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

MTGLQ INVESTORS, L.P., its successors in
interest and/or assigns,

Plaintiff,

v.

MANJIT SINGH; ALICIA SINGH; VICTOR
ENGLE, AS TRUSTEE FOR THE LARRY
WATSON, SANDRA WATSON, PAUL
BROOKS, RUTH BROOKS TRUST; STATE
OF OREGON; AND OCCUPANTS OF THE
PREMISES,

Defendant.

Case No. 13C17034

WRIT OF EXECUTION

TO THE MARION COUNTY SHERIFF:

On May 5, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MARION County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: MTGLQ INVESTORS, L.P., its successors in interest and/or assigns c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 2045 CHEMAWA RD NE, KEIZER, OR 97303 ("Subject Property"), and legally described as:

1	The total amount due and owing on the Judgment as of November 30, 2017;		
2	Judgment:	Principal	\$201,859.68
3	Pre-Judgment:	Interest(6.250%,	\$230.88 (April 23, 2017 through May 5,
4		\$19.24/day)	2017
5	Post-Judgment:	Interest(9.000%,	\$10,366.72 (May 6, 2017through
6		\$49.84/day)	November 11, 2017)
7		Attorney Fees	\$305.00
8		Costs	\$0.00
9	TOTAL: \$212,762.28		

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In the name of the State of Oregon, you are hereby directed to proceed to notice for sale and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

Signed: 12/7/2017 01:37 PM

Noel B. Herlitz
 Noel B. Herlitz, Court Clerk



Presented by:
 ALDRIDGE PITE, LLP

Smathenia
 Hunter Zook, OSB #095578
 Katie Riggs, OSB #095861
 Sarah Mathenia, OSB #120681
 Shannon K. Calt, OSB #121855
 Christina Andreoni, OSB #160875

of Attorneys for Plaintiff
 (858) 750-7600
 (503) 222-2260 (facsimile)
 orecourtnotices@aldridgepite.com

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, its successors in interest and/or
assigns,

Plaintiff,

v.

MANJIT SINGH; ALICIA SINGH; VICTOR
ENGLE, AS TRUSTEE FOR THE LARRY
WATSON, SANDRA WATSON, PAUL
BROOKS, RUTH BROOKS TRUST; STATE
OF OREGON; AND OCCUPANTS OF THE
PREMISES,

Defendants.

Case No. 13C17034

GENERAL JUDGMENT OF
FORECLOSURE AND SALE
AGAINST:

- (1) MANJIT SINGH
- (2) ALICIA SINGH
- (3) VICTOR ENGLE, AS TRUSTEE
FOR THE LARRY WATSON,
SANDRA WATSON, PAUL
BROOKS, RUTH BROOKS
TRUST
- (4) STATE OF OREGON
- (5) OCCUPANTS OF THE PREMISES

1.

THIS MATTER coming regularly before the Court on this day and it appearing from the record herein that plaintiff Federal National Mortgage Association, its successors in interest and/or assigns ("Plaintiff"), filed its Complaint for deed of trust foreclosure; that the defendants Manjit Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth Brooks Trust; State of Oregon; and Occupants of the Premises were duly served with the Summons and Complaint as required by law; that defendants Manjit Singh; Victor Engle, as Trustee for the Larry Watson, Sandra

1 Watson, Paul Brooks, Ruth Brooks Trust; State of Oregon; and Occupants of the Premises failed to
2 appear; and that an Order of Default has been entered against them on Plaintiff's Complaint; that
3 Plaintiff prevailed on its summary judgment motion against defendant Alicia Singh; and, consequently
4 this General Judgment of foreclosure is submitted in accordance with UTCR 5.100 (3)(c)(A).
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2.

Plaintiff hereby requests this general judgment for foreclosure and sale be entered into the
Court's register to accomplish the following: to foreclose any and all interest of defendants Manjit
Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth
Brooks Trust; State of Oregon; and Occupants of the Premises in the real property subject to this
foreclosure action, located at 2045 Chemawa Road Northeast, Keizer, OR 97305-0000 (the "Property").

