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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF LANE

PHH MORTGAGE CORPORATION

Case No. 16CV32915

Plaintiff,

WRIT OF EXECUTION

vs.

MARTIN R. ADAMS; JACQUELINE L.  
ADAMS; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC.; BANK  
OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO COUNTRYWIDE HOME  
LOANS INC.; NATIONSTAR  
MORTGAGE LLC; PARTIES IN  
POSSESSION

Defendants.

TO: LANE COUNTY SHERIFF

WHEREAS, on May 23, 2017, 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

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon execution (subject to redemption) all of the interest which the defendants had on August 23, 2005, the date

1- WRIT OF EXECUTION  
S&S No. 16-118360

SHAPIRO & SUTHERLAND, LLC  
7632 SW Durham Road, Suite 350, Tigard, OR 97224  
Telephone (360)260-2253 (800)970-5647  
Fax (360)260-2285  
ksutherland@logs.com

1 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the  
2 real property described in the judgment:

3  
4 LOT 108, COASTAL HIGHLANDS FIFTH ADDITION, AS PLATTED AND RECORDED IN  
5 FILE 75, SLIDE 970, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY,  
OREGON.

6 and commonly known as 1202 Yew Court, Florence, OR 97439 to satisfy the sum of  
7 \$173,377.32, as of May 25, 2017, together with additional post judgment interest of 9.00% from  
8 that date (\$42.73 per day), and costs of this execution, making due return within 60 days after  
9 you receive this writ.

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25 2- WRIT OF EXECUTION  
26 S&S No. 16-118360

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1 PHH Mortgage Corporation is the Judgment Creditor, and its address for purpose of this  
2 writ only is: C/O Shapiro & Sutherland, LLC, 7632 SW Durham Road, Suite 350, Tigard, OR  
3 97224 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the Judgment Creditor.  
4

5  
6 May 26, 2017

7  
8  
9 By: Angie Jones  
10 court clerk

11 Submitted by:  
12 Attorneys for Plaintiff,  
13 SHAPIRO & SUTHERLAND, LLC

14 By: [Signature]

15  James A. Craft #090146 [jcraft@logs.com]  
16  Kelly D. Sutherland #873575 [ksutherland@logs.com]  
17  Cara J. Richter #094855 [crichter@logs.com]  
18  Holger Uhl #950143 [huhl@logs.com]\*  
19  Joshua R. Orem # 116872 [jorem@logs.com]\*  
20 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
21 7632 SW Durham Road, Suite 350, Tigard, OR 97224\*  
22 (360)260-2253; Fax (360)260-2285



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25 3- WRIT OF EXECUTION  
26 S&S No. 16-118360

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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF LANE

PHH MORTGAGE CORPORATION,  
Plaintiff,

Case No. 16CV32915

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

vs.

MARTIN R. ADAMS; JACQUELINE L. ADAMS;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.; BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER TO  
COUNTRYWIDE HOME LOANS INC.;  
NATIONSTAR MORTGAGE LLC; PARTIES IN  
POSSESSION,  
Defendants.

Default having been entered against Defendant(s), Martin R. Adams, Jacqueline L. Adams, Mortgage Electronic Registration Systems, Inc., Bank of America, N.A., successor by merger to Countrywide Home Loans Inc. and Nationstar Mortgage LLC:

It is hereby

ORDERED AND ADJUDGED:

1 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
S&S No. 16-118360

*SHAPIRO & SUTHERLAND, LLC*  
7632 SW Durham Road, Suite 350, Tigard, OR 97224  
Telephone (360)260-2253 (800)970-5647  
Fax (360)260-2285  
ksutherland@fogs.com

1 1. The real property to which this judgment relates (hereafter the "Property") is situated in  
2 Lane County, Oregon is commonly known as 1202 Yew Court, Florence, OR 97439 and is  
3 legally described as follows:

4 Lot 108, COASTAL HIGHLANDS FIFTH ADDITION, as platted and recorded in  
5 File 75, Slide 970, Lane County Oregon Plat Records, in Lane County, Oregon.

