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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  
FOR THE COUNTY OF MULTNOMAH**

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,

**CASE NUMBER: 16CV30253**

Plaintiff,

**WRIT OF EXECUTION IN FORECLOSURE**

vs.

DOROTHY CRABLE, 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 MULTNOMAH COUNTY, OREGON:

1.

WHEREAS, on October 17, 2017, 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 redemption, if applicable), all of the interest which the Defendants DOROTHY CRABLE, and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") had on August 22, 2007, the date of the foreclosed Deed of Trust which was recorded on August 28, 2007, as Instrument No. 2007-155059 in the official records of the Multnomah County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

**Lender's Principal Judgment:**

Unpaid Principal Balance:	\$227,622.26
Pre-Judgment Interest from September 30, 2012 to June 30, 2017, the date set forth in the Judgment at variable rates in accordance with the Note:	\$16,683.17
Lender's Fees and Costs:	\$42,611.08
Attorney's Fees and Costs:	\$4,774.00
<b><i>Total Judgment Entered:</i></b>	<b><i>\$291,690.51</i></b>

**Additional Pre-Judgment Interest:**

Accrued Interest from July 1, 2017, the day after the date set forth in the Judgment through October 17, 2017, the date of entry of the Judgment, at variable rates in accordance with the Note (\$7.67 per diem):

	\$828.36
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**Total Judgment Entered Including**

**Additional Pre-Judgment**

**Interest: \$292,518.87**

**Post-Judgment Interest**

Accrued Post-Judgment Interest from  
October 18, 2017, the date after  
entry of the Judgment, through January  
16, 2018, the date the Writ  
was requested at the legal rate of  
interest at 9%, per annum (\$72.12 per  
diem):

**\$6,490.80**

**Total Amount Owning on the Judgment as of the Date**

**the Writ Was Requested: \$299,009.67**

3.

Additionally, Plaintiff is entitled to the continued accrual of post-judgment interest at the legal rate of interest of 9% per annum, \$72.12 per diem, from January 16, 2018 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 8860 N. Chautauqua Blvd, Portland, OR 97217 ("Property") and described in Exhibit "1" attached hereto.

5.

The Judgment Creditor's name and address is:

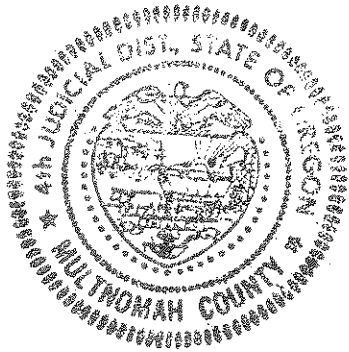
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
4000 Horizon Way  
Irving, Texas 75063

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The Judgment Creditor's name and address for the purpose of this Writ is:  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
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.

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



2/2/18  
*[Handwritten signature]*

Submitted by:

*[Handwritten signature]*

Dated: January 16, 2018

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

# EXHIBIT 1

Lot 13, Block 4, DAHLKE ADDITION, in the City of Portland, County of Multomah and State of Oregon

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

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,

**CASE NUMBER: 16CV30253**

Plaintiff,

vs.

**GENERAL JUDGMENT OF  
FORECLOSURE AGAINST:**

DOROTHY CRABLE, 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.

- 1. **DOROTHY CRABLE**
- 2. **ALL OTHER PERSONS,  
PARTIES, OR OCCUPANTS UNKNOWN**

Defendants.

1.

THIS MATTER, coming on regularly before the Court, and it appearing from the record herein that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY ("Plaintiff"), filed its Complaint for Foreclosure of Deed of Trust; that Defendants DOROTHY CRABLE AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") were duly served with the Summons and Complaint as required by law; that Defendants failed to appear, that an order of default has been entered against them on Plaintiff's

1 Complaint, and that Plaintiff is entitled to entry of a General Judgment foreclosing Plaintiff's deed of  
2 trust against the property commonly known as 8860 N. Chautauqua Blvd, Portland, Oregon 97217  
3 ("Property") and extinguishing any and all interest of the Defendants in the Property.

4 2.

5 The Court being fully advised; it is hereby  
6 ORDERED AND ADJUDGED that:

7 3.

8 Plaintiff is the holder of that certain Adjustable-Rate Note Home Equity Conversion  
9 ("Note"), dated August 22, 2007, in the amount of \$408,000.00, and executed by DOROTHY  
10 CRABLE.

11 4.

