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Craig Peterson, OSB #120365
Jaimie Fender, OSB #120832
Kimberly Hood, OSB #123008
Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
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CIRCUIT COURT OF OREGON FOR JOSEPHINE COUNTY

DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC., NO. 16CV40858
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2007- WRIT OF EXECUTION IN FORECLOSURE
QS10,

Plaintiff,

v.

ROBERT K. HAAG, HOMECOMINGS
FINANCIAL, LLC FKA HOMECOMINGS
FINANCIAL NETWORK, INC., 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: JOSEPHINE COUNTY SHERIFF

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1. WHEREAS, on June 8, 2017, in the above-entitled court, a judgment of foreclosure was enrolled and docketed in the above-entitled cause, a true copy of which is attached hereto as **Exhibit "A"** and made a part hereof;

2. WHEREAS, pursuant to ORS 18.862, the Judgment Creditor's address is as follows:

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS10
c/o Ocwen Loan Servicing
1661 Worthington Rd., #100
West Palm Beach, FL 33409

For the purpose of this Writ, the Judgment Creditor's address is as follows:

Ocwen Loan Servicing
c/o Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, Washington 98164

3. WHEREAS, the real property to be sold pursuant to the above referenced judgment is legally described as

LOT 3, BECK SUBDIVISION, IN THE CITY OF GRANTS PASS, JOSEPHINE COUNTY, OREGON.

and commonly known as 711 North West Lynwood Place, Grants Pass, OR 97526.

4. NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell the above referenced real property, in the manner prescribed by law for the sale of real property upon execution (subject to redemption), all of the interest which the defendant(s) had on August 10, 2007, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the real property described in the judgment, to satisfy the judgment, which as of September 22, 2017,

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Lenders Principal Judgment:

1. Unpaid Principal Balance	<u>\$145,500.00</u>
2. Pre-Judgment Interest from December 1, 2010 to May 24, 2017, the date calculated by the Declarant in the Declaration in Support of Judgment	<u>\$70,709.90</u>
3. Lenders Fees and Costs	<u>\$16,656.50</u>
4. Attorney's Fees and Costs	<u>\$4,027.48</u>
 <i>Total Judgment Award Entered</i>	 <u>\$236,893.88</u>

Additional Pre Judgment Interest

1. Accrued Interest from May 25, 2017 to June 8, 2017 the date of entry of Judgment	<u>\$448.35</u>
 <i>Total Judgment Award</i>	 <u>\$237,342.23</u>

Post Judgment Interest

1. Accrued Post Judgment Interest at a rate of 9% per annum or at \$58.52, from June 9, 2017, the day after the entry of judgment, through September 22, 2017, the date the writ is being requested	<u>\$6,203.12</u>
 <i>Current Total Amount Owing</i>	 <u>\$243,545.35</u>

In addition to the above, interest continues to accrue on the total of the amounts listed above at the rate of 9% per annum or at \$58.52 per diem, in accordance with the General Judgment of Foreclosure and continues to accrue until the date of sale.

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

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

DATED this 29 day of September, 2017.

B. [Signature]

Court Clerk



EXHIBIT A

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CIRCUIT COURT OF OREGON FOR JOSEPHINE COUNTY

DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2007-
QS10.

Plaintiff,

v.

ROBERT K. HAAG; HOMECOMINGS
FINANCIAL, LLC FKA HOMECOMINGS
FINANCIAL NETWORK, INC.;
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. 16CV40858

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, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2007-QS10, appearing and being represented by CRAIG PETERSON,

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 1

60128-30976-JUD-OR1735865

Robinson Tait
ROBINSON TAIT, P.S.

