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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.

**FILED**

OCT 26 2022

CIRCUIT COURT  
MULTNOMAH COUNTY OREGON

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

WELLS FARGO BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE CORPORATION AND WACHOVIA MORTGAGE FSB, A DIVISION OF WELLS FARGO BANK, NA, FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB,

Plaintiff,

v.

MOIRA TELETHA POPE; ACCOUNT CONTROL SERVICES, INC.; LVNV FUNDING, LLC; WESTERN CREDIT AND COLLECTION SERVICE, INC.; AND DOES 1-2, BEING ALL OCCUPANTS OR OTHER PERSONS OR PARTIES CLAIMING NAY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN AND LOCATED AT 2004 NE CRAMER STREET, PORTLAND, OR 97211,

Defendant.

Case No. 130303744

**WRIT OF EXECUTION**

11-02-22 10:09:30

TO THE MULTNOMAH COUNTY SHERIFF:

On April 16, 2014, 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.

///

Page 1 - WRIT OF EXECUTION

130303744  
WREX  
Writ - Execution  
15960147



Aldridge Pite, LLP  
1050 SW 6th Avenue, Suit 1100  
Portland, OR 97204  
(858) 750-7600

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The mailing address for the judgment creditor is: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III TRUST c/o Aldridge Pite, LLP, 1050 SW 6<sup>th</sup> Avenue, Suite 1100, Portland, OR 97204.

The real property to be sold at public auction is commonly known as 2004 NE CRAMER STREET, PORTLAND, OR 97211 ("Subject Property"), and legally described as:

LOT 6, BLOCK 1, EXCEPT THE SOUTH 5 FEET OF THE WEST 8.8 FEET THEREOF, IRVINGTON PARK ANNEX, IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.

The total amount due and owing on the Judgment as of September 27, 2022

Judgment:	Principal	\$165,793.87
Pre-Judgment:	Interest(\$24.65/day)	\$4,461.65(10/18/2013 through 4/16/2014)
	Attorney Fees	\$6,603.21
	Costs	\$3821.39
	Prevailing Party Fee	\$
Post-Judgment:	Interest(9%,\$45.54/day)	\$140,536.44 (4/17/2014- 9/27/2022)
	Attorney Fees	\$4,051.50
	Costs	\$0.00

**TOTAL: \$325,268.06**

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

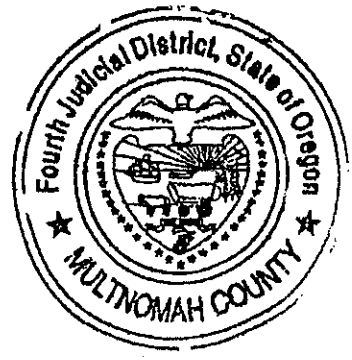
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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.

By: [Signature] 10.26.22  
CLERK

Presented by:  
ALDRIDGE PITE, LLP  
[Signature]

By: Shannon K. Calt, OSB #121855 10/18/2022  
*of Attorneys for Plaintiff*  
(858) 750-7600  
(503) 222-2260 (facsimile)  
orecourtnotices@aldridgepite.com



A TRUE COPY  
Clerk of the Court  
By: [Signature] 10.26.22  
Deputy

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APR 18 2014  
IN REGISTER CDR

FILED  
2014 APR 17 AM 9:35  
CIRCUIT COURT  
FOR MULTNOMAH COUNTY

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR MULTNOMAH CCUNTY

WELLS FARGO BANK, NA, also known as  
WACHOVIA MORTGAGE CORPORATION  
and WACHOVIA MORTGAGE FSB, a division  
of WELLS FARGO BANK, NA, formerly known  
as WACHOVIA MORTGAGE, FSB, formerly  
known as WORLD SAVINGS BANK, FSB;

Plaintiff,

v.

MOIRA TELETHA POPE; ACCOUNT  
CONTROL SERVICES, INC.; LVNV  
FUNDING, LLC; WESTERN CREDIT AND  
COLLECTION SERVICE, INC.; and DOES 1-2,  
being all occupants or other persons or parties  
claiming any right, title, lien, or interest in the  
property described in the Complaint herein and  
located at 2004 NE Cramer Street, Portland, OR  
97211;

Defendants.

Case No. 130303744

GENERAL JUDGMENT BASED  
ON DEFAULT

It appearing that all Defendants were served with Summons and Complaint herein in the  
manner prescribed by law; and it further appearing that all Defendants were defaulted by  
previous Order of this Court; and it further appearing that the Court having conducted a prima

1 facie hearing on Plaintiff's requested attorney's fees; and it further appearing that Plaintiff  
2 previously having filed a Motion for Entry of General Judgment; and that the Court finds that  
3 there is no just reason for delay in the entry of judgment.

