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

WELLS FARGO BANK, N.A.,  
  
Plaintiff,

**CASE NO.: 16CV21442  
WRIT OF EXECUTION**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE OF THE  
DWELLING SERIES IV TRUST,  
  
Assignee

v.

ANTHONY RYAN GASCON; ROBYN  
GASCON; GREGORY GRIMSHAW;  
STEVEN MERRILL; AND PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN OR INTEREST IN  
THE PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,  
  
Defendants.

TO THE SHERIFF OF CLACKAMAS COUNTY OREGON:

WHEREAS, on January 31, 2017, by consideration of the Clackamas County Circuit Court,  
there was entered a General Judgment of Foreclosure. Said General Judgment of Foreclosure was  
duly enrolled and docketed in the Court Administrator's Office in said County on January 31,  
2017, a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

1 This judgment was assigned on March 31, 2022, to U.S. Bank Trust National Association, as  
2 Trustee of the Dwelling Series IV Trust.

3 Judgment Creditor U.S. Bank Trust National Association, as Trustee of the  
4 Dwelling Series IV Trust  
5 Judgment Creditor Address: c/o ZBS LAW, LLP  
6 5 Centerpointe Dr. Suite 400  
7 Lake Oswego, OR 97035

8 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are  
9 commanded to sell the real property as by said General Judgment of Foreclosure according to law  
10 (subject to redemption) all of the interest that the borrowers Anthony Ryan Gascon and Robyn  
11 Gascon had on the 8<sup>th</sup> day of February, 2008, the date of the Mortgage, and also all of the interest  
12 that borrower had thereafter, in the real property described in the Judgment as:

13 The land referred to herein below is situated in the County of Clackamas, State of Oregon, and is  
14 described as follows:

15  
16 PARCEL 1, PARTITION PLAT 1991-30, IN THE COUNTY OF CLACKAMAS AND STATE  
17 OF OREGON.

18 The street address of the real property to be levied upon is 16001 S Neibur Road, Oregon  
19 City, OR 97045.

20 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF  
21 THE DATE OF SUBMISSION (June 21, 2022) IS AS FOLLOWS:

22 Base Judgment and Interest: \$312,862.21  
23 Attorney Fees and Costs: \$4,991.50  
24 Pre-Judgment Interest from  
25 09/21/2016 – 01/31/2017

1 (\$34.81 per diem) \$4,629.73  
2 Post-Judgment Interest from  
3 02/01/2017 – 06/21/2022 at 9.0%  
4 (\$79.52 per diem) \$156,415.84  
5 Total due as of June 21, 2022: \$478,899.28, with interest to continue to accrue at  
6 9% (\$79.52 per diem) until the date of sale.

7 The proceeds of sale shall be applied, delivered, and distributed according to ORS 18.950.

8 Dated: July 14, 2022.

9 By: Jennifer Jackson



10 Submitted by:

11  
12 Amber L. Labrecque  
13 Amber L. Labrecque, OSB No. 094593

14 Bradford E. Klein, OSB# 094561

15  
16 COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.  
17 IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,  
18 PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING  
19 ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST  
20 THIS WRIT BY FILING A CLAIM OF EXEMPTION.

21 Court Administrator relies on the information  
22 provided by the person seeking issuance of  
23 this writ of execution and is not liable for any  
24 errors or omissions in the information

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CIRCUIT COURT OF OREGON FOR CLACKAMAS COUNTY

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

ANTHONY RYAN GASCON; ROBYN  
GASCON; GREGORY GRIMSHAW;  
STEVEN MERRILL; AND PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendants.

NO. 16CV21442

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE

(Clerk's Action Required)

THIS MATTER having come on for hearing this day before the undersigned Judge of the above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the plaintiff, Wells Fargo Bank, N.A., appearing and being represented by Craig Peterson, Attorney of Robinson Tait, and after considering the pleadings and affidavits on file herein, findings of fact and conclusion of law being unnecessary under Civil Rule 69D, the court finds that the allegations contained in the plaintiff's Complaint are true, that there are no material issues of fact, that the plaintiff is entitled to judgment as a matter of law, and that the judgment should be entered in favor of the plaintiff forthwith as more particularly hereafter set forth. Therefore,

IT IS HEREBY ORDERED AND ADJUDGED THAT:

1  
2 1. Plaintiff, Wells Fargo Bank, N.A. be awarded judgment in the sum of \$298,926.92,  
3 together with interest at a rate as provided in the Note from October 1, 2015 through September 20, 2016  
4 in the amount of \$12,307.02, with additional pre-judgment interest at the per diem rate of \$34.81 as  
5 provided in the Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of  
6 \$2,600.00, plus other recoverable amounts of \$1,628.27, which includes the amounts itemized in the  
7 declaration of the lender in support of motion for judgment plus allowable costs of \$2,391.50, as  
8 itemized in the bill of disbursements and an additional amount for post-judgment sheriff's fees. Said  
9 judgment to bear interest until paid at the statutory rate or at the contract rate, whichever is greater; and  
10

