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

WASHINGTON FEDERAL BANK fka
WASHINGTON FEDERAL BANK,
NATIONAL ASSOCIATION fka
WASHINGTON FEDERAL SAVINGS;

Plaintiff,

v.

DOE 1 and DOE 2, being the occupants of or
parties in possession or claiming any right to
possession of the Real Property commonly known
as 2730 Old Dufur Road, The Dalles, OR 97058;
DOE 3 and DOE 4, being the unknown heirs and
devisees of Gaynell E. Gray aka Gay Gray, and
also all other persons or parties unknown
claiming any right, title, lien, or interest in the
property described in the Complaint herein; JIM
JAY GRAY aka JIM GRAY; and GEORGE
ANTHONY GRAY;

Defendants.

Case No. 22CV16933

WRIT OF EXECUTION
(SPECIFIC REAL PROPERTY)

TO THE SHERIFF OF WASCO COUNTY:

WHEREAS, on September 9, 2022, in the above-entitled court, a General Judgment of
Foreclosure was entered in the above matter, a true copy of which is attached to this Writ as
Exhibit 1, in which Plaintiff is Judgment Creditor and Defendants are Judgment Debtors,

AND WHEREAS the General Judgment requires the Sheriff to sell the specific real

1 property described below,

2 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
3 commanded to sell, in the manner prescribed by law for the sale of real property upon execution,
4 subject to redemption, all of the interest which the Defendants had on September 9, 2022, or
5 thereafter and may now have in the real property described below to satisfy the Judgment and the
6 costs of this Writ, making due return after you receive this Writ pursuant to ORS 18.872. The
7 property which is to be sold is as follows:

8 Tract 1:
9 Parcel 2 of Partition Plat 2005-0005 as recorded March 4, 2005, under
10 Wasco County Microfilm No. 2005-001184, being a portion of Lots 46
and 47, RIVERVIEW ADDITION, in the City of The Dalles, Wasco
County, Oregon.

11 Tract 2:
12 A road easement, including the terms and provisions thereof, as reserved
13 in instrument recorded October 24, 1972 under Wasco County Microfilm
14 No. 72-2333, and further delineated on Partition Plat No. 2005-0005, as
recorded March 4, 2005, under Wasco County Microfilm No. 2005-
001184, records of Wasco County, State of Oregon.

15 and commonly known as 2730 Old Dufur Road, The Dalles, OR 97058.

16 The amounts owing on the money awards in the Judgment as of September 9, 2022, were
17 as follows:

- 18 a. The principal amount of \$87,103.34; plus
- 19 b. Accrued interest to August 31, 2022, of \$4,173.87; plus
- 20 c. Accrued late charges of \$232.38; plus
- 21 d. Accruing interest at the rate of 5.75% per annum per the terms of the Note
22 from August 31, 2022, until date of entry of judgment (September 9, 2022) of \$123.50; plus
- 23 e. Escrow advances of \$947.49; plus accruing late charges, fees, expenses and
24 advances; plus
- 25 f. Plaintiff's reasonable pre-judgment attorney fees of \$4,423.00; plus
- 26 g. Plaintiff's costs and disbursements of \$2,744.40; plus

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h. Plaintiff's post-judgment collection fees and costs of \$3,230.50; plus

i. Interest on the sum of the amounts in subparagraphs a. through h., above, at the rate of 9% per annum from the date of judgment until paid.

The total amount owing on the money award as of September 28, 2022, is \$103,460.93.

The per diem rate is \$25.39195 per day from September 28, 2022, until paid.

The mailing address for the judgment creditor is: c/o Nancy K. Cary, at Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.



Joni Rae
Sept. 29th, 2022

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

WASHINGTON FEDERAL BANK fka
WASHINGTON FEDERAL BANK,
NATIONAL ASSOCIATION fka
WASHINGTON FEDERAL SAVINGS;

Plaintiff,

v.

DOE 1 and DOE 2, being the occupants of or
parties in possession or claiming any right to
possession of the Real Property commonly known
as 2730 Old Dufur Road, The Dalles, OR 97058;
DOE 3 and DOE 4, being the unknown heirs and
devisees of Gaynell E. Gray aka Gay Gray, and
also all other persons or parties unknown
claiming any right, title, lien, or interest in the
property described in the Complaint herein; JIM
JAY GRAY aka JIM GRAY; and GEORGE
ANTHONY GRAY;

Defendants.

