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SHERIFF'S OFFICE
CIVIL PROCESS UNIT

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 exception.

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

Case No. 15CV18754

Plaintiff,

WRIT OF EXECUTION

vs.

KATHLEEN M. FARMER AKA
KATHLEEN M. KRUEGER; MICHAEL J.
FARMER; LEHMAN BROTHERS BANK,
FSB; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN,
OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT
HEREIN

Defendants.

TO: MULTNOMAH COUNTY SHERIFF

WHEREAS, on December 1, 2016, 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 22, 2003, the date

1- WRIT OF EXECUTION
S&S No. 17-119938

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 SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

4
5 and commonly known as 1223 NE 160th Avenue, Portland, OR 97230 to satisfy the sum of
6 \$216,025.37, as of March 4, 2017, together with additional post judgment interest of 9.00% from
7 that date (\$52.07 per day), and costs of this execution, making due return within 60 days after
8 you receive this writ.

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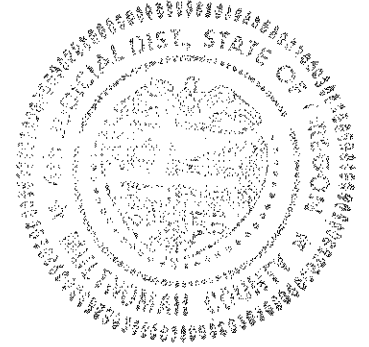
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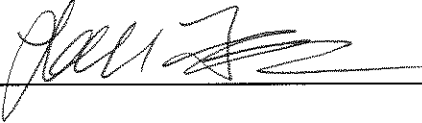
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25 2- WRIT OF EXECUTION
26 S&S No. 17-119938

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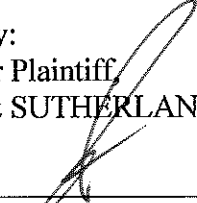
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1 Federal National Mortgage Association ("Fannie Mae") is the Judgment Creditor, and its
2 address for purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 7632 SW Durham
3 Road, Suite 350, Tigard, OR 97224 (360)260-2253. Shapiro & Sutherland, LLC is the attorney
4 for the Judgment Creditor.
5



6
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8 4/6/2017
9 
10
11

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

15 By: 
16 James A. Craft #090146 [jcraft@logs.com]
17 Kelly D. Sutherland #873575 [ksutherland@logs.com]
18 Cara J. Richter #094855 [crichter@logs.com]
19 Holger Uhl #950143 [huhl@logs.com]*
20 Joshua R. Orem # 116872 [jorem@logs.com]*
21 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
22 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
23 (360)260-2253; Fax (360)260-2285
24
25

26 3- WRIT OF EXECUTION
27 S&S No. 17-119938

28 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

Order No. 2321848m

EXHIBIT "A"
Legal Description

A portion of Lot 21, Block "B", GLENDOVEER ACRES, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 21, Block "B", GLENDOVEER ACRES; thence North $86^{\circ}44'45''$ West along the West line of said lot, a distance of 303.02 feet; thence South $3^{\circ}15'15''$ West along the West line of said lot, a distance of 100.00 feet to the Southwest corner of said lot; thence South $86^{\circ}44'45''$ East along the South line of said lot, a distance of 135.00 feet; thence North $3^{\circ}15'15''$ East parallel to the West line of said lot, a distance of 84.00 feet; thence South $86^{\circ}44'45''$ East parallel to the North line of said lot, a distance of 168.02 feet to a point in the East line of Lot 21; thence North $3^{\circ}15'15''$ East along said East line, a distance of 16.00 feet to the point of beginning.

8-28-03

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

Plaintiff,

vs.

KATHLEEN M. FARMER AKA
KATHLEEN M. KRUEGER; MICHAEL J.
FARMER; LEHMAN BROTHERS BANK,
FSB; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN,
OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT
HEREIN

Defendants.

Case No. 15CV18754

STIPULATED ORDER EXTENDING TIME RE
RETURN ON WRIT OF EXECUTION


THIS MATTER came before the Court upon the stipulation of the parties as evidenced
by the signatures of counsel below. Having considered the stipulation and being fully advised in
the premises,

///

1 - STIPULATED ORDER EXTENDING TIME RE
RETURN ON WRIT OF EXECUTION
S&S No. 17-119938

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 IT IS HEREBY ORDERED that an extension of time to March 13, 2018 for the
2 Multnomah County Sheriff to make a return on the April 16, 2017 *Writ of Execution* is granted.