11 2. Plaintiff's Deed of Trust on real property in Clackamas County, Oregon, legally  
12 described as follows:  
13

14 **PARCEL 1, PARTITION PLAT 1991-30, IN THE COUNTY OF**  
15 **CLACKAMAS AND STATE OF OREGON**  
16

17 which was recorded on February 20, 2008, under Auditor's File No. 2008-011891, records of  
18 Clackamas County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above  
19 described real estate and the whole thereof as security for the payment of the judgment herein set  
20 forth, and that said Deed of Trust be foreclosed and the property therein described is hereby ordered  
21 sold by the Sheriff of Clackamas County in the manner provided for by law, and the proceeds  
22 therefrom shall be applied to the payment of the judgment, interest, attorneys' fees and costs, and  
23 such other sums as plaintiff has advanced prior to judgment, and that such sums shall constitute a first  
24 and specific lien and charge upon said real estate, prior and superior to any right, title, estate, lien or  
25 interest of Anthony Ryan Gascon, Robyn Gascon, and Gregory Grimshaw and of any one claiming by,  
26 through or under them; and  
27  
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1  
2 3. Anthony Ryan Gascon, Robyn Gascon, and Gregory Grimshaw subsequent to February  
3 8, 2008, the date of the Deed of Trust which is foreclosed herein, be forever barred and estopped  
4 from claiming or asserting any right, title, lien or interest in or to said property or any part thereof,  
5 save and except for the right of redemption as allowed by law; and

6  
7 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the  
8 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to  
9 law, and to all right, title and interest in any rents and profits generated or arising from the property  
10 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to  
11 secure possession, including writ of assistance, if defendants or any of them or any other party or person  
12 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for  
13 possession; and  
14

15 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the  
16 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall  
17 pay the remaining proceeds as directed by the court in the order of distribution.  
18

19  
20 **DECLARATION DETERMINING AMOUNT OF DEBT**  
*(Not a Money Award, see ORS 18.862, 86.797, and 88.010)*

21 Judgment Creditor: Wells Fargo Bank, N.A.  
22 c/o Robinson Tait, P.S.  
23 901 Fifth Avenue, Suite 400  
24 Seattle, WA 98164  
(206) 676-9640

25 Attorney for Judgment Creditor: Craig Peterson  
26 Robinson Tait, P.S.  
27 901 Fifth Avenue, Suite 400  
28 Seattle, WA 98164  
(206) 676-9640

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The name of any person or public body,  
other than the Judgment Creditor's  
Attorney, who is entitled to any  
portion of the judgment: None

Principal Balance: \$298,926.92

Simple Interest on the Principal Balance  
from October 1, 2015 to September 20, 2016: \$12,307.02

Other Amounts Due Under Terms of Loan: \$1,628.27

Attorneys' Fees and Costs:  
Attorneys' Fee: \$2,600.00  
Total Costs: \$2,391.50

Total Attorney Fees and Costs: \$4,991.50

**TOTAL DEBT OWED \$317,853.71**

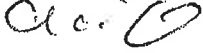
Pre-Judgment: Additional pre-judgment interest accrues from September 21, 2016, to the date of entry of judgment at the per diem rate of \$34.81, in accordance with the Note

Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

Signed: 1/18/2017 03:51 PM

  
**Circuit Court Judge Michael C. Wetzel**

1 Submitted by:  
2

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5  Craig Peterson, OSB #120365  
6 Email: cpeterson@robinsontait.com

7  Brandon Smith, OSB #124584  
8 Email: bsmith@robinsontait.com

9  Jaimie Fender, OSB #120832  
10 Email: jfender@robinsontait.com

11  Kimberly Hood, OSB #123008  
12 Email: khood@robinsontait.com

13  Michael Althouse, OSB #150793  
14 Email: malthouse@robinsontait.com

15 Robinson Tait, P.S.  
16 Attorneys for Plaintiff

17 Tel: (206) 676-9640

18 Fax: (206) 676-9659  
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CERTIFICATE OF READINESS- UTCR 5.100

This proposed order or judgment is ready for judicial signature because:

1.  Each opposing party affected by this order or judgment has stipulated to or approved its terms, as shown by each party's signature on the proposed order or judgment being submitted.
2.  Each opposing party affected by this order has approved the form of the document, as shown by written communication to me.
3.  I have served a copy on all parties entitled to service and:
  - No objection has been served on me within that time frame.
  - I received objections that I could not resolve with the objecting party despite reasonable efforts to do so. I have filed with the court a copy of the objections I received and indicated which objections remain unresolved.
  - After conferring about objections [role and name of opposing party] agreed to independently file any remaining objection.
4.  The relief sought is against a party who has been found in default.
5.  An order of default is being requested with this proposed judgment.
6.  Service is not required pursuant to subsection (1)(c) of UTCR 5.100, or by statute, rule, or otherwise.
7.  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 (1)(d) of UTCR 5.100.

Date:

12-23-16

  
\_\_\_\_\_  
Attorney, OSB

120365