901 10th Avenue, Suite 400
Seattle, WA 98104
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1 Attorney of Robinson Tait, and after considering the pleadings and affidavits on file herein, findings
2 of fact and conclusion of law being unnecessary under Civil Rule 69D, the court finds that the
3 allegations contained in the plaintiff's Complaint are true, that there are no material issues of fact,
4 that the plaintiff is entitled to judgment as a matter of law, and that the judgment should be entered in
5 favor of the plaintiff forthwith as more particularly hereafter set forth. Therefore,
6
7

8 IT IS HEREBY ORDERED AND ADJUDGED THAT:

9 1. Plaintiff, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR
10 RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
11 CERTIFICATES, SERIES 2007-QS10 be awarded judgment in the sum of \$145,500.00, together with
12 interest at a rate as provided in the Note from December 1, 2010 through May 24, 2017 in the amount of
13 \$70,709.90 with additional pre-judgment interest at the per diem rate of \$29.89 as provided in the Note
14 to the date of entry of judgment; plus reasonable attorneys' fees in the amount of \$2,050.00, plus other
15 recoverable amounts of \$16,656.50 which includes the amounts itemized in the declaration of the lender
16 in support of motion for judgment plus allowable costs of \$1,977.48 as itemized in the bill of
17 disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to bear interest
18 until paid at the statutory rate or at the contract rate, whichever is greater; and
19
20

21 2. Plaintiff's Deed of Trust on real property in Josephine County, Oregon, legally
22 described as follows:

23 LOT 3, BECK SUBDIVISION, IN THE CITY OF GRANTS PASS, JOSEPHINE
24 COUNTY, OREGON.

25 which was recorded on August 15, 2007, under Auditor's File No. 2007-016042, records of
26 Josephine County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above
27 described real estate and the whole thereof as security for the payment of the judgment herein set
28

GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 2
60128-30976-JUD-OR1735865

Law Office
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 100
Seattle, WA 98107
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2 forth, and that said Deed of Trust be foreclosed and the property therein described is hereby ordered
3 sold by the Sheriff of Josephine County in the manner provided for by law, and the proceeds
4 therefrom shall be applied to the payment of the judgment, interest, attorneys' fees and costs, and
5 such other sums as plaintiff has advanced prior to judgment, and that such sums shall constitute a first
6 and specific lien and charge upon said real estate, prior and superior to any right, title, estate, lien or
7 interest of the defendant and of any one claiming by, through or under them; and
8

9 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the
10 property described above or any part thereof subsequent to August 10, 2007, the date of the Deed of
11 Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right,
12 title, lien or interest in or to said property or any part thereof, save and except for the right of
13 redemption as allowed by law; and
14

15 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the
16 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to
17 law, and to all right, title and interest in any rents and profits generated or arising from the property
18 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to
19 secure possession, including writ of assistance, if defendants or any of them or any other party or person
20 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for
21 possession; and
22

23 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the
24 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall
25 pay the remaining proceeds as directed by the court in the order of distribution.
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GENERAL JUDGMENT DETERMINING
AMOUNT OWED AND FORECLOSURE - 3
60128-30976-JUD-CR1735865

Law Office
ROBINSON TAIT, P.S.

901 15th Avenue Suite 100
Seattle WA 98101
425.463.0000

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

Judgment Creditor: DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2007-
QS10
c/o Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
(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: \$145,500.00

Simple Interest on the Principal Balance
from December 1, 2010 to May 24, 2017: \$70,709.90

Other Amounts Due Under Terms of Loan: \$16,656.50

Attorneys' Fees and Costs:
Attorneys' Fee: \$2,050.00
Total Costs: \$1,977.48

Total Attorney Fees and Costs: \$4,027.48

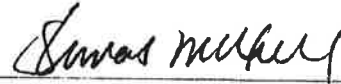
TOTAL DEBT OWED \$236,893.88

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Pre-Judgment: Additional pre-judgment interest accrues from May 25, 2017, to the date of entry of judgment at the per diem rate of \$29.89, in accordance with the Note

Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

Signed: 6/8/2017 02:29 PM



Circuit Court Judge Thomas M. Hull

Submitted by:



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


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:

6-7-17



Attorney, OSB

120365