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

ROUNDPOINT MORTGAGE SERVICING CORPORATION,

Plaintiff,

vs.

CHRISTOPHER E. PRYOR, as Personal Representative for the Estate of LANI LORRAINE PRYOR, a deceased individual; CHRISTOPHER E. PRYOR, an heir of LANI LORRAINE PRYOR, a deceased individual; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 150 S Earl St, Stanfield, OR 97875,

Defendants.

CASE NO.: 19CV33740
WRIT OF EXECUTION

TO THE SHERIFF OF UMATILLA COUNTY OREGON:

WHEREAS, on February 14, 2020, by consideration of the Umatilla County Circuit Court, there was entered a General Judgment of Foreclosure. Said General Judgment of Foreclosure was duly enrolled and docketed in the Court Administrator's Office in said County on February 14, 2020, a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

Judgment Creditor ROUNDPOINT MORTGAGE SERVICING CORPORATION
Judgment Creditor Address: c/o ZBS LAW, LLP

5 Centerpoint Dr. Suite 400
Lake Oswego, OR 97035

NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are commanded to sell the real property as by said General Judgment of Foreclosure according to law (subject to redemption) all of the interest that the borrower Lani Lorraine Pryor, had on the 20th day of November 2018, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the real property described in the Judgment as:

West Half of Lots 13, 14, 15 and 16, Block 67, COES'S FIRST ADDITION to the Town, now City of Stanfield, Umatilla County, Oregon.

The street address of the real property to be levied upon is 150 S. Earl St., Stanfield, OR 97875.

THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF THE DATE OF SUBMISSION (February 7, 2022) IS AS FOLLOWS:

Base Judgment and Interest:	193,376.45
Attorney Fees and Costs:	\$4,742.00
Prevailing Party Fee:	\$300.00
Pre-Judgment Interest from 12/06/19 – 02/14/2020	\$1,724.80
Post-Judgment Interest from 02/15/2020 – 02/11/2022 at 9.0% (\$49.35 per diem)	\$35,926.80

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1 Total due as of February 7, 2022: \$236,070.05 , with interest to continue to accrue at
2 9.0% (\$49.35 per diem) until the date of sale.

3 The proceeds of sale shall be applied, delivered, and distributed according to ORS 18.950.
4

5 By: Tammy Hulse
6 **Tammy Hulse, Court Clerk**
7 2/14/2022 10:53:12 AM



8 Submitted by:

9 /s/ *Amber L. Labrecque*

10 Amber L. Labrecque, OSB No. 094593
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF UMATILLA**

ROUNDPOINT MORTGAGE SERVICING CORPORATION,

Plaintiff,

vs.

CHRISTOPHER E. PRYOR, as Personal Representative for the Estate of LANI LORRAINE PRYOR, a deceased individual; CHRISTOPHER E. PRYOR, an heir of LANI LORRAINE PRYOR, a deceased individual; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 150 S Earl St, Stanfield, OR 97875,

Defendants.

CASE NO. 19CV33740

GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT AND STIPULATION (WITHOUT MONEY AWARD – JUDGMENT DOES NOT CREATE A LIEN)

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1 Based upon the Motion for a General Judgment of Foreclosure filed by Plaintiff,
2 Roundpoint Mortgage Servicing Corporation (“Plaintiff”) and against defendants Christopher E.
3 Pryor, as Personal Representative for the Estate of Lani Lorraine Pryor, a deceased individual;
4 Christopher E. Pryor, an Heir of Lani Lorraine Pryor, a deceased individual and All Other Unknown
5 Parties Claiming Any Right, Title, Lien or Interest in the Real Property Commonly Known as 150
6 S Earl St, Stanfield, OR 97875, collectively (“Defendants”) and that Defendant Christopher Pryor
7 as Personal Representative for the Estate of Lani Lorriane Pryor, a deceased individual has
8 stipulated to Judgment, that all other Defendants have been defaulted and that Plaintiff has filed a
9 Statement for Attorney Fees, Costs, and Disbursements,

10 **IT IS HEREBY ORDERED AND ADJUDGED:**

11 **1.**

12 Plaintiff is awarded judgment against Defendants and all persons claiming through or under
13 Defendants, as purchasers, encumbrances, or otherwise, are forever foreclosed of all interest, lien
14 or claim in the real property described above and every portion thereof excepting only any
15 satisfactory right of redemption as Defendants, or any of them, may have therein.