3.

The court being fully advised in the Premise, finding good cause exists so this general judgment
of foreclosure and sale may be entered in favor of Plaintiff and against Manjit Singh; Alicia Singh;
Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth Brooks Trust; State
of Oregon; and Occupants of the Premises, all of them, it is hereby

ORDERED AND ADJUDGED:

4.

That the Deed of Trust dated September 24, 2002, executed by Manjit Singh and Alicia Singh
for the benefit of Washington Mutual Bank ("Deed of Trust"), recorded on September 27, 2002 as
Instrument No. Reel: 2003 Page: 55 in the official records of Marion County, Oregon, and subsequently
assigned to Plaintiff by way of an assignment recorded on September 11, 2014 as Instrument No. Reel:
3634 Page: 359, is a valid lien for the amount due and owing as set forth in Paragraph 13 herein, against

1 the Property situated in Marion County, Oregon, and described as follows

2 PARCEL 2 OF PARTITION PLAT NO. 92-48, RECORDED MAY26,
3 1992, REEL 954, PAGE 194, IN MARION COUNTY, OREGON

4 5.

5 That the lien of the Deed of Trust is superior to any interest, lien, or claim of defendants Manjit
6 Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth
7 Brooks Trust; State of Oregon; and Occupants of the Premises in the Property, and that said Deed of
8 Trust is hereby foreclosed by this Court on the Property.

9 6.

10 That the co-grantor of the Deed of Trust, defendant Alicia Singh, previously filed for protection
11 under Chapter 7 of the United States Bankruptcy Code, Case No. 15-63388-tmr7, District of Oregon,
12 and relief from the bankruptcy automatic stay was granted on July 6, 2016. Thus, this suit does not
13 constitute an attempt to collect the debt in violation of the Bankruptcy Discharge Order filed April 1,
14 2016, in the same bankruptcy case. Rather, this judgment of foreclosure and sale is to be enforced by
15 execution and sale of the Property as security for the debt owed under the terms of the Deed of Trust, as
16 contemplated by the bankruptcy code, and pursuant to ORS 88.010 and 88.060.

17 7.

18 That defendants Manjit Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson,
19 Sandra Watson, Paul Brooks, Ruth Brooks Trust; State of Oregon; and Occupants of the Premises, each
20 of them, and all parties claiming by, through, or under them as purchasers, encumbrances, or otherwise,
21 are forever barred and foreclosed of all interests, liens, or claims in the Property, and every portion
22 thereof, excepting only the statutory right of redemption provided by the laws of the State of Oregon.
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8.

That defendants Manjit Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth Brooks Trust; State of Oregon; and Occupants of the Premises, all of them, are not entitled to a homestead exemption as against Plaintiff's Deed of Trust.

9.

That all of the right, title and interest which Manjit Singh and Alicia Singh had on September 24, 2002, the date of the Deed of Trust, and all of the right, title and interest defendants Manjit Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth Brooks Trust; State of Oregon; and Occupants of the Premises and any successor thereafter had in and to the real Property is hereby ordered to be sold by law, and the proceeds of sale shall be applied first toward the sheriff's fees and costs of sale, then toward the satisfaction of the amount due and owing set forth in Paragraph 13 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.

10.

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

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 Manjit Singh; Alicia Singh; Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks, Ruth Brooks Trust; State of

1 Oregon; and Occupants of the Premises refuse to surrender possession of the Property immediately
2 upon the purchaser's demand for possession.

3 12.

4 That Plaintiff is entitled to, and is hereby awarded its attorney fees and costs incurred in this
5 action, and that Plaintiff's attorney fees and its litigation costs (included in recoverable balance total
6 below), shall be, and is hereby declared additional amounts secured by and hereinafter shall be made
7 part of the amount of the debt secured by Plaintiff's Deed of Trust.
8

9 13.

