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Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

7 IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
8 IN AND FOR THE COUNTY OF MULTNOMAH

9 OREGON HOUSING AND COMMUNITY  
10 SERVICES, its successors in interest and/or  
11 assigns,

11 Plaintiff,

Case No.16CV30597

WRIT OF EXECUTION IN  
FORECLOSURE

12 v.

13 DOUGLAS L. TEETER AKA DOUGLAS  
14 LAWRENCE TEETER AKA DOUGLAS  
15 TEETER; KAREN K. HUANG AKA KAREN  
16 KER-ZUN TEETER AKA KAREN K.  
17 TEETER; STATE OF OREGON; AND  
OCCUPANTS OF THE PREMISES,

Defendants.

18 TO: THE SHERIFF OF MULTNOMAH COUNTY, OREGON

19 1.

20 WHEREAS, on June 23, 2017, in the above-entitled court, a General Judgment of  
21 Foreclosure (the "Judgment") was entered and docketed in the above-entitled cause.

22 2.

23 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
24 commanded to sell, in the manner prescribed by law for the sale of real property upon execution  
25 (subject to redemption), all of the interest which the defendants had on August 29, 2001, the date  
26

1 of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter,  
2 in the real property described in the Judgment to satisfy the amount due to Plaintiff, set out as  
3 follows:

4 **Lenders' Principal Judgment**

5 Unpaid Principal Balance	\$117,499.37
6 Pre-Judgment Interest from April 1, 2012 to April 25, 2017, the date calculated by the declarant in the 7 declaration of indebtedness @ 6.250% per annum	\$37,201.67
8 Lenders' Fees and Costs	\$10,347.03
Attorneys' Fees and Costs	\$4,214.00
9 <b><i>Total Amount Due to Plaintiff as of Judgment Submission Date</i></b>	<b>\$169,262.07</b>

10 **Additional Pre-Judgment Interest**

11 Accrued Interest from April 26, 2017 through June 23, 2017, the date of entry of the general judgment @ 12 6.250% per annum (\$20.12 per diem).	\$1,187.08
13 <b><i>Total Amount Due to Plaintiff as of Judgment Entry Date</i></b>	<b>\$170,449.15</b>

14 **Post Judgment Interest**

15 Accrued Post Judgment Interest from June 24, 2017, the date after the entry of the general judgment, 16 through August 10, 2017, the date the Writ was requested @ legal rate of interest of 9.000% per 17 annum (\$42.03 per diem).	\$1,975.41
18 <b><i>Total Amount Due to Plaintiff as of Date of Writ</i></b>	<b>\$172,424.56</b>

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20 3.

21 In addition to this amount, Plaintiff is entitled to the continued accrual of post-judgment  
22 interest at the legal rate of interest of 9.000% per annum, \$42.03 per diem from August 11, 2017,  
23 to the date the real property subject to the Judgment is sold by the Multnomah County Sheriff at  
24 its foreclosure auction, plus costs of this writ, sheriff's fees and sale costs, and all other  
25 recoverable costs pursuant to law.  
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4.

The real property subject to this writ of execution is situated in Multnomah County, State of Oregon, to wit:

LOT 29, CHARLESTON PARK PLACE, IN THE CITY OF PORTLAND,  
COUNTY OF MULTNOMAH AND STATE OF OREGON.

and more commonly known as 8355 North Hendricks Street, Portland, Oregon 97203 ("Property").

5.

The Judgment Creditor's name and address is:

Oregon Housing and Community Services  
c/o Wells Fargo Bank, N.A.  
Attention: Bankruptcy Department MAC #D3347-014  
3476 Stateview Blvd.  
Fort Mill, SC 29715

6.

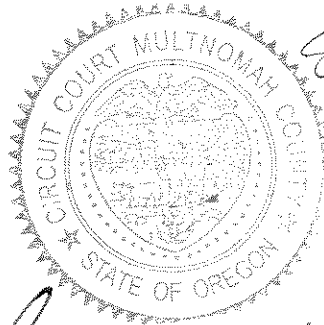
The Judgment Creditor's name and address for the purpose of this Writ is:

Oregon Housing and Community Services  
c/o RCO Legal, P.C.  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
(503) 977-7840

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2 THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and  
3 sell the above-described Property, in the manner prescribed by law; or so much thereof as may be  
4 necessary to satisfy the Judgment, including interest, fees and costs.