12 The Note is secured by that certain deed of trust ("Deed of Trust") dated August 22, 2007  
13 and executed by DOROTHY CRABLE. The Deed of Trust was recorded on August 28, 2007 under  
14 the recording number 2007-155059 of the Official Records of Multnomah County, Oregon, against  
15 the Property, which is legally described as: See Exhibit "1" attached hereto. ("Property") and  
16 constitutes a valid lien against the Property.

17 5.

18 The terms of the Note and Deed of Trust are in breach, therefore, Plaintiff has now declared  
19 all sums due and owing under the Note and Deed of Trust as immediately due and payable.

20 6.

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

25 7.

26 A judgment of foreclosure in the amount of \$291,690.51 shall be granted in favor of Plaintiff,  
27 and its successors and/or assigns, as further described below in the Declaration of Amount Owed –  
28 Not a Money Award ("Amount Owed").



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8.

The Property is hereby ordered to be sold by law and the proceeds of sale applied toward the satisfaction of Plaintiff's Amount Owed 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 attorney's 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 Amount Owed and paid from the proceeds from the sale of the Property.

11.

Defendants and all parties claiming an interest in the Property 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 DOROTHY CRABLE is not entitled to a homestead exemption 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 Amount Owed, plus any additional interest and reasonable costs until sale.

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

**(Pursuant to Senate Bill 368)**

18.

Under the terms of the Deed of Trust and the Note dated August 22, 2007, in the original principal amount of \$408,000.00, there is now due and owing the following amounts, to be hereinafter described as the Amount Due:

**DECLARATION OF AMOUNT OWED – NOT A MONEY AWARD**

- 1. Judgment Creditor:** NATIONSTAR MORTGAGE LLC D/B/A
- Address: CHAMPION MORTGAGE COMPANY  
c/o MALCOLM ♦ CISNEROS,  
A Law Corporation  
2112 Business Center Drive, 2<sup>nd</sup> Floor  
Irvine, California 92612
- Judgment Attorney:** Nathan F. Smith
- Address: MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, 2<sup>nd</sup> Floor  
Irvine, California 92612
- Telephone Number: (949) 252-9400
- 2. Persons or Public Bodies Entitled to a Portion the Judgment:** N/A
- 3. Judgment Amount:** \$286,916.51
- 4. Pre-Judgment Interest:** Simple interest to accrue on \$227,622.26 from July 1, 2017 to the date the Judgment is entered into the Court's register at variable rates in accordance with the Note 1.23% per annum, \$7.67 per diem.

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**5. Post-Judgment Interest:**

Simple interest to accrue on \$291,690.51 plus Pre-Judgment Interest from the day after the General 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.

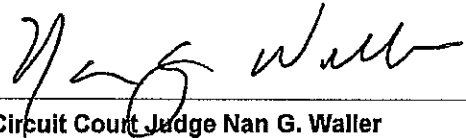
**6. Periodic accrual:**

N/A

**7. Attorney's Fees and Costs:**

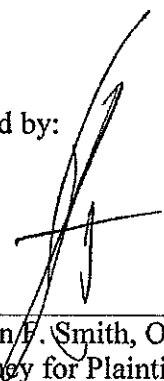
An award of \$4,774.00 in attorney's fees and costs is made.

Signed: 10/17/2017 09:40 AM



Circuit Court Judge Nan G. Waller  
proxy signed by LD

Submitted by:



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

Dated:

10/12/17

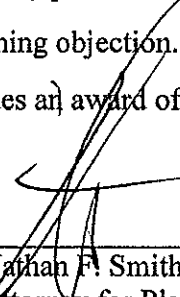
**CERTIFICATE OF READINESS**

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This proposed Order or Judgment is ready for judicial signature because:

- Service is not required pursuant to subsection (3) of UTCR 5.100, or by statute, rule or otherwise.
- The relief sought is against an opposing party who has been found in default.
- An order of default is being requested with this proposed judgment.
- Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
- Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
- I have served a copy of this order or judgment on all parties entitled to service and:
  - No objection has been served on me.
  - 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.
  - After conferring about objections, [role and name of opposing party] agreed to independently file any remaining objection.
- This is a proposed judgment that includes an award of punitive damages.

DATED: October 12, 2017

By:   
 \_\_\_\_\_  
 Nathan F. Smith, OSB #120112  
 Attorney for Plaintiff  
 MALCOLM ♦ CISNEROS, A Law Corporation  
 2112 Business Center Drive, Second Floor  
 Irvine, California 92612  
 (949) 252-9400 (TELEPHONE)  
 (949) 252-1032 (FAX)

# EXHIBIT 1

Lot 13, Block 4, DAHLKE ADDITION, in the City of Portland, County of Multomah and State of Oregon