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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

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

FLAGSTAR BANK, FSB,

Plaintiff,

v.

BRANDON FRANK JONES; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC.; DIRECTORS MORTGAGE, INC. AND
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
1219 NE LA MESA AVE, GRESHAM,
OREGON 97030,

Defendant.

Case No. 19CV00350

WRIT OF EXECUTION

07-29-22 09:14
11:00AM 22-62-0

TO THE MULTNOMAH COUNTY SHERIFF:

On July 10, 2019, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Multnomah 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: Flagstar Bank, FSB 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 1219 NE LA MESA AVE, GRESHAM, OREGON 97030 ("Subject Property"), and legally described as:

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PARCEL I:

LOT 15, BLOCK 4, PINEBROOK, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL II:

THAT CERTAIN TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD LOCATED AT THE COMMON CORNER OF LOTS 15, 16 AND 17, BLOCK 4, PINEBROOK, LOTS 28 THROUGH 41 OF BLOCK 3 AND LOTS 12 THROUGH 28 OF BLOCK 4, AS RECORDED IN BOOK 1205, PAGE 43 OF THE MULTNOMAH COUNTY RECORDS; THENCE FROM SAID 1/2 INCH IRON ROD NORTH 64°40'46" EAST 36.59 FEET; THENCE SOUTH 00°44'23" EAST 2.78 FEET TO A 1/2 INCH IRON ROD LOCATED AT THE COMMON CORNER OF LOTS 14, 15, AND 17 AS SHOWN ON THE RECORDED PLAT; THENCE SOUTH 68°49'39" WEST 35.52 FEET TO THE POINT OF BEGINNING.

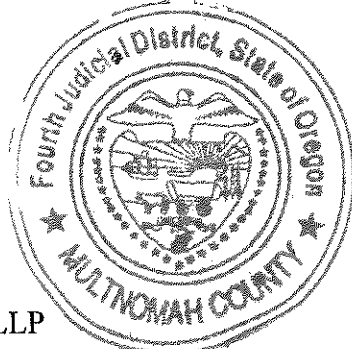
The total amount due and owing on the Judgment as of April 26, 2022;

Judgment:	Principal	\$295,421.72
Pre-Judgment:	Interest(5.25%, \$41.63/day)	\$5,245.38 (3/7/2019 through 7/10/2019)
	Attorney Fees	\$2,690.00
	Costs	\$2,366.94
	Prevailing Party Fee	\$325.00
Post-Judgment:	Interest(9%, \$75.52/day)	\$77,114.34(7/11/2019 through 4/26/2022)
	Attorney Fees	\$260.00
	Costs	\$0.00

TOTAL: \$383,423.38

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

6 By the signature of the attorney for the judgment creditor, the person that requested
7 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
8 making a return on the writ to a date up to 150 days after receipt.



By: [Signature] 6-27-22
Clark

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10
11
12 Presented by:
13 ALDRIDGE PITE, LLP
14
15 By: [Signature]
16 Shannon K. Calt, OSB #121855
17 (858) 750-7600
18 (503) 222-2260 (facsimile)
19 scalt@aldridgepite.com
20 1050 SW 6th Avenue, Suite 1100
21 Portland, OR 97204
22
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH**

FLAGSTAR BANK, FSB,
Plaintiff,

v.

BRANDON FRANK JONES; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC.; DIRECTORS MORTGAGE, INC. and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
1219 NE LA MESA AVE, GRESHAM,
OREGON 97030,
Defendants.