10 That any claimed interest by way of the Quitclaim Deed recorded in the official records of
11 Marion County, Oregon, on September 6, 2012, as Reel: 3421 Page: 371 and/or the trust deed dated
12 September 7, 2010, and recorded in the official records of Marion County, Oregon, on September 7,
13 2012, as Reel: 3422 Page: 13 granted by Alicia Singh defendant/cross-claim plaintiff/third-party
14 plaintiff to defendant Victor Engle, as Trustee for the Larry Watson, Sandra Watson, Paul Brooks,
15 Ruth Brooks Trust and/or the Nevada Executive Trust, is hereby foreclosed.
16

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

18 **(Pursuant to Senate Bill 368)**

19 14.


20 Under the terms of the Deed of Trust and the promissory note dated September 24, 2002, in the
21 principal amount of \$128,100.00, there is now due and owing the following amounts, to be hereinafter
22 described as the Amount Due:
23

24 **Lenders' Principal and Interest**

25 Principal Balance \$112,387.60
26

1	Accrued Interest from July 1, 2010, to April 22, 2017, @ 6.25000% per annum	\$47,817.48	
2			\$160,205.08
3	<i>Total Principal & Interest</i>		
4	<u>Lenders' Fees and Costs</u>		
5	Escrow Advance	\$26,580.39	
6	Total-Fees	\$46.00	
7	Accumulated Late Charges	\$709.92	
8	Recoverable Balance	\$14,318.29	
9			\$41,654.60
10			\$201,859.68
11	<i>Total Lenders' Fees and Costs:</i>		
12	<i>Total Lenders' Principal, Interest, Fees, and Costs:</i>		
13	Additional pre-judgment interest pursuant to ORS 18.042 from April 22, 2017 to the date entry of judgment at the contract rate of interest		
14	Post-Judgment interest thereafter on the Total Amount Due at the contract rate of interest, or 9.000% per annum, whichever is greater.		
15			\$201,859.68
16			<i>Total Amount Due</i>


Signed: 5/4/2017 08:43 AM



Circuit Court Judge Channing Bennett

20 Presented by:

21 **RCO LEGAL, P.S.**

22 By  DATED 4-28-2017

23 Cal Knickerbocker, OSB # 050110

24 Attorneys for Plaintiff

25 511 SW 10th Ave., Ste. 400

26 Portland, OR 97205

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

cknickerbocker@rcolegal.com

CERTIFICATE OF UTCR 5.100 COMPLIANCE

1
2 This Proposed order or judgment is ready for judicial signature because:

3 A. The order or judgment was served on the opposing counsel not less than 3 days prior to
4 submission to the court, or mailed to a self-represented party at the party's last known
5 address not less than 7 days prior to submission to the court with a notice of the time period
to object.

6 B. The order or judgment is accompanied by a stipulation by opposing counsel that no objection
exists as to the judgment or order.

7
8 C. The judgment or order is exempt from UTCR 5.100(1) because:

9 a. The judgment or order is a proposed order or judgment presented in open court with
the parties present.

10 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*.

11 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.

12 d. The proposed judgment is subject to UTCR 10.0099

13 e. The proposed judgment or order is an uncontested probate and protective proceeding.

14 f. This matter is certified to the court under ORS 416.422, 416.430, 416.435, or
416.448.

15 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:

16 1. Each opposing party affected by this order or judgment has stipulated to the order or
17 judgment, as shown by each opposing party's signature on the document being submitted.

18 2. Each opposing party affected by this order or judgment has approved the order or judgment,
19 as shown by signature on the document being submitted or by written confirmation of
approval sent to me.

20 3. I have served a copy of this order or judgment on all parties entitled to service and:

21 a. No objection has been served on me.

22 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.

23 c. After conferring about objections, [role and name of opposing party] agreed to
24 independently file any remaining objection.

25 4. The relief sought is against an opposing party who has been found to be in default.

26 5. An order of default is being requested with this proposed judgment.

GENERAL JUDGMENT - 4

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

RCO File No. 64720

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

Dated this 28th day of April, 2017.

By, s/Calvin Knickerbocker
Calvin Knickerbocker, OSB #050110
Attorney for Plaintiff