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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION**

HSBC MORTGAGE SERVICES INC,

CASE NUMBER: 15CV14024

Plaintiff,

vs.

WRIT OF EXECUTION IN FORECLOSURE

ESTHER CRAWFORD AKA ESTHER M. CRAWFORD, an individual; MYRON CRAWFORD AKA MYRON LOYS CRAWFORD, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property.

Defendants.

TO: THE SHERIFF OF MARION COUNTY, OREGON:

1.

WHEREAS, on December 1, 2015, in the above-entitled Court, a General Judgment of Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding

2.

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 (subject to

1 redemption, if applicable), all of the interest which the Defendant ESTHER CRAWFORD AKA
2 ESTHER M. CRAWFORD ("Defendant") had on September 25, 2006, the date of the foreclosed
3 Deed of Trust which was recorded on October 3, 2006, as Instrument No. REEL 2714 PAGE 398 in
4 the official records of the Marion County Recorder's Office, and/or all of the interest which
5 Defendants had thereafter, in the real property described in the Judgment to satisfy the Judgment as
6 follows:

7
8 **Lender's Principal Judgment:**

9 Unpaid Principal Balance:	\$186,245.65
10 Pre-Judgment Interest from March 1, 11 2014 to September 30, 2015, the date 12 set forth in the Judgment at 7.950%, per 13 annum, (\$40.57 per diem):	\$23,386.25
14 Lender's Fees and Costs:	\$2,384.20
15 Attorney's Fees and Costs:	\$3,775.00
16	
17 <i>Total Judgment Entered:</i>	<i>\$215,791.10</i>

18
19 **Additional Pre-Judgment Interest:**

20 Accrued Interest from October 1, 2015, 21 the day after the date set forth in the 22 Judgment through December 1, 2015, 23 the date of entry of the Judgment, at 24 7.9500%, per annum (\$40.57 per diem):	\$2,474.77
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25
26 ***Total Judgment Entered Including***

27 ***Additional Pre-Judgment***

28 <i>Interest:</i>	<i>\$218,265.87</i>
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3.

Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$218,265.87 at the legal rate of interest of 9% per annum, \$53.81 per diem, from December 2, 2015 to the date the real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

4.

The real property subject to this writ of execution is commonly known as 760 BOONE ROAD SE, SALEM, OR 97306 ("Property") and described in Exhibit "1" attached hereto.

5.

The Judgment Creditor's name and address is:

HSBC MORTGAGE SERVICES INC
c/o Caliber Home Loans
13801 Wireless Way
Oklahoma City, Oklahoma 73134-2500

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

HSBC MORTGAGE SERVICES INC
c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)
2112 Business Center Drive
Irvine, CA 92612
949-252-9400

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

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1 MAKE RETURN HEREOF within 60 days after you receive this Writ.

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Signed: 9/27/2017 09:29 AM



Angie...

Court Clerk

Submitted by:

Nathan F. Smith

Nathan F. Smith, OSB #120112

Dated: 9/21/17

Nathan F. Smith, OSB #120112
Attorney for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

REEL 4002 PAGE 223

MARION COUNTY

BILL BURGESS, COUNTY CLERK

10-10-2017 01:17 pm.

Control Number 479143 \$ 51.00

Instrument 2017 00052790

AFTER RECORDING RETURN TO:

ABC Legal Services ✓

310 SW 4th Ave

Ste 440

Portland, OR 97204

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Writ of Execution in Foreclosure

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

HSBC Mortgage Services Inc.

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Esther Crawford aka Esther M. Crawford; Myron Crawford aka Myron Loys Crawford; and all other persons, parties, or occupants unknown

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

REEL: 4002

PAGE: 223

October 10, 2017, 01:17 pm.

CONTROL #: 479143

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

REEL 4002 PAGE 224

MARION COUNTY

BILL BURGESS, COUNTY CLERK

10-10-2017 01:17 pm.

Control Number 479143 \$ 91.00

Instrument 2017 00052791

AFTER RECORDING RETURN TO:

ABC Legal Services ✓

310 SW 4th Ave

Ste 440

Portland, OR 97204

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

General Judgment of Foreclosure

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

HSBC Mortgage Services Inc.

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Esther Crawford aka Esther M. Crawford; Myron Crawford aka Myron Loys Crawford; and all other persons, parties, or occupants unknown

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

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

HSBC MORTGAGE SERVICES INC,

Plaintiff,

vs.

