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

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
CARLSBAD FUNDING MORTGAGE  
TRUST,

Case No. 15CV28739

**WRIT OF EXECUTION**

Plaintiff,

v.

CARI LAMPSHIRE; GREEN TREE  
SERVICING, LLC; MOUNTAIN TERRACE  
HOMEOWNERS ASSOCIATION INC.;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
("MERS"); MORTGAGEIT, INC.; AND ALL  
OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
2457 PARK VIEW DRIVE, EUGENE, OR  
97408,

Defendant.

TO THE LANE COUNTY SHERIFF:

On August 12, 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.

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-CIT c/o Aldridge

1 Pite, LLP, 1040 SW 6<sup>th</sup> Avenue, Suite 1100, Portland, OR 97204.

2 The real property to be sold at public auction is commonly known as 2457 PARK VIEW  
3 DRIVE, EUGENE, OR 97408 ("Subject Property"), and legally described as:

4 LOT 26, MOUNTAIN TERRACE, RECORDED AUGUST 17, 2004, RECEPTION NO.  
5 2004-064750, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY, OREGON.

6 The total amount due and owing on the Judgment as of June 10, 2022

7 Judgment:	Principal	\$432,571.72
8 Pre-Judgment:	Interest 6.375%,\$39.87/day	\$478.44, 8/1/2019 thru 8/12/2019
9	Attorney Fees	\$15,507.50
10	Costs	\$4,195.85
11	Prevailing Party Fee	\$325.00
12 Post-Judgment:	Interest 9%,\$111.793/day)	\$115,482.36, 8/13/2019 thru 6/10/2022
13	Attorney Fees	\$305.00
14	Costs	\$0.00

15 **TOTAL: \$568,865.87**

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

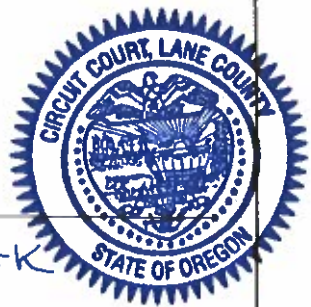
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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.

JUL 01 2022

By: Newton  
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**

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
CARLSBAD FUNDING MORTGAGE  
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Plaintiff,

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CARI LAMPSHIRE; GREEN TREE  
SERVICING, LLC; MOUNTAIN TERRACE  
HOMEOWNERS ASSOCIATION INC.;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
("MERS"); MORTGAGEIT, INC.; and ALL  
OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
2457 PARK VIEW DRIVE, EUGENE, OR  
97408,  
Defendant.

Case No. 15CV28739

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

ORCP Rule 69

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

Based upon the July 16, 2019, Order Granting Summary Judgment as to Defendant Cari  
Lampshire, the November 23, 2016 Order of Default Against Defendants Green Tree Servicing,  
LLC; Mountain Terrace Homeowners Association Inc.; Mortgage Electronic Registration  
Systems, Inc. ("MERS"); Mortgage It, Inc.; and All Other Persons or Parties Unknown Claiming  
Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 2457 Park View  
Drive, Eugene, OR 97408, the June 17, 2019, Declaration of Plaintiff in Support of Summary  
Judgment, and the Statement of Attorney Fees, Costs and Disbursements, the records on file  
herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by

1 Default by Plaintiff Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not  
2 Individually But As Trustee For Carlsbad Funding Mortgage Trust ("Plaintiff"),

3 **IT IS HEREBY ADJUDGED:**

4 1. Plaintiff's security interest in the real property located at 2457 Park View Drive,  
5 Eugene, OR 97408 ("Subject Property"), as evidenced by the Deed of Trust recorded March 23,  
6 2007 in the official records of Lane County as Instrument Number 2007-019531 ("Deed of  
7 Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,  
8 claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien  
9 as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

10 LOT 26, MOUNTAIN TERRACE, RECORDED AUGUST 17, 2004, RECEPTION NO.  
11 2004-064750, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY,  
12 OREGON.

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

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

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

26 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule

1 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
2 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
3 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
4 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

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

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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 \$432,571.72.
2. Simple interest at the variable rate currently at 6.375% (\$39.87 *per diem*) after July 31, 2019, through the date of judgment.
3. Attorney fees of \$15,507.50 plus \$305.00, through the date of sale.
4. Costs of \$4,195.85 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: 8/12/2019 03:27 PM



Charles D. Carlson, 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.

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- 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.
- 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/ Sarah M. Mathenia  
 Sarah M. Mathenia, OSB #120681  
 (858) 750-7600  
 (503) 222-2260  
 orecourtnotices@aldridgepite.com

Date: August 6, 2019

111 SW Columbia Street, Suite 950  
 Portland, OR 97201

Of Attorneys for Plaintiff  
 WILMINGTON SAVINGS FUND SOCIETY, FSB  
 D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY  
 BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST