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

PINGORA LOAN SERVICING, LLC,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES
OF DANNY E. OLINGER; MARY
KATHERINE OLINGER; FRANK CHARLES
OLINGER AKA CHARLIE OLINGER;
SALEM ARBOR TOWNHOUSE
CONDOMINIUMS; OCCUPANTS OF THE
PROPERTY;

Defendants.

Case No.: 17CV11625
Judge: Judge Lindsay R. Partridge

WRIT OF EXECUTION IN
FORECLOSURE

TO THE MARION COUNTY SHERIFF:

A Judgment of Foreclosure was entered and docketed in this case on November 16, 2017.

A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

PINGORA LOAN SERVICING, LLC
c/o Robert Hakari, Attorney for Plaintiff
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

With the adjudicated amount due of \$140,567.91, plus post judgment interest at the statutory rate of 9.0% per annum from November 16, 2017 to 2/9/18 in the amount of \$2,946.15, and continuing with a per diem of \$34.66, currently totaling \$143,514.06.

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 on execution (subject to redemption of 180 days), all of the interest that the Defendant had on or

1 about May 22, 2014, the date of the Deed of Trust, and also the interest that the Defendant had
2 thereafter, in the real property described in the attached *Exhibit 1*, APN/Parcel #: R328054 and
3 commonly known as: 4792 Lancaster Dr NE Unit #133, Salem, OR 97305.

4 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
5 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under
6 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.
7 You are to make the return within 60 days after you receive this Writ. Should the sale be
8 continued, the writ may be automatically extended for 30 days.

9 **DATED:** ____ day of _____, 20__.

Signed: 2/12/2018 11:53 AM


Title Noel B. Herlitz, Court Clerk



12 By: _____

14 **McCarthy & Holthus, LLP**

15 s/ Robert B. Hakari 2/9/18

16 _____
17 _ John Thomas OSB No. 024691
18 x Robert Hakari OSB No. 114082
19 920 SW 3rd Ave, 1st Floor
20 Portland, OR 97204
21 Phone: (971) 201-3200
22 Fax: (971) 201-3202
23 rhakari@mccarthyholthus.com
24 Of Attorneys for Plaintiff
25
26
27
28

EXHIBIT 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Marion, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

UNIT 133, SALEM ARBOR TOWNHOUSE CONDOMINIUMS, STAGE THREE, A CONDOMINIUM, IN THE CITY OF SALEM, COUNTY OF MARION, AND STATE OF OREGON.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE LIMITED AND GENERAL COMMON ELEMENTS AS SET FORTH IN DECLARATION RECORDED JANUARY 10, 2001, IN BOOK 1742, PAGE 689, OF THE RECORDS OF SAID COUNTY.

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

PINGORA LOAN SERVICING, LLC,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES
OF DANNY E. OLINGER; MARY
KATHERINE OLINGER; FRANK
CHARLES OLINGER AKA CHARLIE
OLINGER; SALEM ARBOR
TOWNHOUSE CONDOMINIUMS;
OCCUPANTS OF THE PROPERTY;

Defendants.

Case No.: 17CV11625

Judge: Judge Lindsay R. Partridge

GENERAL JUDGMENT OF
FORECLOSURE

1.

THIS MATTER came before the Court on Plaintiff's motion. All Defendants were duly served with process and failed to appear; the default has been entered against Defaulted Defendants, and it appearing that Defaulted Defendants are not incapacitated, protected persons, respondents as defined in ORS 125.005, minors, or in the military service of the United States;

2.

IT IS HEREBY ADJUDGED that Plaintiff shall have judgment as follows:

- a. The real property to which this judgment relates is located and situated in Marion County, Oregon, and is commonly known as 4792 Lancaster Dr NE Unit #133, Salem, OR 97305 (the "Subject Property"), legally described as shown in the attached *Exhibit 1*, and having APN/Parcel No. R328054.
- b. Plaintiff is entitled to enforce the note dated May 22, 2014 and made, delivered, and executed by Danny Olinger ("Borrower") to Nations Lending Corporation in the amount of \$126,464.00 (the "Note"). The Note was transferred to Plaintiff by delivery of possession

1 and by indorsement set forth on the Note.

2 c. A deed of trust was made, executed, and delivered by Borrower on or about May 22, 2014
3 (the "Deed of Trust"). The Deed of Trust was recorded on May 30, 2014 as Instrument No.
4 2014 00017753 in the official records of Marion County, Oregon. The Deed of Trust is a
5 valid and perfected lien against all of the Property for and securing the Amount Due. The
6 lien of the Plaintiff is superior to any interest, lien, or claim of the Defendants and shall
7 remain in effect until issuance of a Sheriff's Deed.