4 JUDGMENT is hereby entered in favor of Plaintiff and against all Defendants, jointly  
5 and severally, as follows:

6 IT IS ADJUDGED:

7 1. That the debt owing to Plaintiff under the Note and Trust Deed executed by  
8 Defendant Moira Teletha Pope (Defendant "Pope") is an amount equal to the sum of the  
9 following ("Debt Amount"):

10 a. The principal amount of \$114,603.75, plus accrued interest of \$36,404.61,  
11 plus accruing per diem interest on the principal amount at the rate of \$24.65 per day from  
12 October 18, 2013, until paid, plus late charges of \$1.74, plus hazard insurance disbursements of  
13 \$5,541.65, plus tax disbursements of \$9,182.12, plus property inspections/preservation fees of  
14 \$60.00, plus accruing late charges, fees, expenses and advances; plus

15 b. Plaintiff's reasonable attorney fees of \$6,603.21; plus

16 c. Plaintiff's costs and disbursements of \$3,821.39; plus

17 d. Plaintiff's post-judgment collection fees and costs of \$4,051.50; plus

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

20 2. The lien of the Trust Deed executed in favor of Plaintiff, recorded in the official  
21 records of Multnomah County, Oregon, on December 13, 2007, as Recording No. 2007-212250  
22 is a valid and subsisting lien against all of the Real Property located at 2004 NE Cramer Street,  
23 Portland, Oregon, and described as:

24 LOT 6, BLOCK 1, EXCEPT THE SOUTH 5 FEET OF THE  
25 WEST 8.8 FEET THEREOF, IRVINGTON PARK ANNEX,  
26 IN THE CITY OF PORTLAND, MULTNOMAH COUNTY,  
OREGON.

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

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

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

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

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

19 8. If the proceeds of sale are insufficient to satisfy the Debt Amount and any  
20 supplemental judgment, plus costs and expenses incurred in connection with the sale, Plaintiff  
21 may enforce the deficiency if allowed by Oregon law.

22 **MONEY AWARD**

23 A. **Creditor/Prevailing Party Information:**

- 24 1. Name of judgment creditor(s): Wells Fargo Bank, NA
- 25 2. Address of judgment creditor: PO Box 659558, San Antonio, TX 78265
- 26 3. Name of attorney for judgment creditor: Nancy K. Cary

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4. Address and telephone number of attorney for judgment creditor: Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440; (541)686-8511.

B. Debtor/Losing Party Information:

- 1. Name of judgment debtor(s): Moira Teletha Pope
- 2. Address of judgment debtor (if known): 2004 NE Cramer Street, Portland, OR 97211

3. Date of birth, Social Security number and driver license number for each judgment debtor, the state of issuance for each judgment debtor's license or tax identification number (if known): DOB: 6/11/65; SSN xxx-xx-7936; CDL 3212301.

4. Name of attorney for judgment debtor (if known): Unknown

C. Other Parties Entitled to Payment:

The name of any person or public body, as defined by ORS 174.109, other than the judgment creditor's attorney, that is known by the judgment creditor to be entitled to any portion of the money award: N/A

D. Amount of Money Award Against Judgment Debtor(s):

1. Principal Amount of Judgment:	\$114,603.75
2. Accrued interest:	\$36,404.61
3. Accruing per diem interest on the principal amount at the rate of \$24.65 per day from October 18, 2013, to the date of judgment	
4. Late charges:	\$1.74
5. Hazard insurance disbursements:	\$5,541.65
6. Tax disbursements:	\$9,182.12
7. Property inspections/preservation fees:	\$60.00
8. Attorney's fees awarded of:	\$6,603.21
9. Costs and disbursements awarded of:	\$3,821.39
10. Post-judgment collection attorney's fees and costs award of:	\$4,051.50

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11. Post-judgment simple interest at the rate of 9% per annum on the total of items 1 through 10, above, from the date of judgment, until fully paid.

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

DATED: APR 16 2014

  
\_\_\_\_\_  
Presiding Judge

SUBMITTED BY:  
Nancy K. Cary, OSB No. 902254  
[ncary@hershnerhunter.com](mailto:ncary@hershnerhunter.com)  
HERSHNER HUNTER, LLP  
Of Attorneys for Plaintiff  
Trial Attorney