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

UMPQUA BANK, an Oregon state-chartered bank;

Plaintiff,

v.

GREATER EASTERN OREGON DEVELOPMENT CORPORATION, INC.; UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES (Estate Administration Unit); JAMI LYNN WILSON AS AFFIANT OF THE SMALL ESTATE OF KATHLEEN L. WILSON; JAMI LYNN WILSON AS DEVISEE OF THE SMALL ESTATE OF KATHLEEN L. WILSON; and OCCUPANTS OF THE PREMISES;

Defendants.

Case No. 20CV06880

**AMENDED**  
WRIT OF EXECUTION  
(SPECIFIC REAL PROPERTY)

(Amended to correct real property address)

TO THE SHERIFF OF UMATILLA COUNTY:

WHEREAS, on March 30, 2021, in the above-entitled court, a General Judgment of Foreclosure was entered in the above matter, a true copy of which is attached to this Amended

1 Writ as Exhibit 1, in which Plaintiff is Judgment Creditor and Defendants are Judgment Debtors,  
2 AND WHEREAS the General Judgment requires the Sheriff to sell the specific real  
3 property described below,

4 AND WHEREAS a writ of execution was previously issued in this case but included an  
5 incorrect street address for the real property;

6 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
7 commanded to sell, in the manner prescribed by law for the sale of real property upon execution,  
8 subject to redemption, all of the interest which the Defendants had on March 30, 2021, or  
9 thereafter and may now have in the real property described below to satisfy the Judgment and the  
10 costs of this Amended Writ, making due return after you receive this Amended Writ pursuant to  
11 ORS 18.872. The property which is to be sold is as follows:

12 Lot 3 and the South 22 Feet of Lot 4, Block "A" Moser Addition to the  
13 Town, now City of Pilot Rock, Umatilla County, Oregon.

14 and commonly known as 132 SE Elm Street, Pilot Rock, Oregon 97868.

15 The amounts owing on the money awards in the Judgment as of March 30, 2021, were as  
16 follows:

- 17 a. The principal amount of \$48,127.89; plus  
18 b. Accrued interest from January 22, 2020, until date of entry of judgment on  
19 March 30, 2021, of \$2,515.73; plus  
20 c. Interest on the sum of the amounts in subparagraphs a. through b., above, at  
21 the rate of 9% per annum from the date of judgment until paid.

22 The total amount owing on the money award as of April 14, 2022, is \$55,388.86.

23 The per diem rate is \$12.487 per day from April 14, 2022, until paid.

24 ////

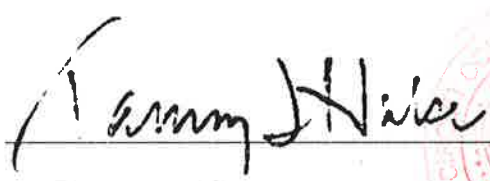
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The mailing address for the judgment creditor is: c/o Nancy K. Cary, at Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.



**Tammy Hulse, Court Clerk**

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

UMPQUA BANK, an Oregon state-chartered bank,

Plaintiff,

v.

GREATER EASTERN OREGON DEVELOPMENT CORPORATION, INC.; UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES (Estate Administration Unit); JAMI LYNN WILSON AS AFFIANT OF THE SMALL ESTATE OF KATHLEEN L. WILSON; JAMI LYNN WILSON AS DEVISEE OF THE SMALL ESTATE OF KATHLEEN L. WILSON; and OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 20CV06880

GENERAL JUDGMENT

Based on the order of default entered herein, it is hereby ADJUDGED that plaintiff shall have judgment against defendants as follows:

1. Plaintiff is awarded a money judgment against Jami Lynn Wilson as Affiant of the Small Estate of Kathleen L. Wilson, and Jami Lynn Wilson as Devisee of the Small Estate of Kathleen L. Wilson in the total principal amount of \$48,127.89, plus interest at the per diem rate of \$5.81 from January 22, 2020, to the date of entry of judgment and at the rate of nine percent per annum thereafter, plus plaintiff's costs, disbursements, and reasonable attorney fees incurred herein, and a writ of execution shall issue for the foregoing money judgment.