Case No. 22CV16933

GENERAL JUDGMENT
OF FORECLOSURE

It appearing that Defendants were served with Summons and Complaint herein in the
manner prescribed by law and have failed to file an appearance within the time allowed by law;

1 and it further appearing that Defendants Doe 3, Doe 4, Jim Jay Gray aka Jim Gray, and George
2 Anthony Gray were defaulted by previous Orders of this Court; and it further appearing that
3 Defendants Doe 1 and Doe 2 were dismissed by previous Orders of this Court; and that the Court
4 finds that there is no just reason for delay in the entry of the general judgment; now, therefore,

5 JUDGMENT is hereby entered in favor of Plaintiff and against Defendants Doe 3, Doe 4,
6 Jim Jay Gray aka Jim Gray, and George Anthony Gray, jointly and severally, as follows:

7 IT IS ADJUDGED:

8 1. That the debt owing to Plaintiff under the Note and Trust Deed executed by Gaynell
9 E. Gray aka Gay Gray is an amount equal to the sum of the following (“Debt Amount”):

- 10 a. The principal amount of \$87,103.34; plus
11 b. Accrued interest to August 31, 2022, of \$4,173.87; plus
12 c. Accrued late charges of \$232.38; plus
13 d. Accruing interest at the rate of 5.75% per annum per the terms of the Note
14 from August 31, 2022, until date of entry of judgment; plus
15 e. Escrow advances of \$947.49; plus accruing late charges, fees, expenses and
16 advances; plus
17 f. Plaintiff’s reasonable pre-judgment attorney fees of \$4,423.00; plus
18 g. Plaintiff’s costs and disbursements of \$2,744.40; plus
19 h. Plaintiff’s post-judgment collection fees and costs of \$3,230.50; plus
20 i. Interest on the sum of the amounts in subparagraphs a. through h., above, at
21 the rate of 9% per annum from the date of judgment until paid.

22 2. The lien of the Trust Deed executed in favor of Plaintiff, recorded in the official
23 records of Wasco County, Oregon, on April 11, 2005, Recording No. 2005-001816, is a valid
24 and subsisting lien against all of the Real Property located at 2730 Old Dufur Road, The Dalles,
25 OR 97058, and described as:

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Tract 1:
Parcel 2 of Partition Plat 2005-0005 as recorded March 4, 2005, under Wasco County Microfilm No. 2005-001184, being a portion of Lots 46 and 47, RIVERVIEW ADDITION, in the City of The Dalles, Wasco County, Oregon.

Tract 2:
A road easement, including the terms and provisions thereof, as reserved in instrument recorded October 24, 1972 under Wasco County Microfilm No. 72-2333, and further delineated on Partition Plat No. 2005-0005, as recorded March 4, 2005, under Wasco County Microfilm No. 2005-001184, records of Wasco County, State of Oregon.

3. The lien of the aforesaid Trust Deed is superior to any interest, lien or claim of Defendants, or any of them, in the Real Property and secures the Debt Amount.

4. The lien of the Trust Deed is hereby foreclosed, and the Real Property shall be sold by the sheriff of Wasco County, Oregon, in the manner prescribed by law.

5. Any proceeds received by any receiver appointed herein during the pendency of this action and the proceeds of the sale prayed for in the preceding paragraph shall be applied first toward the costs of sale and expenses incurred by any such receiver for the receiver's compensation and for the necessary care and preservation of the property in the receiver's possession; then toward satisfaction of the Debt Amount and any supplemental judgment, and any surplus to the party or parties who may have established their right to the surplus.

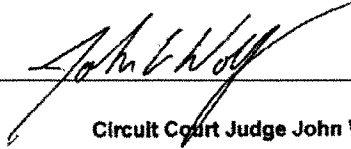
6. Each Defendant and all persons claiming through or under them either as purchasers, encumbrancers, or otherwise are forever foreclosed of all interest or claim in the Real Property except any statutory right of redemption that such Defendants may have in the Real Property or any statutory right to excess proceeds.

7. Plaintiff or any other party may become the purchaser at the sale, and the purchaser shall be entitled to exclusive possession of the Real Property from the date of sale and the purchaser shall be entitled to such remedies as are available to secure possession, including requesting a writ of assistance, if Defendants or any other person shall refuse to surrender

1 possession.

2 The clerk of the court is hereby directed to enter this judgment and
3 shall note it in the court's register.

9/9/2022 1:37:32 PM



Circuit Court Judge John Wolf

12 SUBMITTED BY:
13 Nancy K. Cary, OSB No. 902254
14 ncary@hershnerhunter.com
15 HERSHNER HUNTER, LLP
16 Of Attorneys for Plaintiff
17 Trial Attorney

CERTIFICATE OF READINESS (UTCRC 5.100)

The foregoing **GENERAL JUDGMENT OF FORECLOSURE** is ready for judicial signature because:

- 1. Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
- 2. Each opposing party affected by this order or judgment has approved the order or judgment, as shown by the 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 the opposing 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, Defendant agreed to independently file any remaining objection.
- 4. The relief sought is against an opposing 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 UTCRC 5.100(3), 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 UTCRC 5.100(4).

DATED: September 8, 2022.

HERSHNER HUNTER, LLP

By /s/Nancy K. Cary
Nancy K. Cary, OSB 902254
ncary@hershnerhunter.com
Of Attorneys for Plaintiff