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4  9/22/17
5
6 Eric L. Dahlm
7 **Certificate of Readiness under UTCR 5 100** Circuit Court Judge

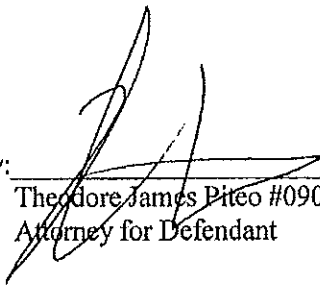
8 This proposed order or judgment is ready for judicial signature because:

- 9 1. Each party affected by this order or judgment has stipulated to the order or judgment, as
- 10 shown by each party's signature on the document being submitted.
- 11 2. Each party affected by this order or judgment has approved the order or judgment, as
- 12 shown by each party's signature on the document being submitted or by written confirmation of
- 13 approval sent to me.
- 14 3. I have served a copy of this order or judgment on each party entitled to service and:
- 15 a. No objection has been served on me.
- 16 b. I received objections that I could not resolve with a party despite reasonable efforts to do
- 17 so. I have filed a copy of the objections I received and indicated which objections remain
- 18 unresolved.
- 19 c. After conferring about objections, [role and name of objecting party] agreed to
- 20 independently file any remaining objection.
- 21 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
- 22 otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)
- 23 5. This is a proposed judgment that includes an award of punitive damages and notice has
- 24 been served on the Director of the Crime Victims' Assistance Section as required by subsection
- 25 (5) of this rule.
- 26 6. Other: _____

27 IT IS SO STIPULATED:

28 Submitted by:

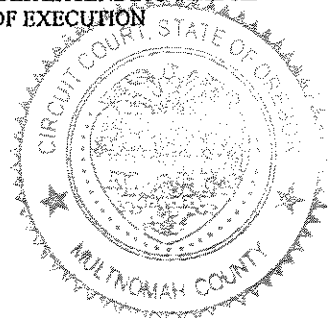
By: 
Joshua R. Orem #116872
Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

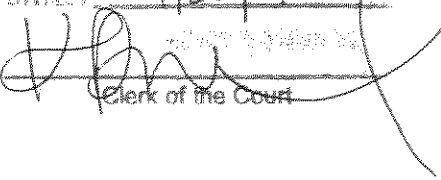
By: 
Theodore James Piteo #090311
Attorney for Defendant

2--STIPULATED ORDER EXTENDING TIME RE
RETURN ON WRIT OF EXECUTION
S&S No. 17-119938

SHAPIRO & SUTHERLAND, LLC
7632 SW Durham Road, Suite 350, Tigard, OR 97224

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com



DATE: 9/22/17

Clerk of the Court

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CIRCUIT COURT OF OREGON FOR MULTNOMAH COUNTY

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),

Plaintiff,

v.

KATHLEEN M. FARMER AKA KATHLEEN
M. KRUEGER; MICHAEL J. FARMER;
LEHMAN BROTHERS BANK, FSB;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; AND
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT HEREIN,

Defendants.

NO. 15CV18754

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE

(Clerk's Action Required)

THIS MATTER having come on for hearing this day before the undersigned Judge of the
above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the
plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), appearing and
being represented by CRAIG PETERSON, Attorney of Robinson Tait, and after considering the
pleadings and affidavits on file herein, findings of fact and conclusion of law being unnecessary
under Civil Rule 69D, the court finds that the allegations contained in the plaintiff's Complaint are
true. that there are no material issues of fact, that the plaintiff is entitled to judgment as a matter of

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 1
60237-00061-JUD-OR1520794

Law Office
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400
Seattle WA 98101
(206) 676-9610

1
2 law, and that the judgment should be entered in favor of the plaintiff forthwith as more particularly
3 hereafter set forth. Therefore,