8 d. The Borrower failed to make the payment that was due for December 1, 2015 and has not
9 cured the default. The amount of debt secured by the Deed of Trust that is now due and
10 owing is comprised of the following amounts (the "Amount Due"):

- | | | |
|----|---------------------------------------|---------------------|
| 11 | a) Unpaid principal balance: | \$123,213.63 |
| 12 | b) Prejudgment interest accruing from | \$9,748.00 |
| 13 | 11/1/15 through 11/13/17 and | |
| 14 | continuing until the entry of | |
| | judgment at the current Note rate of | |
| | 3.875%: | |
| 15 | c) Additional amounts due under the | \$2,902.78 |
| 16 | terms of the loan: | |
| 17 | d) Attorney fees and costs: | \$4,622.26 |
| 18 | e) Prevailing party fee (ORS 20.190 | \$85.00 |
| | (1)(a)): | |
| 19 | Total: | \$140,567.91 |

20 Pursuant to ORS 82.010 (2), post-judgment interest shall accrue on the Amount Due from the
21 date of entry of this judgment through the sale of the Subject Property at the rate of 9.00%
22 per annum.

23 e. The interest of the Defendants and any successor in interest in the Subject Property is
24 foreclosed and terminated excepting only any statutory right of redemption as provided by
25 Oregon law.

26 f. The Defendant is not entitled to a homestead exception as against Plaintiff's judgment.

27 g. All right, title and interest in the Subject Property that Borrower had as of the date of the
28

1 Deed of Trust or thereafter acquired is hereby ordered to be sold by the Marion County
2 Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of
3 sale shall be applied:

- 4 1) First, to the costs of sale not incurred by Plaintiff;
- 5 2) Second, to the Amount Due, plus post-judgment interest accruing from the date of
6 entry of judgment through the date of the sale and any incurred costs of sale;
- 7 3) Third, the surplus, if any, to the Defendants in the priority as their interest may
8 appear, described *infra*, or to the clerk of the court to be distributed by the Court to
9 such party or parties as they may establish their right thereto.

10 h. Plaintiff may become purchaser at the sale of the Subject Property and, pursuant to ORS
11 18.936 (2), may credit bid up to the Amount Due, plus post-judgment interest accruing from
12 the date of entry of judgment through the date of the sale and any incurred costs of sale.

13 i. The purchaser at the sale is entitled to exclusive and immediate possession of the Subject
14 Property from and after the date of the sale and is entitled to such remedies as are available at
15 law or in equity to secure possession. The purchaser at the sale may apply to the Court for a
16 writ of assistance if any Defendant, other party, or other person shall refuse to surrender
17 possession to the purchaser immediately upon the purchaser's demand for possession.

18 j. In the event the proceeds of sale are insufficient to pay the Amount Due, Plaintiff shall not be
19 entitled to any further or other judgment, including a judgment for the deficiency.

20 k. If, before the sale, the Amount Due is brought into court and paid to the clerk, the execution,
21 if issued, shall be recalled and the effect of the judgment as to the Amount Due shall be
22 terminated.

23
24 Signed: 11/16/2017 03:02 PM

25
26 
27 **Circuit Court Judge Lindsay R. Partridge**

1 I hereby certify that the requirements of UTCR 5.100 have been satisfied.

2 This proposed Judgment Of Foreclosure is ready for judicial signature because:

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

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

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

10 No objection has been served on me.

11 I received objections that I could not resolve with the opposing party despite
12 reasonable efforts to do so. I have filed a copy of the objections I received and
13 indicated which objections remain unresolved.

14 After conferring about objections, _____ agreed to independently file
15 any remaining objection.

16 The relief sought is against an opposing party who has been found in default.

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

18 Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
19 otherwise.

20 This is a proposed judgment that includes an award of punitive damages and notice
21 has been served on the Director of the Crime Victims' Assistance Section as required
22 by subsection (4) of this rule.

23 Other: _____

24 **McCarthy & Holthus, LLP**

25 s/ Robert B. Hakari 11/9/17

26 Robert Hakari OSB No. 114082

27 920 SW 3rd Ave, 1st Floor

28 Portland, OR 97204

Phone: (971) 201-3200

Fax: (971) 201-3202

rhakari@mccarthyholthus.com

Of Attorneys for Plaintiff

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