5 MAKE RETURN HEREOF within 60 days after you receive this writ.



12 Submitted By: \_\_\_\_\_

13 Date: \_\_\_\_\_

14 Randall Szabo, OSB #115304  
15 Attorneys for Plaintiff  
16 511 SW 10<sup>th</sup> Ave., Ste. 400  
17 Portland, OR 97205  
18 (503) 977-7840; Fax (503) 977-7963  
19 rszabo@rcolegal.com  
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IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
IN AND FOR THE COUNTY OF MULTNOMAH

OREGON HOUSING AND COMMUNITY SERVICES, its successors in interest and/or assigns,

Plaintiff,

v.

DOUGLAS L. TEETER AKA DOUGLAS LAWRENCE TEETER AKA DOUGLAS TEETER; KAREN K. HUANG AKA KAREN KER-ZUN TEETER AKA KAREN K. TEETER; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 16CV30597

GENERAL JUDGMENT OF FORECLOSURE AND SALE AGAINST:

- (1) DOUGLAS L. TEETER AKA DOUGLAS LAWRENCE TEETER AKA DOUGLAS TEETER;
- (2) KAREN K. HUANG AKA KAREN KER-ZUN TEETER AKA KAREN K. TEETER;
- (3) STATE OF OREGON; AND
- (4) OCCUPANTS OF THE PREMISES

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record herein that plaintiff Oregon Housing and Community Services, its successors in interest and/or assigns ("Plaintiff"), filed its Complaint for deed of trust foreclosure; that defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K. Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the Premises were duly served with the Summons and Complaint as required by law; that defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka

1 Douglas Teeter; Karen K. Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and  
2 Occupants of the Premises failed to appear; and that an Order of Default has been entered against them  
3 on Plaintiff's Complaint and, consequently this General Judgment of foreclosure is submitted in  
4 accordance with UTCR 5.100 (3)(c).

5  
6 2.

7 Plaintiff hereby requests this general judgment for foreclosure and sale be entered into the  
8 Court's register to accomplish the following: to foreclose any and all interest of defendants Douglas L.  
9 Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K. Huang aka Karen Ker-Zun Teeter  
10 aka Karen K. Teeter; State of Oregon; and Occupants of the Premises in the real property subject to this  
11 foreclosure action, located at 8355 North Hendricks Street, Portland, Oregon 97203 (the "Property").

12  
13 3.

14 The court being fully advised in the Premise, finding good cause exists so this general judgment  
15 of foreclosure and sale may be entered in favor of Plaintiff and against Douglas L. Teeter aka Douglas  
16 Lawrence Teeter aka Douglas Teeter; Karen K. Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter;  
17 State of Oregon; and Occupants of the Premises, all of them, it is hereby

18 ORDERED AND ADJUDGED:

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20 4.

21 That the Deed of Trust dated August 29, 2001, executed by Douglas L. Teeter, a single person  
22 and Karen K. Huang, a single person for the benefit of Wells Fargo Home Mortgage, Inc. ("Deed of  
23 Trust"), recorded on August 31, 2001, as Instrument No. 2001-138865 in the official records of  
24 Multnomah County, Oregon, and subsequently assigned to Plaintiff by way of an assignment recorded  
25 on November 6, 2001 as Instrument No. 2001-177467, is a valid lien for the amount due and owing as  
26

1 set forth in Paragraph 13 herein, against the Property situated in Multnomah County, Oregon, and  
2 described as follows

3 LOT 29, CHARLESTON PARK PLACE, IN THE CITY OF PORTLAND,  
4 COUNTY OF MULTNOMAH AND STATE OF OREGON.

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6 5.

