

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.

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

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Case No. 18CV58915

**WRIT OF EXECUTION**

Plaintiff,

v.

SUCCESSOR TRUSTEE OF THE YVONNE HEMBREE FAMILY TRUST, DATED JUNE 19 1995; THOMAS W. HEMBREE; MARIA LYN PLESKAC; TIMOTHY HEMBREE; KAREN CHRISTMANN; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1341 NORTHEAST 116TH AVENUE, PORTLAND, OREGON 97220,

Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On February 25, 2020, 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. A Supplemental Judgment was entered by the Court on March 1, 2024.

The mailing address for the judgment creditor is: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT

Page 1 – WRIT OF EXECUTION

Aldridge Pite, LLP  
1050 SW 6<sup>th</sup> Avenue, Suite 1100  
Portland, OR 97204  
(858) 750-7600

05-09-24 PM 11:03

1 SERIES I TRUST c/o Aldridge Pite, LLP, 1050 SW 6<sup>th</sup> Avenue, Suite 1100, Portland, OR  
2 97204.

3 The real property to be sold at public auction is commonly known as 1341 NORTHEAST  
4 116TH AVENUE, PORTLAND, OREGON 97220 ("Subject Property"), and legally described  
5 as:

6 LOT 6, BLOCK 1, MUSKOPF, IN THE CITY OF PORTLAND, COUNTY OF  
7 MULTNOMAH AND STATE OF OREGON.

8 The total amount due and owing on the Judgment as of April 9, 2024:

9	Judgment:	Principal	\$230,878.10
10	Pre-Judgment:	Costs	\$2,003.00
11		Prevailing Party Fee	\$325.00
12	Post-Judgment:	Interest 6.700%, \$44.2128/day	\$66,540.4078 (2/26/2020 through
13			4/8/2024)
14	Supplemental:	Principal	\$79,182.81
15		Attorney Fees	\$5,512.50
16		Costs	\$633.86
17	Post-Supplemental	Interest (6.7000%, \$1,717.22 (3/2/2024 through 4/8/2024)	
18		\$15.7108/day)	
19		Attorney Fees	\$260.00

20 **TOTAL: \$383,833.57**

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

26 By the signature of the attorney for the judgment creditor, the person that requested

1 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay  
2 making a return on the writ to a date up to 150 days after receipt.



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*[Handwritten signature]* - clerk  
04.17.2024

Presented by:

ALDRIDGE PITE, LLP

By: *[Handwritten signature]*  
Michael J. Page, OSB #194328  
*of Attorneys for Plaintiff*  
(858) 750-7600  
(503) 222-2260 (facsimile)  
orecourtnotices@aldridgepite.com

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FOR THE COUNTY OF MULTNOMAH**

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**WRIT OF EXECUTION**

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Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On February 25, 2020, 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. A Supplemental Judgment was entered by the Court on March 1, 2024.

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6 LOT 6, BLOCK 1, MUSKOPF, IN THE CITY OF PORTLAND, COUNTY OF  
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8 The total amount due and owing on the Judgment as of April 9, 2024:

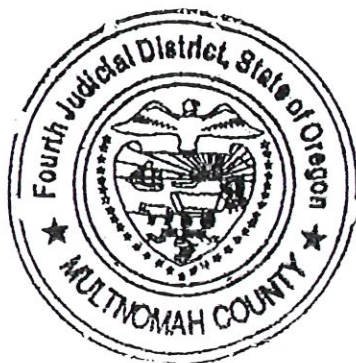
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2 making a return on the writ to a date up to 150 days after receipt.



*[Handwritten Signature]* - clerk  
4.17.2024

9 Presented by:

10 ALDRIDGE PITE, LLP

11 By: *[Handwritten Signature]*  
12 Michael J. Page, OSB #194328  
13 of Attorneys for Plaintiff  
14 (858) 750-7600  
(503) 222-2260 (facsimile)  
orecourtnotices@aldridgepite.com



CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL

DATED: 4.17.2024  
*[Handwritten Signature]*  
CLERK OF THE COURT



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

BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT  
SERIES I TRUST,

Plaintiff,

v.

SUCCESSOR TRUSTEE OF THE YVONNE  
HEMBREE FAMILY TRUST, DATED JUNE  
19 1995; THOMAS W. HEMBREE; MARIA  
LYN PLESKAC; TIMOTHY HEMBREE;  
KAREN CHRISTMANN; THE SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT; STATE OF OREGON; and  
ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
1341 NORTHEAST 116TH  
AVENUE, PORTLAND, OREGON 97220,

Defendants.

Case No. 18CV58915

**SUPPLEMENTAL JUDGMENT OF  
FORECLOSURE AND DECLARATION OF  
AMOUNT DUE BY DEFAULT**

ORCP Rule 23

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

Based upon the Supplemental Declaration in Support of Judgment, the Supplemental Statement of Attorney Fees, Costs, and Disbursements, the records on file herein, and pursuant to the Motion for Supplemental Judgment by Judgment Creditor Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust ("Judgment Creditor"),

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**IT IS HEREBY ADJUDGED:**

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 supplemental amount of the unpaid principal balance, interest, and other amounts owed is \$79,182.81. This amount includes pre-judgment interest accrued after May 31, 2019 through the date of judgment.
- 2. Attorney fees of \$5,512.50, plus \$260.00, through the date of sale.
- 3. Additional costs of \$633.86 accrued after January 10, 2020, plus costs accrued through the date of sale.
- 4. Post-judgment interest thereafter on the total amount above, numbers 1-3, at the General Judgment rate of 6.7%, per annum, through the date of sale.

**IT IS SO ADJUDGED**

March 1, 2024 Christy Marshall

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;



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- 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



Date: September 21, 2023

Michael J. Page, OSB No. 194328  
*Of Attorneys for Plaintiff*  
(858) 750-7600  
(619) 590-1385 (Facsimile)  
[orecourtnotices@aldridgepite.com](mailto:orecourtnotices@aldridgepite.com)