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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 exception.

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

NATIONSTAR MORTGAGE LLC

Case No. 130100744

Plaintiff,

WRIT OF EXECUTION

vs.

MAHAMED FARAH; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, N.A., S/B/M TO COUNTRYWIDE BANK, FSB, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN

Defendants.

TO: MULTNOMAH COUNTY SHERIFF

WHEREAS, on November 14, 2014, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Money Award 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 May 20, 2009, the date of

1- WRIT OF EXECUTION
S&S No. 12-111210

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com

1 the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real
2 property described in the judgment:

3
4 LOT 4, FOSTER MEADOWS, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH
AND STATE OF OREGON.

5 and commonly known as 6426 SE 138th Place, Portland, OR 97236 to satisfy the sum of
6 \$326,047.67, as of January 11, 2018, together with additional post judgment interest of 9.00%
7 from that date (\$62.59 per day), and costs of this execution, making due return within 60 days
8 after you receive this writ.
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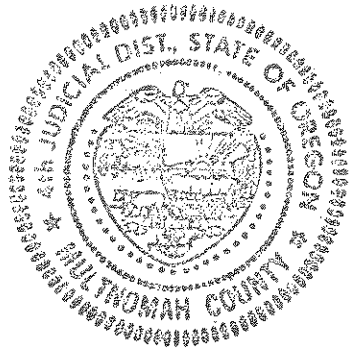
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25 2- WRIT OF EXECUTION
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1 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, is the Judgment
2 Creditor, by virtue of an Assignment of Judgment in Full, and its address for purpose of this writ
3 only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255, Vancouver,
4 WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the Judgment
5 Creditor.



1/23/2018

A handwritten signature in dark ink, appearing to read "James A. Craft", is written over a horizontal line.

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

16 By: _____

17 James A. Craft #090146 [jcraft@logs.com]
18 Kelly D. Sutherland #87357 [ksutherland@logs.com]
19 Cara J. Richter #094855 [crichter@logs.com]
20 Holger Uhl #950143 [huhl@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

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CIRCUIT COURT
FOR MULTNOMAH COUNTY

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

MAHAMED FARAH; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC.; BANK OF AMERICA, N.A., S/B/M TO
COUNTRYWIDE BANK, FSB, OTHER
PERSONS OR PARTIES, including
OCCUPANTS, UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN,

Defendants.

Case No. 130100744

STIPULATED GENERAL JUDGMENT
OF FORECLOSURE

Default having been entered against Defendant(s), Other Persons or Parties, Including
Occupants, Unknown Claiming Any Right, Title, Lien, or Interest in the Property Described in
the Complaint Herein, Bank of America, N.A., Mahamed Farah and Mortgage Electronic
Registration Systems, Inc. and Defendant(s), Bank of America, N.A. and Mortgage Electronic
Registration Systems, Inc., having stipulated to entry of judgment: *as described & recited in the
executed Stipulation for Entry of Judgment as to Mahamed Farah and Covenant Not
~~to execute~~ TO execute filed herewith;*

1 - GENERAL JUDGMENT OF FORECLOSURE
S&S No. 12-111210

SHAPIRO & SUTHERLAND, LLC
7632 SW Durham Road, Suite 350, Tigard, OR 97224
Telephone (360)260-2253 (800)970-5647
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IT IS HEREBY
ORDERED AND ADJUDGED:

1
2 1. The real property to which this judgment relates (hereafter the "Property") is situated in
3 Multnomah County, Oregon is commonly known as 6426 SE 138th Place, Portland, OR
4 97236 and is legally described as follows:

5 Lot 4, FOSTER MEADOWS, in the City of Portland, County of Multnomah and State
6 of Oregon.

7 2. The Deed of Trust executed and delivered by Defendant, Mahamed Farah ("Borrower") on
8 or about May 20, 2009 and recorded on June 2, 2009 as Recorder's Fee No. 2009-076801 in
9 the official records of Multnomah County, Oregon, is a valid and perfected lien against all of
10 the Property for the amount of Plaintiff's judgment as provided herein.

11 3. The Plaintiff is the holder of the original note dated May 20, 2009 and made by Mahamed
12 Farah in the amount of \$190,517.00. A copy of the Note was attached to the complaint as
13 Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust
14 (together the "Loan").

15 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in
16 interest in the Property is foreclosed and terminated excepting only any statutory right of
17 redemption as provided by Oregon law.

18 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
19 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to
20 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment
21 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment
22 interests and priorities.