16 Christopher E. Pryor, as Personal Representative for the Estate of Lani Lorraine Pryor, a
17 deceased individual stipulated to Judgment on December 19, 2019; Christopher E. Pryor, an Heir of
18 Lani Lorraine Pryor, a deceased individual and All Other Unknown Parties Claiming Any Right,
19 Title, Lien or Interest in the Real Property Commonly Known as 150 S Earl St, Stanfield, OR 97875
20 were defaulted on December 3, 2019.

21 **2.**

22 Writ of execution upon this General Judgment of Foreclosure shall issue.

23 **3.**

24 The Deed of Trust executed by Borrower on November 20, 2018 and recorded on
25 November 21, 2018, in the Umatilla County Recorder’s Office as Instrument No. 2018-6790468,
26 is a valid mortgage lien for the amount of Plaintiff’s judgment set forth below against all the real
27 property, located in Umatilla County, Oregon commonly referred to as 150 S. Earl St., Stanfield,

1 OR 97875, with a legal description as follows:

2
3 West Half of Lots 13, 14, 15 and 16, Block 67, COES'S FIRST ADDITION to the Town, now
4 City of Stanfield, Umatilla County, Oregon.

5
6 **4.**

7 Said mortgage lien is superior to any interest, lien or claim of the Defendants in the real
8 property, and all other interest in the property gained by him thereafter, or so much interest as may
9 be necessary to satisfy the judgment of the Plaintiff shall be sold by the Sheriff of Umatilla County,
10 Oregon in the manner provided by law and in accordance with the practice of this Court.

11 **5.**

12 The proceeds of sale shall first be applied to the costs of sale; then toward the satisfaction
13 of Plaintiff's judgment awarded herein, calculated as of the date of sale; and any resulting surplus
14 shall then be tendered to the Clerk of the Court to be distributed to such other party or parties as
15 may establish their right thereto.

16 **6.**

17 Defendants and all persons claiming through or under Defendants, as purchasers,
18 encumbrances, or otherwise, are forever foreclosed of all interest, lien or claim in the real property
19 described above and every portion thereof excepting only any satisfactory right of redemption as
20 Defendants may have.

21 **7.**

22 Plaintiff or any other party to this suit or third party purchase may become the purchaser at
23 the sale of the real property. The purchaser is entitled to exclusive possession of the real property
24 from and after the date of sale and is entitled to such remedies as are available at law to secure
25 possession, including writ of assistance, if the Defendants and any other party or person shall
26 refuse to surrender possession to the purchaser immediately on the purchaser's demand for
27 possession.

Attorney Fees	\$ 3,050.00
Attorney Costs	\$ 1,692.00
TOTAL ATTORNEY FEES AND COSTS	\$ 4,742.00
Prevailing Party Fee	\$ 300.00
TOTAL SECURED DEBT (JUDGMENT)	\$ 198,418.45

Interest will continue to accrue on the judgment amount at the rate of 9%. Said Judgment is meant to be for the purposes of foreclosure *only*, and is not intended to be a monetary judgment against the Borrower.



CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
Dated Feb 14 2022
TRIAL COURT ADMINISTRATOR FOR
BY Timmy Akse

Signed: 2/14/2020 11:10 AM

Eva J. Temple, Circuit Court Judge

UTCR 5.100(2) CERTIFICATE OF READINESS

This proposed order or judgment is ready for judicial signature because:

1. Each party affected by this order of 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 of 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 of judgment on each party 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 have received and indicated which objections remained unresolved.

1 c. After conferring about objections [role and name of objecting party] agreed to
2 independently file any remaining objection.

3 4. The relief sought is against an opposing party who has been found in default.

4 5. An order of default is being requested with this proposed judgment.

5 6. Service is not required pursuant to subsection 3 of this rule, or by statute, rule, or
6 otherwise.

7 7. This is a proposed judgment that includes an award of punitive damages and notice as
8 been served on the Director of the Crime Victims' Assistance Section as required by
9 subsection (5) of the rule.

10 8. Other: _____
11

12
13 Submitted By:

14
15 /s/ JEFFREY A. MYERS
16 Amber L. Labrecque, OR No. 094593
17 Jeffrey A. Myers, OSB No. 094561
18 Attorneys for Plaintiff
alabrecque@zbslaw.com
jmyers@zbslaw.com
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