ESTHER CRAWFORD AKA ESTHER M. CRAWFORD, an individual; MYRON CRAWFORD AKA MYRON LOYS CRAWFORD, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property.

Defendants.

CASE NUMBER: 15CV14024

GENERAL JUDGMENT OF FORECLOSURE AGAINST:

1. ESTHER CRAWFORD AKA ESTHER M. CRAWFORD

1.

THIS MATTER, coming on regularly before the Court, and it appearing from the record herein that Plaintiff, HSBC MORTGAGE SERVICES INC ("Plaintiff"), filed its Complaint for Foreclosure of Deed of Trust; that Defendant ESTHER CRAWFORD AKA ESTHER M. CRAWFORD (hereinafter referred to as "Defendant Esther") was duly served with the Summons and Complaint as required by law; that Defendant Esther failed to appear, and that an ORDER FOR

1 ENTRY OF DEFAULT AGAINST DEFENDANTS ESTHER CRAWFORD AKA ESTHER M.
2 CRAWFORD has been entered against her on Plaintiff's Complaint, and that Plaintiff is entitled to
3 entry of a General Judgment foreclosing Plaintiff's deed of trust against the property commonly
4 known as 760 BOONE ROAD SE, SALEM, OR 97306 ("Property") and extinguishing any and all
5 interest of the Defendants in the Property.

6 2.

7 The Court being fully advised; it is hereby
8 ORDERED AND ADJUDGED that:

9 3.

10 Plaintiff is the holder of that certain promissory note ("Note"), dated September 25, 2006, in
11 the amount of \$213,000.00, and executed by Defendant Esther and Borrower Myron Crawford aka
12 Myron Loys Crawford, deceased.

13 4.

14 The Note is secured by that certain deed of trust ("Deed of Trust") executed on or about
15 September 25, 2006, by Defendant Esther and Borrower Myron Crawford aka Myron Loys
16 Crawford, deceased. The Deed of Trust was recorded on October 3, 2006 under Recording Reel
17 2714 Page 398 of the Official Records of Marion County, Oregon, against the Property, which is
18 legally described in Exhibit "1" ("Property") and constitutes a valid lien against the Property.

19 5.

20 Defendant Esther failed to comply with the terms of the Note and Deed of Trust by failing to
21 make the payments required by the terms of the Note and Deed of Trust. Pursuant to the terms of the
22 Note and Deed of Trust, Plaintiff declared all sums due and owing under the Note and Deed of Trust
23 immediately due and payable.

24 6.

25 The Deed of Trust is a valid first priority lien encumbering the Property, is superior to any
26 interest, lien, or claim of the Defendants and any other party in the Property, which are hereby
27 foreclosed and terminated, excepting only any statutory right of redemption to which the Defendants
28 may be entitled under Oregon law.

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7.

A judgment of foreclosure in the amount of \$215,791.10, shall be granted in favor of Plaintiff, and its successors and/or assigns, as further described below (“Judgment”).

8.

The Property is hereby ordered to be sold by law and the proceeds of sale applied toward the satisfaction of Plaintiff’s Judgment herein; and the surplus, if any to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

9.

Plaintiff is entitled to recover its reasonable attorneys’ fees and all reasonable and necessary costs and expenses incurred to enforcing the Note and Deed of Trust.

10.

Any increased interest or any such additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items as may constitute liens on the Property, together with insurance and repairs necessary to prevent the impairment of the Property, together with interest thereon from the date of payment may also be added to the Judgment and paid from the proceeds from the sale of the Property.

11.

Defendant Esther, and all parties claiming through or under as purchasers, encumbrancers, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property and every portion thereof, excepting only any statutory right of redemption provided by the laws of the State of Oregon.

12.

Defendant Esther is not entitled to a homestead exemption on account of her interest in the Property.

13.

Plaintiff may become purchaser at the Sheriff’s Sale of the Property and may bid up to the aggregate amount of its Judgment, plus interest from the date of this Judgment until sale, without advancing any cash except money required for the Sheriff’s Sale.

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14.

The purchaser of the Property at the Sheriff's Sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale, and is entitled to such remedies as are available at law to secure possession of the Property, and may apply to the Clerk of the Court for a writ of assistance, if Defendants, any of them, or any other party or person shall refuse to surrender possession of the Property to the purchaser immediately on the purchaser's demand for possession.