23 2 - GENERAL JUDGMENT OF FORECLOSURE
24 S&S No. 12-111210

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6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah County Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may appear or to the clerk of the court to be distributed to such party of parties as may establish their right thereto.
8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
9. The purchaser at the 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 or in equity to secure possession.
10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or any person holding possession under or through such Defendant(s) shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

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1 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

2

Principal		\$189,191.41	
Prejudgment interest at 5.25% through April 8, 2013 (accruing thereafter until entry of judgment at \$27.21/per diem)			\$33,298.89
Late Charges		\$0.00	
Other Costs and fees (recoverable)		9,438.66	
	Property Tax	\$7,349.88	
	Hazard Insurance	\$2,064.78	
	Property Inspections	\$24.00	
	Subtotal		\$198,630.07
	Total plus Prejudgment Interest		\$231,928.96

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11 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

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Costs			\$1,816.00
	Title Search Cost	\$675.00	
	Filing Fee	\$505.00	
	Lis Pendens Recording Fee	\$41.00	
	Service Costs	\$320.00	
	Prevailing Party Fee	\$275.00	
Attorney fees			\$4,156.00
Total			\$5,972.00

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18 13. Post judgment interest on all amounts shall accrue from the date of judgment at the legal rate
19 of 9% per annum pursuant to ORS 82.010.

20 14. This judgment shall not create a personal lien or liability against Borrower except as is
21 customary or necessary to execute on such judgment and for purposes of redemption. In no
22 event should it be construed as establishing personal liability for any persons whose debt has
23 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to
24

25 4 - GENERAL JUDGMENT OF FORECLOSURE
26 S&S No. 12-111210

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1 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay
2 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be
3 entitled to any further judgment, including a judgment for deficiency.

4 15. Execution may issue against the subject property for the aggregate amount found due
5 Plaintiff herein as detailed in Paragraphs 11 through 13. (together "Amounts Due").
6 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by
7 ORS 18.936 or other applicable law.
8

9 16. If before sale such amount, including sheriff's fees for the execution, is tendered to the court
10 and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment
11 as to the amounts due shall be terminated.
12

13 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the
14 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11
15 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS
16 18.936.

17 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
18 necessary to enforce this judgment, the writ of execution or for the purchaser at the
19 foreclosure sale to obtain possession:
20

21 19. Plaintiff has agreed not to set a execution date that is earlier than 28 days after the entry of
22 judgment.

23 ///

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MONEY AWARD*

a.	Judgment Creditor:	Plaintiff, Nationstar Mortgage LLC
	Address for purpose of this judgment only:	c/o Shapiro & Sutherland, LLC 7632 SW Durham Road, Suite 350 Tigard, Oregon 97224 (360)260-2253
	Attorney for Judgment Creditor:	Shapiro & Sutherland, LLC 7632 SW Durham Road, Suite 350 Tigard, Oregon 97224 (360)260-2253
b.	Judgment Debtor**:	Mahamed Farah, 6426 SE 138th Place, Portland, OR 97236
	Year of date of birth:	n/a
	Social Security number:	n/a
	Driver's license State and Number:	Last four digits: n/a
	Attorney for Judgment Debtor is:	none
c.	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
d.	The amount of the judgment exclusive of amounts included in subsection (e) to (h) is:	\$198,630.07
e.	Prejudgment interest:	at the rate of 5.25% through April 8, 2013 totaling, \$33,298.89 and thereafter at the rate of \$27.21 per diem until entry of judgment
f.	Post-judgment interest:	on all amounts awarded will accrue at the rate of 9.0% per annum pursuant to ORS 82.010 from the date of entry of judgment until the entire amount owing is paid
g.	monetary obligations that are payable on a periodic basis, any accrued arrearages, required further payments per period and payment dates	

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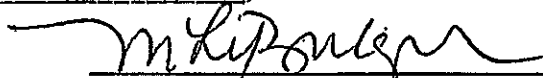
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1	h.	Costs and disbursements	\$1,816.00
2		Attorney fees in the amount of:	\$4,156.00

3 *This section is provided to comply with ORS 18.042 and/or ORS 88.070 and is not intended to
4 establish personal liability if such personal liability has been extinguished by a Bankruptcy
discharge or by an order granting relief from stay In Rem .

5 **For execution in rem on the subject Property only. Not intended to be a lien on any other
6 property of the Judgment Debtor.

7 Dated this 6th day of November, 2014

8 

9 CIRCUIT COURT JUDGE

10 Submitted by:

11 Attorneys for Plaintiff,
12 SHAPIRO & SUTHERLAND, LLC

13 By: 

14 Holger Uhl #950143 [huhl@logs.com]
15 7632 SW Durham Road, Suite 350, Tigard, OR 97224
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