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IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF UMATILLA

SPECIALIZED LOAN SERVICING LLC

Case No. 21CV07354

Plaintiff,

WRIT OF EXECUTION

vs.

THE ESTATE OF CHARLES H. WOHLCKE; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CHARLES H. WOHLCKE; THE ESTATE OF LARENE M. WOHLCKE; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF LARENE M. WOHLCKE; DEBORAH MULDER; VAN ANDREW WOHLCKE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 501 NW 10TH ST, PENDLETON, OREGON 97801

Defendants.

TO: UMATILLA COUNTY SHERIFF

WHEREAS, on January 11, 2024, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and was duly entered and docketed in the above-entitled cause

1- WRIT OF EXECUTION  
LLG No. 23-128701

*LOGS LEGAL GROUP LLP*  
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
Telephone (360) 260-2253 (800)970-5647  
Fax (360) 260-2285  
ksutherland@logs.com

1 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
2 commanded to sell, in the manner prescribed by law for the sale of real property upon execution  
3 (subject to redemption) all of the interest which the defendants had on January 28, 2019, the date  
4 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real  
5 property described in the judgment:

6 LOT 6, BLOCK 5, COLE'S ADDITION TO THE CITY OF PENDLETON, UMATILLA  
7 COUNTY, OREGON.

8  
9 and commonly known as 501 NW 10th Street, Pendleton, OR 97801 to satisfy the sum of  
10 \$134,712.20, as of January 17, 2024, together with additional post judgment interest of 9.00%  
11 from that date (\$33.17 per day), and costs of this execution, making due return within 60 days after  
12 you receive this writ.

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1 Specialized Loan Servicing LLC is the Judgment Creditor, and its address for purpose of  
2 this writ only is: C/O LOGS Legal Group LLP, 1499 SE Tech Center Place, Suite 255,  
3 Vancouver, WA 98683 (360) 260-2253. LOGS Legal Group LLP is the attorney for the  
4 Judgment Creditor.  
5  
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9 1/22/2024 1:12:36 PM

10 

11 **Tammy Hulse, Court Clerk**



12  
13 Submitted by:  
14 Attorneys for Plaintiff,  
15 LOGS LEGAL GROUP LLP

16 By: 

17 James A. Craft #090146 [jcraft@logs.com]  
18 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
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25 3- WRIT OF EXECUTION  
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IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF UMATILLA

SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

THE ESTATE OF CHARLES H. WOHLCKE;  
THE UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF CHARLES H. WOHLCKE; THE  
ESTATE OF LARENE M. WOHLCKE; THE  
UNKNOWN HEIRS, ASSIGNS AND DEVISEES  
OF LARENE M. WOHLCKE; DEBORAH  
MULDER; VAN ANDREW WOHLCKE; AND  
ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 501 NW 10TH ST,  
PENDLETON, OREGON 97801,

Defendants.

Case No. 21CV07354

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

Default having been entered against Defendant(s), The Estate of Charles H. Wohlcke, The Unknown Heirs, Assigns and Devisees of Charles H. Wohlcke, The Estate of Larene M. Wohlcke, The Unknown Heirs, Assigns and Devisees of Larene M. Wohlcke, Deborah Mulder and Van Andrew Wohlcke, and Limited Judgment of Dismissal as to Defendant,(unknown) All Other

1 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
LLG No. 23-128701

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1 Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest In The Real Property  
2 Commonly Known as 501 NW 10th St, Pendleton, Oregon 97801 have been entered on July 25,  
3 2023.

4 It is hereby

5 ORDERED AND ADJUDGED:

- 6
- 7 1. The real property to which this judgment relates (hereafter the "Property") is situated in  
8 Umatilla County, Oregon is commonly known as 501 NW 10th Street, Pendleton, OR 97801  
9 and is legally described as follows:

10 LOT 6, BLOCK 5, COLE'S ADDITION TO THE CITY OF PENDLETON,  
11 UMATILLA COUNTY, OREGON.

- 12
- 13 2. The Deed of Trust executed and delivered by Defendant, Charles H. Wohlcke and Larene M.  
14 Wohlcke, husband and wife ("Borrower") on or about January 28, 2019 and recorded on  
15 February 1, 2019 as Instrument No. 2019-6820129 in the official records of Umatilla County,  
16 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's  
17 judgment as provided herein.
- 18 3. The Plaintiff is the holder of the original note dated January 28, 2019 and made by Charles H.  
19 Wohlcke and Larene M. Wohlcke in the amount of \$85,000.00. A copy of the Note was  
20 attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial  
21 interest in the Deed of Trust (together the "Loan").  
22