1           2.       The lien created by the deed of trust recorded in the official records of  
2 Umatilla County, Oregon, on December 20, 2005, as Instrument No. 2005-4930519 (the "Trust  
3 Deed"), is a valid and subsisting lien for the amounts of the foregoing money judgment against  
4 the real property legally described as: Lot 3 and the South 22 Feet of Lot 4, Block "A" Moser  
5 Addition to the Town, now City of Pilot Rock, Umatilla County, Oregon (the "Property"), and  
6 that lien is superior to any interest, lien, or claim of defendants or any of them in the Property.

7           3.       The Trust Deed is hereby foreclosed as a mortgage, and the Umatilla  
8 County Sheriff shall sell the Property in the manner prescribed by law.

9           4.       The proceeds of sale shall be applied first towards the costs of sale and  
10 then toward the money judgment awarded to plaintiff herein against defendants with the surplus,  
11 if any, paid to any parties who establish their rights thereto.

12           5.       Defendants and all persons claiming through or under them are forever  
13 foreclosed of all interest or claim in the Property except any statutory right of redemption they  
14 may have in the Property.

15           6.       Plaintiff may become a purchaser at the sale of the Property. The  
16 purchaser is entitled to exclusive possession of the Property following the sale, and the purchaser  
17 shall be entitled to such remedies as are available at law to secure possession, including but not  
18 limited to a writ of assistance, if any party shall refuse to immediately surrender possession of  
19 the Property to the purchaser.

20           7.       If the proceeds of sale are insufficient to satisfy the money judgment  
21 herein, plaintiff shall have judgment for such deficiency and execution may issue thereon.

22           8.       Costs and attorney fees owing to plaintiff shall be determined in a  
23 subsequent proceeding pursuant to ORCP 68.

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1 **MONEY AWARD**

2 1. The name and address of the judgment creditor is:

3 Umpqua Bank  
4 Attn.: Legal Department  
5 1 S.W. Columbia Street, Suite 1200  
6 Portland, Oregon 97258

7 2. The name, address, and phone number of the judgment creditor's attorney

8 are:

9 Chris Fowler  
10 Umpqua Bank  
11 1 S.W. Columbia Street, Suite 1200  
12 Portland, Oregon 97204  
13 Phone: (503) 727-4295

14 3. The judgment debtors are:

15 Jami Lynn Wilson, Affiant of the Small Estate of Kathleen L. Wilson  
16 Address: 531 SW Birch Street, Pilot Rock, OR 97868  
17 Taxpayer identification number: Unknown  
18 Attorney: Unknown

19 Jami Lynn Wilson, Devisee of the Small Estate of Kathleen L. Wilson  
20 Address: 531 SW Birch Street, Pilot Rock, OR 97868  
21 Taxpayer identification number: Unknown  
22 Attorney: Unknown

23 4. Other persons or public bodies who are entitled to any portion of a  
24 payment made on this judgment: None.

25 5. Principal amount of judgment: \$48,127.89

26 6. Prejudgment interest on principal amount of judgment: \$5.81 per diem  
from January 22, 2020, until the date of entry of judgment.

7. Post-judgment interest: On the sum of items 5-6 above and 8-9 below at  
the rate of nine percent per annum from date of entry of judgment until fully paid.

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Page 3 - GENERAL JUDGMENT

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- 8. Attorney fees awarded to plaintiff: None.
- 9. Costs awarded to plaintiff: None.

Signed: 3/30/2021 02:02 PM

  
 Eva J. Temple, Circuit Court Judge

Submitted by:  
 Chris Fowler  
 Oregon State Bar No. 052544  
 Attorney for Plaintiff



**CERTIFIED TO BE A TRUE AND  
 CORRECT COPY OF THE ORIGINAL**  
 Dated: April 14, 2022  
**TRIAL COURT ADMINISTRATOR**  
 By: Tammy Hulse  
 Tammy J Hulse