7 That the lien of the Deed of Trust is superior to any interest, lien, or claim of defendants  
8 Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K. Huang aka Karen Ker-  
9 Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the Premises in the Property, and  
10 that said Deed of Trust is hereby foreclosed by this Court on the Property.

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12 6.

13 That the grantors of the Deed of Trust, defendants Douglas L. Teeter, a single person and Karen  
14 K. Teeter, a single person, previously filed for protection under Chapter 13 of the United States  
15 Bankruptcy Code, Case No. , District of Oregon, Portland Division, and received a discharge of their  
16 debts on January 27, 2015 (the "Bankruptcy Discharge Order"). Thus, this suit does not constitute an  
17 attempt to collect the debt in violation of the Bankruptcy Discharge Order. Rather, this judgment of  
18 foreclosure and sale is to be enforced by execution and sale of the Property as security for the debt owed  
19 under the terms of the Deed of Trust, as contemplated by the bankruptcy code, and pursuant to ORS  
20 88.010 and 88.060.

21  
22 7.

23 That defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K.  
24 Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the  
25 Premises, each of them, and all parties claiming by, through, or under them as purchasers,  
26

1 encumbrances, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the  
2 Property, and every portion thereof, excepting only the statutory right of redemption provided by the  
3 laws of the State of Oregon.

4  
5 8.

6 That defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K.  
7 Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the  
8 Premises, all of them, are not entitled to a homestead exemption as against Plaintiff's Deed of Trust.

9 9.

10 That all of the right, title and interest which Douglas L. Teeter, a single person and Karen K.  
11 Huang, a single person had on August 29, 2001, the date of the Deed of Trust, and all of the right, title  
12 and interest defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K.  
13 Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the Premises  
14 and any successor thereafter had in and to the real Property is hereby ordered to be sold by law, and the  
15 proceeds of sale shall be applied first toward the sheriff's fees and costs of sale, then toward the  
16 satisfaction of the amount due and owing set forth in Paragraph 13 herein; and the surplus, if any, to the  
17 Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

18  
19 10.

20 That Plaintiff may become purchaser at the sheriff's sale of the Property and may bid up to the  
21 aggregate amount due and owing set forth in Paragraph 13 herein, plus interest from the date of this  
22 Judgment until sale without advancing any cash except money required for the sheriff's sale.

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11.

That the Plaintiff, if the successful purchaser of the Property at the sheriff's sale, reserves the right to motion the court after sale for exclusive and immediate possession of the Property through the issuance and enforcement of a writ of assistance, should defendants Douglas L. Teeter aka Douglas Lawrence Teeter aka Douglas Teeter; Karen K. Huang aka Karen Ker-Zun Teeter aka Karen K. Teeter; State of Oregon; and Occupants of the Premises refuse to surrender possession of the Property immediately upon the purchaser's demand for possession.

12.

That Plaintiff is entitled to, and is hereby awarded its attorney fees and costs incurred in this action, and that Plaintiff's attorney fees in the amount of \$2,600.00 and its litigation costs in the amount of \$1,614.00, shall be, and is hereby declared additional amounts secured by and hereinafter shall be made part of the amount of the debt secured by Plaintiff's Deed of Trust.

**DECLARATION OF DEBT SECURED BY DEED OF TRUST**

**(Pursuant to Senate Bill 368)**

13.

Under the terms of the Deed of Trust and the promissory note dated August 29, 2001, in the principal amount of \$141,725.00, there is now due and owing the following amounts, to be hereinafter described as the Amount Due:

**Attorneys' Fees and Costs**

Attorneys' Fees		\$2,600.00
Title Report	\$548.00	
Filing Fee - Complaint	\$531.00	
Recording Fee - Lis Pendens	\$50.00	
Process Service Fees	\$385.00	
Date Down Endorsement	\$100.00	

1		Total Costs	\$1,614.00
2		<b>Total Attorneys' Fees and Costs</b>	<b>\$4,214.00</b>

3 **Lenders' Principal and Interest**

4	Principal Balance	\$117,499.37	
5	Accrued Interest from April 1, 2012, to April 25,	\$37,201.67	
6	2017, the date calculated by the declarant in the		
	declaration of indebtedness in support of judgment @		
	.0625 per annum		
7		<b>Total Principal &amp; Interest</b>	<b>\$154,701.04</b>