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25 2 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
27 LLG No. 23-128701

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- 1 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest  
2 in the Property is foreclosed and terminated excepting only any statutory right of redemption  
3 as provided by Oregon law.
- 4 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants  
5 and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and  
6 good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate  
7 the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and  
8 priorities.
- 9 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
- 10 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or  
11 thereafter acquired in the subject Property, is hereby ordered to be sold by the Umatilla County  
12 Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of  
13 sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded  
14 Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may  
15 appear or to the clerk of the court to be distributed to such party of parties as may establish  
16 their right thereto.
- 17 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
- 18 9. The purchaser at the sale is entitled to such remedies as are available at law or in equity to  
19 secure possession.  
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10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or any person holding possession under or through such Defendant(s) shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

Principal		\$84,380.77	
Prejudgment interest at 5% through January 4, 2024 (accruing thereafter until entry of judgment at \$11.56 per diem)			\$18,668.95
Late Charges		\$68.46	
Other Costs and fees (recoverable)		24,159.88	
	Property Inspections	\$385.00	
	Property Preservation	\$975.00	
	Escrow Advances	\$10,682.39	
	Prior corporate advances	\$12,117.49	
	Subtotal		\$108,609.11
	Total plus Prejudgment Interest		\$127,278.06

12. Attorney Fees and Costs are awarded to Plaintiff as follows:

Costs			\$3,240.76
	Title Search Cost	\$225.00	
	Filing Fee	\$594.00	
	Lis Pendens Recording Fee	\$101.00	
	Service by Publication	\$1,535.76	
	Service Costs	\$510.00	
	Prevailing Party Fee	\$275.00	
Attorney fees			\$3,925.00
Total			\$7,165.76

- 1 13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from  
2 the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.
- 3 14. This Judgment shall not create a personal lien or liability against Borrower except as is  
4 customary or necessary to execute on such Judgment and for purposes of redemption. In no  
5 event should it be construed as establishing personal liability for any persons whose debt has  
6 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to  
7 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay  
8 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be  
9 entitled to any further judgment, including a judgment for deficiency.
- 10 15. Execution may issue against the subject property for the aggregate amount found due Plaintiff  
11 herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due"). Plaintiff  
12 may credit bid up to the Amounts Due plus such additional amounts as provided by ORS  
13 18.936 or other applicable law.
- 14 16. If before sale such amount, including sheriff's fees for the execution, is tendered to the Court  
15 and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment  
16 as to the amounts due shall be terminated.
- 17 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the  
18 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through  
19 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.
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1 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree  
2 necessary to enforce this judgment, the writ of execution or for the purchaser at the foreclosure  
3 sale to obtain possession.  
4



CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL

Dated: 1/22, 2024

TRIAL COURT ADMINISTRATOR

By: Tommy Hulse

Tommy Hulse

1/11/2024 11:44:37 AM

Eva J. Temple

Eva J. Temple, Circuit Court Judge

15 **Certificate of Readiness under UTCR 5 100**

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

- 17 1.  Each party affected by this order or judgment has stipulated to the order or judgment, as  
18 shown by each party's signature on the document being submitted.  
19 2.  Each party affected by this order or judgment has approved the order or judgment, as shown  
20 by each party's signature on the document being submitted or by written confirmation of approval  
21 sent to me.  
22 3.  I have served a copy of this order or judgment on each party entitled to service and:  
23 a.  No objection has been served on me.  
24 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.  
25 c.  After conferring about objections, [role and name of objecting party] agreed to independently  
file any remaining objection.  
26 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.  
27 UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)  
28

6 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
LLG No. 23-128701

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1 5. [ ] This is a proposed judgment that includes an award of punitive damages and notice has been  
2 served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of  
3 this rule.

4 6. [ ] Other: \_\_\_\_\_

5 Submitted by:  
6 Attorneys for Plaintiff,  
7 LOGS LEGAL GROUP LLP

8 By:  1-9-2024

9 James A. Craft #090146 [jcraft@logs.com]  
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25 7 - GENERAL JUDGMENT OF FORECLOSURE AND  
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