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6 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**7 **FOR THE COUNTY OF UMATILLA**

8 GUILD MORTGAGE COMPANY LLC,

Case No. 24CV48987

9 Plaintiff,

WRIT OF EXECUTION

10 v.

11 THE ESTATE OF JAMES BAKER; THE
12 UNKNOWN HEIRS, ASSIGNS AND
13 DEVISEES OF JAMES BAKER; JERRY
14 BAKER; ELSA BAKER; AND ALL OTHER
15 PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 736 SW 28TH
ST, PENDLETON, OR 97801,

16 Defendants.

17 TO THE UMATILLA COUNTY SHERIFF:

18 On November 13, 2025, a General Judgment of Foreclosure and Declaration of Amount
19 Due by Default was entered by the Umatilla County Circuit Court, foreclosing Plaintiff's Deed
20 of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid
21 debt due to Plaintiff.22 The mailing address for the judgment creditor is: Guild Mortgage Company LLC c/o
23 Aldridge Pite, LLP, 1915 NE Stucki Avenue, Suite 400, Hillsboro, OR 97006.24 The real property to be sold at public auction is commonly known as 736 SW 28th St,
25 Pendleton, OR 97801 ("Subject Property"), and legally described as:
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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The total amount due and owing on the Judgment as of January 7, 2026:

Judgment:	Principal	\$225,969.25
Pre-Judgment:	Interest (5.625%, \$30.30/day)	\$1,302.90 (October 2, 2025 through November 13, 2025)
	Attorney Fees	\$5,655.00
	Costs	\$3,580.37
	Prevailing Party Fee	\$325.00
Post-Judgment:	Interest (9.0%, \$58.50/day)	\$3,217.87 (November 14, 2025 through January 7, 2026)
	Attorney Fees	\$445.00
	Costs	\$0.00

TOTAL: \$240,495.39

In the name of the State of Oregon, you are hereby directed to proceed to notice for sale and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the 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.
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5 1/9/2026 9:46:24 AM

6 
7 Amy West, Court Clerk

8 Presented by:
9 ALDRIDGE PITE, LLP

10 By: 
11 Michael J. Page, OSB #194328
12 Of Attorneys for Plaintiff
13 (858) 750-7600
14 (619) 590-1385 (Facsimile)
15 orecourtnotices@aldridgepite.com
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Lot 11, Block 1, SHERWOOD HEIGHTS ADDITION to the City of Pendleton, Umatilla County,
Oregon.

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

GUILD MORTGAGE COMPANY LLC,

Plaintiff,

v.

THE ESTATE OF JAMES BAKER; THE
 UNKNOWN HEIRS, ASSIGNS AND
 DEVISEES OF JAMES BAKER; JERRY
 BAKER; ELSA BAKER; AND ALL OTHER
 PERSONS OR PARTIES UNKNOWN
 CLAIMING ANY RIGHT, TITLE, LIEN, OR
 INTEREST IN THE REAL PROPERTY
 COMMONLY KNOWN AS 736 SW 28TH
 ST, PENDLETON, OR 97801,

Defendants.

Case No. 24CV48987

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

ORCP Rule 69

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

Based upon the Court's Order of Default against defendants THE ESTATE OF JAMES BAKER; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JAMES BAKER; JERRY BAKER; ELSA BAKER; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 736 SW 28TH ST, PENDLETON, OR 97801, the records on file herein, and pursuant to the Amended Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff GUILD MORTGAGE COMPANY LLC ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 736 SW 28TH ST, PENDLETON, OR 97801 ("Subject Property"), as evidenced by the Deed of Trust recorded

1 April 28, 2023 in the official records of UMATILLA County as instrument number 2023-02741
2 (“Deed of Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All
3 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
4 Plaintiff’s lien as created by the Note and Deed of Trust. The Subject Property is legally
5 described as follows:

6 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

7
8 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
9 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
10 in the manner provided by law;

11 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
12 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
13 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
14 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

15 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
16 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
17 68(C), which amount may be added to the outstanding obligation due and owing under the Note
18 and Deed of Trust and recovered from the proceeds of the sheriff’s sale. Pursuant to the Deed of
19 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
20 by sale of the Subject Property as directed under this Judgment;

21
22 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
23 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
24 under the Note and Deed of Trust and recovered from the proceeds of the sheriff’s sale. Pursuant
25 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
26

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

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

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

13
14 8. Plaintiff or any other party to this action may become a purchaser at the
15 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
16 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
17 successor in interest may apply to this Court for a writ of assistance to gain possession of the
18 subject property if Defendants or any other party or person refuses to surrender possession;
19

20 DECLARATION OF AMOUNT DUE BY DEFAULT

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

23 1. The total amount of the unpaid principal balance, interest, and other amounts
24 owed is \$225,969.25.

25 2. Simple interest at the variable rate currently at 5.625% (\$30.30 *per diem*) after
26

1 October 1, 2025, through the date of judgment.

2 3. Attorney fees of \$5,655.00, plus \$445.00, through the date of sale.

3 4. Costs of \$3,580.37, plus costs accrued through the date of sale.

4 5. Prevailing party fee: \$325.00.

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

7 **IT IS SO ADJUDGED**

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9 11/13/2025 9:13:11 AM

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11 Eva J. Temple, Circuit Court Judge

12
13 **CERTIFICATE OF READINESS**

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

- 15 1. ☐ Each party affected by this order or judgment has stipulated to the order or judgment,
16 as shown by each party's signature on the document being submitted.
- 17 2. ☐ Each party affected by this order or judgment has approved the order or judgment, as
18 shown by each party's signature on the document being submitted or by written
confirmation of approval sent to me.
- 19 3. ☐ I have served a copy of this order or judgment on all parties entitled to service and:
- 20 a. ☐ No objection has been served on me;
- 21 b. ☐ I received objections that I could not resolve with a party despite reasonable
22 efforts to do so. I have filed a copy of the objections I received and indicated
which objections remain unresolved.
- 23 c. ☐ After conferring about objections, [**role and name of objecting party**]
24 agreed to independently file any remaining objection.
- 25 4. ☒ Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
26 otherwise.

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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: November 12, 2025

Michael J. Page, OSB #194328
Of Attorneys for Plaintiff
(858) 750-7600
(619) 590-1385 (Facsimile)
orecourtnotices@aldridgepite.com



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