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JUN 10 2024

JEFFERSON COUNTY SHERIFF'S OFFICE
MADRAS, OR 97741

CERTIFIED TRUE COPY OF THE ORIGINAL
DATED THIS 23RD DAY OF MAY 20 24
CIRCUIT COURT
JEFFERSON COUNTY
STATE OF OREGON

BY: *Debra M. Rasmussen*
Debra M. Rasmussen COURT CLERK

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

REVERSE MORTGAGE FUNDING LLC,

Case No. 22CV10748

Plaintiff,

WRIT OF EXECUTION

v.

THE ESTATE OF ARLENE N. GILDEROY;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVEISEES OF ARLENE N. GILDEROY;
RICK LINDHOLM A/K/A RICHARD
LINDHOLM; THE ESTATE OF, BRADLEY
LITTLEFIELD; THE UNKNOWN HEIRS,
ASSIGNS, AND DEVEISEES OF BRADLEY
LITTLEFIELD; MEGAN SIDERS; RYAN
LITTLEFIELD; BRENT LITTLEFIELD
A/K/A BRENT ELLIOTT; NATASHA
PARKHILL; DAVID CHUNG A/K/A DAVID
LITTLEFIELD; THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
OREGON AFFORDABLE HOUSING
ASSISTANCE CORPORATION; CROOKED
RIVER RANCH CLUB AND
MAINTENANCE ASSOCIATION; AND
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
12292 SW LORDS PLACE, TERREBONNE,
OREGON 97760,

Defendant.

TO THE JEFFERSON COUNTY SHERIFF:

On May 7, 2024, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Jefferson 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

1 to Plaintiff.

2 The mailing address for the judgment creditor is: REVERSE MORTGAGE FUNDING
3 LLC c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Suite 1100, Portland, OR 97204.

4 The real property to be sold at public auction is commonly known as 12292 SW LORDS
5 PLACE, TERREBONNE, OREGON 97760 (“Subject Property”), and legally described as:

6 LOT 89, CROOKED RIVER RANCH NO. 10, JEFFERSON COUNTY, OREGON

7
8 The total amount due and owing on the Judgment as of May 17, 2024;

9	Judgment:	Principal	\$211,753.86
10	Pre-Judgment:	Interest(5.9900%, \$34.68/day)	\$936.36 (4/11/24 through 5/7/24)
11		Attorney Fees	\$5,362.50
12		Costs	\$3,930.63
13		Prevailing Party Fee	\$785.00
14	Post-Judgment:	Interest(9.000%, \$55.0093/day)	\$550.09 (5/8/24 through 5/17/24)
15		Attorney Fees	\$0.00
16		Costs	\$0.00

17 **TOTAL: \$223,643.44**

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

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1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.
4

5 5/23/2024 10:06:53 AM

6 By: Katie Slattery
Trial Court Administrator

7 Presented by:

8 ALDRIDGE PITE, LLP
9

10 By: 
11 Michael J. Page OSB #194328
12 *Of Attorneys for Plaintiff*
13 (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 JEFFERSON

REVERSE MORTGAGE FUNDING LLC,

Plaintiff,

v.

THE ESTATE OF ARLENE N. GILDEROY;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF ARLENE N. GILDEROY;
RICK LINDHOLM A/K/A RICHARD
LINDHOLM; THE ESTATE OF, BRADLEY
LITTLEFIELD; THE UNKNOWN HEIRS,
ASSIGNS, AND DEVISEES OF BRADLEY
LITTLEFIELD; MEGAN SIDERS; RYAN
LITTLEFIELD; BRENT LITTLEFIELD
A/K/A BRENT ELLIOTT; NATASHA
PARKHILL; DAVID CHUNG A/K/A DAVID
LITTLEFIELD; THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
OREGON AFFORDABLE HOUSING
ASSISTANCE CORPORATION; CROOKED
RIVER RANCH CLUB AND
MAINTENANCE ASSOCIATION; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
12292 SW LORDS PLACE, TERREBONNE,
OREGON 97760,

Defendants.

Case No. 22CV10748

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

ORCP Rule 69

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

CERTIFIED TRUE COPY OF THE ORIGINAL
DATED THIS 23RD DAY OF MAY 20 24
CIRCUIT COURT
JEFFERSON COUNTY,
STATE OF OREGON
BY: *Terri M. Robinson*
Terri M. Robinson COURT CLERK

1 Devises of Bradley Littlefield; Megan Siders; Ryan Littlefield; Brent Littlefield A/K/A Brent
2 Elliott; Natasha Parkhill; David Chung A/K/A David Littlefield; Oregon Affordable Housing
3 Assistance Corporation; Crooked River Ranch Club and Maintenance Association; and All Other
4 Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property
5 Commonly Known as 12292 SW Lords Place, Terrebonne, Oregon 97760, the stipulation of
6 Secretary of Housing and Urban Development (“Stipulating Defendant”), the records on file
7 herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by
8 Default by Plaintiff REVERSE MORTGAGE FUNDING LLC (“Plaintiff”),

9 **IT IS HEREBY ADJUDGED:**

10 1. Plaintiff’s security interest in the real property located at 12292 SW Lords Place,
11 Terrebonne, Oregon 97760 (“Subject Property”), as evidenced by the Deed of Trust recorded
12 August 21, 2007 in the official records of Jefferson County as instrument number 2007-004345
13 (“Deed of Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All
14 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
15 Plaintiff’s lien as created by the Note and Deed of Trust. The Subject Property is legally
16 described as follows:

17 LOT 89, CROOKED RIVER RANCH NO. 10, JEFFERSON COUNTY, OREGON

18 2. Stipulating Defendant has determined that it holds no title or financial interest in
19 the Subject Property and agrees to be bound by this judgment. No monetary judgment, interest,
20 attorneys’ fees, expenses, costs, or fees are awarded in this proceeding against Stipulating
21 Defendant.

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

25 4. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount

1 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
2 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.

3 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

4 5. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
5 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
6 68(C), which amount may be added to the outstanding obligation due and owing under the Note
7 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
8 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
9 by sale of the Subject Property as directed under this Judgment;

10 6. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
11 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
12 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
13 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
14 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

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

6 DECLARATION OF AMOUNT DUE BY DEFAULT

7
8 THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A
9 MONEY AWARD AGAINST ANY DEFENDANT

10 1. The total amount of the unpaid principal balance, interest, and other amounts
11 owed is \$211,753.86.

12 2. Simple interest at the variable rate currently at 5.9900% (\$34.68 *per diem*) after
13 April 10, 2024, through the date of judgment.

14 3. Attorney fees of \$5,362.50, plus \$785.00, through the date of sale.

15 4. Costs of \$3,930.63, plus costs accrued through the date of sale.

16 5. Prevailing party fee: \$325.00.

17 6. Post-judgment interest thereafter on the total judgment amount at the contract rate
18 of interest or 9.000% per annum, whichever is greater, through the date of sale.

19 **IT IS SO ADJUDGED**

5/7/2024 9:57:40 AM

20 
21 Wade L. Whiting, Circuit Court Judge

22
23 CERTIFICATE OF READINESS

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

25 1. X Each party affected by this order or judgment has stipulated to the order or judgment,
26 as shown by each party's signature on the document being submitted.

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

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- 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;
 - 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: May 6, 2024

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

Stipulated by:
UNITED STATES ATTORNEY'S OFFICE

/s/ M. Alex DeLorenzo

Date: May 6, 2024

M. Alex DeLorenzo, OSB #203641
Of Attorneys for Defendant
(503) 727-1108
m.alex.delorenzo-lawley@usdoj.gov