4 IT IS HEREBY ORDERED AND ADJUDGED THAT:

5 1. Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") be
6 awarded judgment in the sum of \$153,957.94, together with interest at a rate as provided in the Note
7 from October 1, 2012 through May 13, 2016 in the amount of \$33,404.67 with additional pre-judgment
8 interest at the per diem rate of \$25.31 as provided in the Note to the date of entry of judgment; plus
9 reasonable attorneys' fees in the amount of \$2,050.00 with an additional fee of \$215.00 for filing a
10 stipulation, plus other recoverable amounts of \$14,211.11 which includes the amounts itemized in the
11 declaration of the lender in support of motion for judgment plus allowable costs of \$2,256.83 as itemized
12 in the bill of disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to
13 bear interest until paid at the statutory rate or at the contract rate, whichever is greater; and
14
15

16 2. Plaintiff's Deed of Trust on real property in Multnomah County, Oregon, legally
17 described as follows:

18 SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A**.

19 which was recorded on August 28, 2003, under Auditor's File No. 2003-203253, records of
20 Multnomah County, Oregon, be adjudged and decreed to be a first and paramount lien upon the
21 above described real estate and the whole thereof as security for the payment of the judgment herein
22 set forth, and that said Deed of Trust be foreclosed and the property therein described is hereby
23 ordered sold by the Sheriff of Multnomah County in the manner provided for by law, and the
24 proceeds therefrom shall be applied to the payment of the judgment, interest, attorneys' fees and
25 costs, and such other sums as plaintiff has advanced prior to judgment, and that such sums shall
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1 constitute a first and specific lien and charge upon said real estate, prior and superior to any right,
2 title, estate, lien or interest of the defendant and of any one claiming by, through or under them; and

3
4 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the
5 property described above or any part thereof subsequent to August 22, 2003, the date of the Deed of
6 Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right,
7 title, lien or interest in or to said property or any part thereof, save and except for the right of
8 redemption as allowed by law; and

9
10 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the
11 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to
12 law, and to all right, title and interest in any rents and profits generated or arising from the property
13 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to
14 secure possession, including writ of assistance, if defendants or any of them or any other party or person
15 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for
16 possession; and

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19 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the
20 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall
21 pay the remaining proceeds as directed by the court in the order of distribution.

22
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24 **DECLARATION DETERMINING AMOUNT OF DEBT**
(Not a Money Award, see ORS 18.862, 86.797, and 88.010)

25 Judgment Creditor:

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
c/o Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164

26
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28
GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 3
602.37-00061-JUD-OR1520794

Law Offices
ROBINSON TAIT, P.S.

801 Fifth Avenue, Suite 400
Seattle WA 98164
(2 0 6) 6 7 6 - 9 6 1 0

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(206) 676-9640

Attorney for Judgment Creditor: Craig Peterson
Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
(206) 676-9640

The name of any person or public body,
other than the Judgment Creditor's
Attorney, who is entitled to any
portion of the judgment: None

Principal Balance: \$153,957.94

Simple Interest on the Principal Balance
from October 1, 2012
to May 13, 2016: \$33,404.67

Other Amounts Due Under Terms of Loan: \$14,211.11

Attorneys' Fees and Costs:
Attorneys' Fee: \$2,265.00
Total Costs: \$2,256.83

Total Attorney Fees and Costs: \$4,521.83

TOTAL DEBT OWED \$206,095.55

Pre-Judgment: Additional pre-judgment interest accrues from May 14, 2016, to the date of
entry of judgment at the per diem rate of \$25.31, in accordance with the Note

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2 Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with
3 the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.
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Signed: 11/23/2016 01:08 PM

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Circuit Court Judge Nan G. Waller
proxy signed by KRR

Submitted by:


 Craig Peterson, OSB #120365
Email: cpeterson@robinsontait.com
 Brandon Smith, OSB #124584
Email: bsmith@robinsontait.com
 Jaimie Fender, OSB #120832
Email: jfender@robinsontait.com
 Kimberly Hood, OSB #123008
Email: KHood@robinsontait.com
 Michael Althouse, OSB #150793
Email: malthouse@robinsontait.com
Robinson Tait, P.S.
Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 5
60237-00061-JUD-OR1520794

Law Offices
ROBINSON TAIT, P.S.

