

RECEIVED

CLACKAMAS COUNTY SHERIFF

NOV 13 2024 07:11

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

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

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

HOA NGUYEN TRAN; AND ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 13637 SE
ELLEN DRIVE, CLACKAMAS, OR 97015,

Defendant.

Case No. 23CV09982

WRIT OF EXECUTION

TO THE CLACKAMAS COUNTY SHERIFF:

On September 28, 2023, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Clackamas 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: Wells Fargo Bank, N.A. c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Suite 1100, Portland, OR 97204.

The real property to be sold at public auction is commonly known as 13637 SE Ellen Drive, Clackamas, OR 97015 ("Subject Property"), and legally described as:

LOT 25 ALIMARIE ESTATES, CLACKAMAS COUNTY, OREGON.

The total amount due and owing on the Judgment as of June 25, 2024;

1	Judgment:	Principal	\$115,822.67
2	Pre-Judgment:	Interest(3.875%, \$10.67/day)	\$736.23 (7/22/23 through 9/28/23)
3		Attorney Fees	\$4,005.00
4		Costs	\$1,562.04
5		Prevailing Party Fee	\$325.00
6	Post-Judgment:	Interest(9.000%, \$30.3031/day)	\$8,212.14 (9/29/2023 through 6/25/24)
7		Attorney Fees	\$445.00
8		Costs	\$0.00

9 **TOTAL: \$131,108.08**

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

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

18 Court Administrator relies on the information
 19 provided by the person seeking issuance of
 this writ of execution and is not liable for any
 errors or omissions in the information

Dated: Aug 15, 2024

By: Wendyl Watson



20 Presented by:

21 ALDRIDGE PITE, LLP

COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.
 IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,
 PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
 ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
 THIS WRIT BY FILING A CLAIM OF EXEMPTION.

22 By: [Signature]
 23 Michael J. Page OSB #194328
 24 Of Attorneys for Plaintiff
 (858) 750-7600
 25 (503) 222-2260 (facsimile)
 26 orecourtnotices@aldridgepite.com