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

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2016-CTT,

Case No. 20CV12184

WRIT OF EXECUTION

Plaintiff,

v.

THE ESTATE OF GEORGE N. WILKINS;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF GEORGE N. WILKINS;
STEVEN GLEN WILKINS; LAURIE ANNE
EKEREN; STATE OF OREGON; AND ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
2025 W PARK DRIVE, FLORENCE, OR
97439,

Defendant.

TO THE LANE COUNTY SHERIFF:

On February 7, 2022, 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.

The mailing address for the judgment creditor is: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Suite

1 1100, Portland, OR 97204.

2 The real property to be sold at public auction is commonly known as 2025 W PARK
3 DRIVE, FLORENCE, OR 97439 ("Subject Property"), and legally described as:

4 LOT 13, BLOCK 23, HOLLY ADDITION - REPLAT NO. 5, AS PLATTED AND
5 RECORDED IN BOOK 61, PAGE 22, LANE COUNTY OREGON PLAT RECORDS, IN
6 LANE COUNTY, OREGON.

7 The total amount due and owing on the Judgment as of June 28, 2022.

8 Judgment:	Principal	\$244,373.34
9 Pre-Judgment:	Interest(1.500%,\$9.17/day)	\$1,439.69 (9/4/2021 through 2/7/2022)
10	Attorney Fees	\$6,080.00
11	Costs	\$4,475.00
12	Prevailing Party Fee	\$325.00
13 Post-Judgment:	Interest(9.000%, \$63.38/day)	\$8,937.34 (2/8/2022 through 6/28/2022)
14	Attorney Fees	\$370.00
15	Costs	\$0.00

16 **TOTAL: \$266,000.39**

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

22 //

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26 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.

By: Newton
Court clerk
JUL 05 2022



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**

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2016-CTT,

Plaintiff,

v.

THE ESTATE OF GEORGE N. WILKINS;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF GEORGE N. WILKINS;
STEVEN GLEN WILKINS; LAURIE ANNE
EKEREN; STATE OF OREGON; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
2025 W PARK DRIVE, FLORENCE, OR
97439,

Defendants.

Case No. 20CV12184

**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 George N. Wilkins, The Unknown Heirs, Assigns And Devisees of George N. Wilkins, Steven Glen Wilkins, Laurie Anne Ekeren, State of Oregon, and All Other Persons or Parties Unknown claiming any right, title, lien, or interest in The Real Property commonly known as 2025 W Park Drive, Florence, OR 97439, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for The RMAC Trust, Series 2016-CTT ("Plaintiff"),

IT IS HEREBY ADJUDGED:

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

1 1. Plaintiff's security interest in the real property located at 2025 W Park Drive,
2 Florence, OR 97439 ("Subject Property"), as evidenced by the Deed of Trust recorded December
3 14, 2005 in the official records of Lane County as instrument number 2005-099057 ("Deed of
4 Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,
5 claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien
6 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

7
8 Lot 13, Block 23, HOLLY ADDITION - REPLAT NO. 5, as platted and
9 recorded in Book 61, Page 22, Lane County Oregon Plat Records, in Lane
10 County, Oregon.

11
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

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 \$325.00, 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;

20 DECLARATION OF AMOUNT DUE BY DEFAULT

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

23 1. The total amount of the unpaid principal balance, interest, and other amounts
24 owed is \$244,373.34.

25 2. Simple interest at the variable rate currently at 1.500% (\$9.17 *per diem*) after
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September 3, 2021, through the date of judgment.

3. Attorney fees of \$6,080.00, plus \$370.00, through the date of sale.

4. Costs of \$4,475.02 plus costs accrued through the date of sale.

5. Prevailing party fee: \$325.00.

6. Post-judgment interest thereafter on the total 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

2/7/2022 8:18:01 AM



Debra E. Velure, 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.
 - 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.

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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 (Facsimile)
orecourtnotices@aldridgepite.com
mpage@aldridgepite.com

Date: February 2, 2022