6 2. The Deed of Trust executed and delivered by Defendant, Martin R Adams and Jacqueline L  
7 Adams, HUSBAND AND WIFE ("Borrower") on or about August 23, 2005 and recorded  
8 on September 2, 2005 as Reception No. 2005-069849 in the official records of Lane County,  
9 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's  
10 judgment as provided herein.

11 3. The Plaintiff is the holder of the original note dated August 23, 2005 and made by Martin R  
12 Adams and Jacqueline L Adams in the amount of \$192,000.00. A copy of the Note was  
13 attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial  
14 interest in the Deed of Trust (together the "Loan").

15 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in  
16 interest in the Property is foreclosed and terminated excepting only any statutory right of  
17 redemption as provided by Oregon law.

18 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining  
19 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to  
20 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment  
21 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment  
22 interests and priorities.

23 2 - GENERAL JUDGMENT OF FORECLOSURE AND  
24 SALE  
25 S&S No. 16-118360

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28 Telephone (360)260-2253 (800)970-5647  
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ksutlerland@logs.com

- 1 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
- 2 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
- 3 thereafter acquired in the subject Property, is hereby ordered to be sold by the Lane County
- 4 Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of
- 5 sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded
- 6 Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest
- 7 may appear or to the clerk of the court to be distributed to such party of parties as may
- 8 establish their right thereto.
- 9
- 10 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
- 11 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property
- 12 from and after the date of the sale and is entitled to such remedies as are available at law or
- 13 in equity to secure possession.
- 14
- 15 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
- 16 any person holding possession under or through such Defendant(s) shall refuse to surrender
- 17 possession to the purchaser immediately on the purchaser's demand for possession.

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25 3 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
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11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

Principal	\$156,859.67	
Prejudgment interest at 3.5% through May 1, 2017 (accruing thereafter until entry of judgment at \$15.04 per diem)		\$8,365.88
Late Charges	\$0.00	
Other Costs and fees (recoverable)	4,352.43	
Property Tax	\$2,278.43	
Hazard Insurance	\$1,623.00	
Property Inspections	\$176.00	
Property Preservation	\$275.00	
Subtotal		\$161,212.10
Total plus Prejudgment Interest		\$169,577.98

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

Costs			\$783.00
Filing Fee		\$531.00	
Lis Pendens Recording Fee		\$72.00	
Service Costs		\$180.00	
Attorney fees			\$2,600.00
Total			\$3,383.00

13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

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4 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
S&S No. 16-118360

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1 14. This Judgment shall not create a personal lien or liability against Borrower except as is  
2 customary or necessary to execute on such Judgment and for purposes of redemption. In no  
3 event should it be construed as establishing personal liability for any persons whose debt has  
4 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to  
5 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay  
6 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be  
7 entitled to any further judgment, including a judgment for deficiency.

9 15. Execution may issue against the subject property for the aggregate amount found due  
10 Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due").  
11 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by  
12 ORS 18.936 or other applicable law.

14 16. If before sale such amount, including sheriff's fees for the execution, is tendered to the  
15 Court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the  
16 judgment 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  
19 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS  
20 18.936.

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25 5 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
S&S No. 16-118360

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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  
3 foreclosure sale to obtain possession.

4  GRANTED

5  DENIED

6  
7 Signed: 5/23/2017 11:29 AM

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Charles D. Carlson, Circuit Court Judge

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

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

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

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6 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
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- 1 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or  
2 otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)  
3 5.  This is a proposed judgment that includes an award of punitive damages and notice has  
4 been served on the Director of the Crime Victims' Assistance Section as required by subsection  
5 (5) of this rule.  
6 6.  Other: \_\_\_\_\_

7 Dated: May 19, 2017

8 Submitted by: 

9 Attorneys for Plaintiff,  
10 SHAPIRO & SUTHERLAND, LLC

11 By: 

12  James A. Craft #090146 [jcraft@logs.com]  
13  Kelly D. Sutherland #873575  
14 [ksutherland@logs.com]  
15  Cara J. Richter #094855 [crichter@logs.com]  
16  Holger Uhl #950143 [huhl@logs.com]\*  
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25 7 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
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