Case No. 19CV00350

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

ORCP Rule 69

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

16 Based upon the Court's Order of Default against defendants BRANDON FRANK
17 JONES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.; and ALL OTHER
18 PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
19 INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1219 NE LA MESA
20 AVE, GRESHAM, OREGON 97030, the Stipulation of Defendants DIRECTORS
21 MORTGAGE, INC, the records on file herein, and pursuant to the Motion for General Judgment
22 and Declaration of Amount Due by Default by Plaintiff FLAGSTAR BANK, FSB ("Plaintiff"),

IT IS HEREBY ADJUDGED:

24 1. Plaintiff's security interest in the real property located at 1219 NE LA MESA
25 AVE, GRESHAM, OREGON 97030 ("Subject Property"), as evidenced by the Deed of Trust
26 recorded January 12, 2018 in the official records of MULTNOMAH County as instrument

1 number 2018-004830 ("Deed of Trust"), is a viable first priority lien, superior to the interests of
2 all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are
3 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is
4 legally described as follows:

5 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

13 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
14 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
15 68(C), which amount may be added to the outstanding obligation due and owing under the Note
16 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
17 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
18 by sale of the Subject Property as directed under this Judgment;

19 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
20 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
21 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
22 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
23 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

26 7. The Sheriff shall make a return on the writ of execution to the court administrator

Page 2 – GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY
DEFAULT AND BY STIPULATION

Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

1 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
2 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
3 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
4 parties as may establish their right thereto. The Defendants and all persons claiming through or
5 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
6 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
7 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
8 every part of the Subject Property when the time for redemption has elapsed;

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

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Page 3 – GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY
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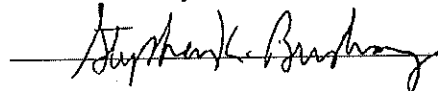
DECLARATION OF AMOUNT DUE BY DEFAULT

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 \$295,421.72.
2. Simple interest at the variable rate currently at 5.25% (\$41.63 *per diem*) after 3/6/2019, through the date of judgment.
3. Attorney fees of \$2,690.00, plus \$260.00, through the date of sale.
4. Costs of \$2,366.94, plus costs accrued through the date of sale.
5. Prevailing party fee: \$325.00.
6. Post-judgment interest thereafter on the total judgment amount at the contract rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

IT IS SO ADJUDGED

Signed: 5/9/2019 03:19 PM



Circuit Court Judge Stephen Bushong
proxy signed by BC

<Stipulation on next page>

Page 4 – GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY
DEFAULT AND BY STIPULATION

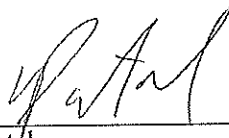
Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

1 IT IS SO STIPULATED:

2 Submitted and stipulated to by:
3 ALDRIDGE PITE, LLP

4  Date 5/3/2019

5 Katie L. Riggs, OSB #095861
6 111 SW Columbia Street, Suite 950
7 Portland, OR 97201
8 (858) 750-7600
9 kriggs@aldridgepite.com
10 *Of Attorneys For Plaintiff*

11  Date May 2, 2019

12 Vittal Patel
13 Deputy General Counsel
14 Desk: 503.636.6000 Ext 1195
15 *Defendant Directors Mortgage*

16 **CERTIFICATE OF READINESS**

17 This proposed Order or Judgment is ready for judicial signature because:

- 18 1. Each party affected by this order or judgment has stipulated to the order or judgment,
19 as shown by each party's signature on the document being submitted.
- 20 2. Each party affected by this order or judgment has approved the order or judgment, as
21 shown by each party's signature on the document being submitted or by written
22 confirmation of approval sent to me.
- 23 3. I have served a copy of this order or judgment on all parties entitled to service and:
24 a. No objection has been served on me;
25 b. I received objections that I could not resolve with a party despite reasonable
26 efforts to do so. I have filed a copy of the objections I received and indicated
which objections remain unresolved.
- 27 c. After conferring about objections, [**role and name of objecting party**]
agreed to independently file any remaining objection.
- 28 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or

Page 5 – GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY
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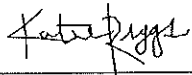
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otherwise.

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



Date: 5/3/2019

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

EXHIBIT "A"

PARCEL I:

LOT 15, BLOCK 4, PINEBROOK, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL II:

THAT CERTAIN TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

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