue entered on

1 December 13, 2017, the Order Granting Plaintiff's Motion for Summary Judgment against  
2 Defendants ROCKY D. LANGELIERS and; MELISSA A. LANGELIERS entered on January  
3 16, 2019, the declaration of Plaintiff in support of Motion for Summary Judgment filed with the  
4 court on April 19, 2018, and the Statement of Attorney Fees, Costs and Disbursement, and  
5 pursuant to the Motion for General Judgment and Declaration of Amount Due by Plaintiff  
6 BANK OF AMERICA, N.A. ("Plaintiff"),

7 **IT IS HEREBY ADJUDGED:**

8 1. Plaintiff's security interest in the real property located at 85714 PARKWAY RD,  
9 PLEASANT HILL, OR 97455 ("Subject Property"), as evidenced by the Deed of Trust recorded  
10 July 3, 1996 in the official records of LANE County as instrument number 9645060 ("Deed of  
11 Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,  
12 claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien  
13 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

14 **PARCEL I:**

15 BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE JOHN  
16 SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18  
17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY  
18 OREGON; RUNNING THENCE SOUTH 89° 42' EAST ALONG THE NORTH LINE  
19 OF SAID SHELLEY DONATION LAND CLAIM 550.00 FEET TO THE  
20 NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO  
21 GALE R. BOYLAN, ET UX, BY DEED RECORDED JANUARY 9, 1978,  
22 RECEPTION NO. 78-01535, OFFICIAL RECORDS OF LANE COUNTY, OREGON;  
23 THENCE SOUTH 29° 17' 10" EAST 635.53 FEET; THENCE SOUTH 89° 42' EAST  
24 584.24 FEET; THENCE SOUTH 00° 18' WEST  
25 30.00 FEET; THENCE SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF  
26 THE JASPER-CRESWELL HIGHWAY; THENCE SOUTH 03° 01' WEST 30.04 FEET,



1 MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF  
2 LAND CONVEYED TO FLOYD D. CHURCH, ET UX, BY DEED RECORDED  
3 JANUARY 9, 1978, RECEPTION NO. 78-01541, OFFICIAL RECORDS OF LANE  
4 COUNTY, OREGON; THENCE NORTH 89° 42' WEST 992.68 FEET TO THE  
5 NORTHWEST CORNER OF SAID CHURCH TRACT; THENCE SOUTH 222.54  
6 FEET; THENCE NORTH 89° 42' WEST  
7 760.96 FEET TO THE WEST LINE OF SAID SHELLEY DONATION LAND CLAIM;  
8 THENCE NORTH 00° 45' 50" EAST 835.23 FEET TO THE PLACE OF BEGINNING,  
9 IN LANE COUNTY, OREGON.

10 ALSO:

11 BEGINNING AT A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF  
12 LAND CONVEYED TO WALTER SPRAGUE, ET UX, BY DEED RECORDED JULY  
13 19, 1965, RECEPTION NO. 11628, DEED RECORDS OF LANE COUNTY, OREGON  
14 SAID POINT BEING 835.23 FEET SOUTH 00° 45' 50"  
15 WEST AND 760.96 FEET SOUTH 89° 42' EAST FROM THE NORTHWEST  
16 CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION  
17 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,  
18 IN LANE COUNTY, OREGON; RUNNING THENCE NORTH  
19 222.54 FEET; THENCE SOUTH 89° 42' EAST 98.95 FEET TO AN IRON PIPE;  
20 THENCE SOUTH 00° 18' WEST 222.49 FEET TO AN IRON PIPE ON THE SOUTH  
21 LINE OF SAID SPRAGUE TRACT; THENCE WEST 109.61 FEET TO THE PLACE  
22 OF BEGINNING, IN LANE COUNTY, OREGON.

23  
24 PARCEL II:

25 AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND  
26 ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

1 BEGINNING AT A POINT MARKING THE MOST SOUTHERLY SOUTHWEST  
2 CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GALE R.  
3 BOYLAN, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-  
4 01535, OFFICIAL RECORDS OF LANE COUNTY, OREGON, SAID POINT BEING  
5 550.0 FEET SOUTH 89° 42' EAST AND 635.53 FEET SOUTH 29° 17' 10" EAST AND  
6 584.24 FEET SOUTH 89° 42' EAST AND 30.0 FEET SOUTH 00° 18' WEST FROM  
7 THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM  
8 NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE  
9 WILLAMETTE MERIDIAN, LANE COUNTY, OREGON; RUNNING THENCE  
10 SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF THE JASPER-  
11 CRESWELL HIGHWAY; THENCE NORTH 03° 01' EAST ALONG SAID HIGHWAY  
12 30.04 FEET; THENCE NORTH 89° 42' WEST TO A POINT THAT IS NORTH 00° 18'  
13 EAST FROM THE PLACE OF BEGINNING; THENCE SOUTH 00° 18' WEST 30.0  
14 FEET TO THE PLACE OF BEGINNING IN LANE COUNTY, OREGON.

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

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

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

1 by sale of the Subject Property as directed under this Judgment;

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

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

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

18 8. Plaintiff or any other party to this action may become a purchaser at the  
19 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
20 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
21 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
22 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 \$643,851.24.
2. Simple interest at the variable rate currently at 4% (\$41.81 *per diem*) after 4/27/2018, through the date of judgment.
3. Attorney fees of \$9,527.50, plus \$305.00, through the date of sale.
4. Costs of \$3,163.73, 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: 2/1/2019 02:57 PM



R. Curtis Conover, Circuit Court Judge

**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 which objections remain unresolved.

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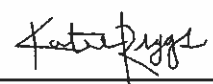
c.  After conferring about objections, [ **role and name of objecting party** ] agreed to independently file any remaining objection.

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: 1/29/2019

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  
BANK OF AMERICA, N.A.