801 Fifth Avenue, Suite 400
Seattle WA 98101
(206) 676-9640

Exhibit A

A portion of Lot 21, Block "D", GLENDOVER ACRES, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 21, Block "D", GLENDOVER ACRES; thence North $86^{\circ}44'45''$ West along the West line of said lot, a distance of 307.02 feet; thence South $3^{\circ}15'15''$ West along the West line of said lot, a distance of 100.00 feet to the Southwest corner of said lot; thence South $86^{\circ}44'45''$ East along the South line of said lot, a distance of 135.00 feet; thence North $3^{\circ}15'15''$ East parallel to the East line of said lot, a distance of 24.00 feet; thence South $86^{\circ}44'45''$ East parallel to the North line of said lot, a distance of 160.02 feet to a point in the East line of Lot 21; thence North $3^{\circ}15'15''$ East along said East line, a distance of 16.00 feet to the point of beginning.

CERTIFICATE OF READINESS- UTCR 5.100

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

1. Each opposing party affected by this order or judgment has stipulated to or approved its terms, as shown by each party's signature on the proposed order or judgment being submitted.
2. Each opposing party affected by this order has approved the form of the document, as shown by written communication to me.
3. I have served a copy on all parties entitled to service and:
 - No objection has been served on me within that time frame.
 - I received objections that I could not resolve with the objecting party despite reasonable efforts to do so. I have filed with the court a copy of the objections I received and indicated which objections remain unresolved.
 - After conferring about objections [role and name of opposing party] agreed to independently file any remaining objection.
4. The relief sought is against a party who has been found in default.
5. An order of default is being requested with this proposed judgment.
6. Service is not required pursuant to subsection (1)(c) of UTCR 5.100, or by statute, rule, or otherwise.
7. 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 (1)(d) of UTCR 5.100.

Date:

10-19-16

Craig
Attorney, OSB

120365

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),

Plaintiff,

vs.

KATHLEEN M. FARMER AKA KATHLEEN M.
KRUEGER; MICHAEL J. FARMER; LEHMAN
BROTHERS BANK, FSB; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC.; AND PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED IN
THE COMPLAINT HEREIN,

Defendants.

Case No. 15CV18754

NOTICE OF SUBSTITUTION OF
COUNSEL

PLEASE TAKE NOTICE that Plaintiff substitutes, Shapiro & Sutherland, LLC, 7632
SW Durham Road, Suite 350, Tigard, OR 97224 as attorney of record.

//
//
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//
//

1. NOTICE OF SUBSTITUTION OF COUNSEL
S&S No. 17-119944

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

1 All correspondence, documents, and court notices should be sent to said new attorney of record
2 at the above referenced address.

3 Attorneys for Plaintiff,
4 SHAPIRO & SUTHERLAND, LLC

5 By: 

6 James A. Craft #090146 [jcraft@logs.com]
7 Kelly D. Sutherland #873575 [ksutherland@logs.com]
8 Cara J. Richter #094855 [crichter@logs.com]
9 Holger Uhl #950143 [huhl@logs.com]*
10 Joshua R. Orem # 116872 [jorem@logs.com]*
11 1499 SE Tech Center Place, Ste. 255, Vancouver, WA 98683
12 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
13 (360)260-2253; Fax (360)260-2285

14 I hereby consent to said substitution

15 

16 Email: ~~epeterson@robinsontait.com~~

17 Brandon Smith, OSB#124584

18 Email: bsmith@robinsontait.com

19 Jaimie Fender, OSB #120832

20 Email: jfender@robinsontait.com

21 Kimberly Hood, OSB #123008

22 Email: khood@robinsontait.com

23 Michael Althouse, OSB #150793

24 Email: malthouse@robinsontait.com

25 Zachary Bryant, OSB #113409

26 Email: zbryant@robinsontait.com

27 Matt Booth, OSB #082663

28 Email: mbooth@robinsontait.com

Robinson Tait, P.S

Attorneys for Plaintiff

Tel: (206) 676-9640

Fax: (206) 676-9659

2- NOTICE OF SUBSTITUTION OF COUNSEL
S&S No. 17-119944

SHAPIRO & SUTHERLAND, LLC
7632 SW Durham Road, Suite 350, Tigard, OR 97224
Telephone (360)260-2253 (800)970-5647
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