8 **Lenders' Fees and Costs**

9	Pre-Acceleration Late Charges	\$167.43	
	Hazard Tax Disbursements	\$3,210.00	
10	Tax Disbursements	\$12,523.18	
11	Property Inspections / Preservations	\$286.00	
	PMI / MIP Insurance	\$1,551.50	
12	Credits to Borrower	\$7,391.08	
13		<b>Total Lenders' Fees and Costs:</b>	<b>\$10,347.03</b>
14		<b>Total Lenders' Principal, Interest, Fees, and Costs:</b>	<b>\$165,048.07</b>

15 Additional pre-judgment interest pursuant to ORS  
 16 18.042 from April 25, 2017 to the date entry of  
 17 judgment at the contract rate of interest defined by  
 Section 2 of the Note

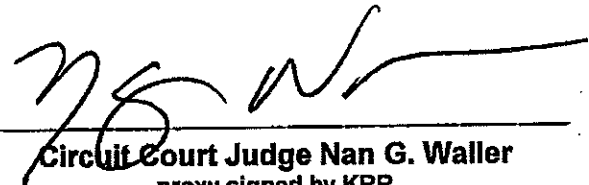
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1 Post-Judgment interest thereafter on the Total  
2 Amount Due at the contract rate of interest as defined  
3 by Section 2 of the note, or 9.000% per annum,  
4 whichever is greater.

*Total Amount Due*

**\$169,262.07**

Signed: 6/23/2017 08:54 AM

10   
11 \_\_\_\_\_  
12 **Circuit Court Judge Nan G. Waller**  
13 proxy signed by KRR

12 Presented by:

13 **RCO LEGAL, P.C.**

14 By 

DATED

6/21/17

15 Randall Szabo, OSB # 15304

16 Attorneys for Plaintiff

17 511 SW 10<sup>th</sup> Ave., Ste. 400

18 Portland, OR 97205

19 Telephone (503) 977-7840 Facsimile (503) 977-7963

20 rszabo@rcolegal.com

CERTIFICATE OF UTCR 5.100 COMPLIANCE

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

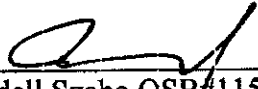
- A.  The order or judgment was served on the opposing counsel not less than 3 days prior to submission to the court, or mailed to a self-represented party at the party's last known address not less than 7 days prior to submission to the court with a notice of the time period to object.
- B.  The order or judgment is accompanied by a stipulation by opposing counsel that no objection exists as to the judgment or order.
- C.  The judgment or order is exempt from UTCR 5.100(1) because:
  - a.  The judgment or order is a proposed order or judgment presented in open court with the parties present.
  - b.  The judgment or order is of a kind that may be presented *ex parte* and has been submitted either in person or by mail *ex parte*.
  - c.  The judgment is a proposed judgment after an order for default has already been entered or is being simultaneously requested against the opposing party.
  - d.  The proposed judgment is subject to UTCR 10.0099
  - e.  The proposed judgment or order is an uncontested probate and protective proceeding.
  - f.  This matter is certified to the court under ORS 416.422, 416.430, 416.435, or 416.448.
- D. In compliance with UTCR 5.100(2)(b), the drafting party certifies the following as to why the proposed judgment or order is ready for a judicial signature:
  - 1.  Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
  - 2.  Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
  - 3.  I have served a copy of this order or judgment on all parties entitled to service and:
    - a.  No objection has been served on me.
    - b.  I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
    - c.  After conferring about objections, [role and name of opposing party] agreed to independently file any remaining objection.
  - 4.  The relief sought is against an opposing party who has been found to be in default.

1 5. [ ] An order of default is being requested with this proposed judgment.

2 6. [ ] Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise  
3 noted.

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

6 Dated this 26 day of June, 2017

7 By,   
8 Randall Szabo OSB#115304  
9 Attorney for Plaintiff