15.

This Court shall retain jurisdiction to enforce all provisions of the Judgment and to enter such additional order, judgment, or decree necessary for the purchaser at the foreclosure sale to obtain possession of the Property.

16.

Under the Note, there is now due and owing to Plaintiff, the following amounts, to be hereinafter described as the Judgment.

17.

This suit does not constitute an attempt to collect the debt against Defendant Esther. Rather, it is a suit to execute upon the Property as security for the Judgment.

JUDGMENT

1. Judgment Creditor:	HSBC MORTGAGE SERVICES INC
Address:	c/o MALCOLM ♦ CISNEROS, A Law Corporation
	2112 Business Center Drive, 2 nd Floor
	Irvine, California 92612
Judgment Attorney:	Nathan F. Smith
Address:	MALCOLM ♦ CISNEROS, A Law Corporation
	2112 Business Center Drive, 2 nd Floor
	Irvine, California 92612
Telephone Number:	(949) 252-9400

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2. Judgment Debtor: ESTHER CRAWFORD AKA ESTHER M. CRAWFORD

Address: 54-137 KAWAIPUNA ST.
HAUULA, HI 96717

Year of Birth: Unknown

Final 4 digits of Social Security number: XXX-XX-7047

Driver's license number and issuing state: Unknown

Judgment Debtor Attorney: N/A

3. Persons or Public Bodies Entitled to a Portion the Judgment:

N/A

4. Judgment Amount:

\$212,016.10

5. Pre-Judgment Interest:

Simple interest to accrue on \$186,245.65 from November 1, 2015, to the date the Judgment is entered into the Court's register at 7.9500% per annum, \$40.57 per diem.

6. Post-Judgment Interest:

Simple interest to accrue on \$215,791.10, plus Pre-Judgment Interest from the day after the Judgment is entered to the date upon which the Writ of Execution in Foreclosure is levied at the legal rate of interest or 9% per annum, whichever is greater.

7. Periodic accrual:

N/A

8. Attorney's Fees and Costs:

An award of \$3,775.00 in attorney's fees and costs is made for Judgment of Foreclosure

Attorney's Fees: \$1,820.00

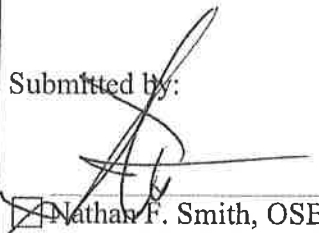
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Litigation Guarantee Cost: \$813.00
Filing Cost: \$531.00
Recording Cost: \$61.00
Service Cost: \$550.00

Signed: 12/1/2015 02:06 PM



Submitted by:



Dated:

11/17/15

Nathan F. Smith, OSB #120112
 Richard J. Bayless, OSB #101826
Attorneys for Plaintiff
MALCOLM ♦ CISNEROS, ALC
2112 Business Center Drive
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org
Rbayless@mclaw.org

Exhibit “1”



Order No

LEGAL DESCRIPTION

Parcel 1:

Beginning at a point which is 243 feet East and 135 feet South from the Northwest corner of Lot 23 , SUNNYSIDE FRUIT FARMS NO. 2, Marion County, Oregon; thence West 6 feet to the true point of beginning; thence West 74 feet; thence South 115 feet; thence East 90 feet; thence North 75 feet; thence West 16 feet; thence North 40 feet to the place of beginning.

Parcel 2:

Beginning at a point which is 243 feet East from the Northwest corner of Lot 23, SUNNYSIDE FRUIT FARMS NO. 2, Marion County, Oregon; thence South 135 feet; thence West 6 feet; thence South 40 feet; thence East 26 feet; thence North 175 feet; thence West 20 feet to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem by Instrument recorded March 4, 1998, in Reel 1467, page 328, Records for Marion County, Oregon.

STATE OF OREGON }
County of Marion }
The foregoing copy has been compared
and is a true and correct copy of the
original as the same appears in my
files and in my records.
FDOR0249.rdw
Notary Public
JAMES W. HARRIS
NOTARY PUBLIC
MARION COUNTY, OREGON



Combination Form Guarantee
Oregon Title Insurance Rating Organization (OTIRO)
OTIRO No. G-01

REEL: 4002

PAGE: 224

October 10, 2017, 01:17 pm.

CONTROL #: 479143

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 91.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.