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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 exemption.

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

NATIONSTAR MORTGAGE LLC

Case No. 17CV17360

Plaintiff,

WRIT OF EXECUTION

vs.

ROBERT D. MOYER; KELSANG Y SHAKYA; PARTIES IN POSSESSION

Defendants.

TO: MULTNOMAH COUNTY SHERIFF

WHEREAS, on July 31, 2017, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due 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 April 26, 2010, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

LOT 19, BLOCK 109, NORWOOD, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

1- WRIT OF EXECUTION  
S&S No. 17-120057

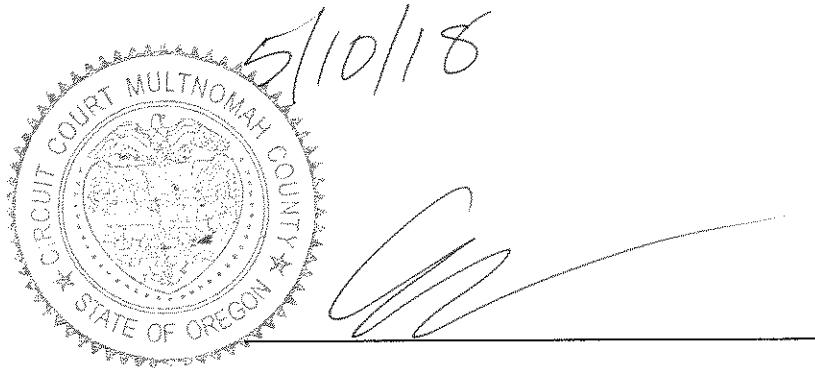
SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
Telephone (360)260-2253 (800)970-5647  
Fax (360)260-2285  
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1 and commonly known as 4771 North Girard Street, Portland, OR 97203 to satisfy the sum of  
2 \$201,994.86, as of April 27, 2018, together with additional post judgment interest of 9.00% from  
3 that date (\$46.70 per day), and costs of this execution, making due return within 60 days after  
4 you receive this writ.

5  
6 Nationstar Mortgage LLC is the Judgment Creditor, and its address for purpose of this  
7 writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255,  
8 Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the  
9 Judgment Creditor.

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5/10/18



Submitted by:  
Attorneys for Plaintiff,  
SHAPIRO & SUTHERLAND, LLC

By:  \_\_\_\_\_  
James A. Craft  
APR 30 2018 ey

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2- WRIT OF EXECUTION  
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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.

ROBERT D. MOYER; KELSANG Y SHAKYA;  
PARTIES IN POSSESSION,  
Defendants.

Case No. 17CV17360

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

Defaults being granted contemporaneously against Defendant(s), Robert D. Moyer,  
Kelsang Y. Shakya and Parties in Possession:

It is hereby

ORDERED AND ADJUDGED:

- 1. The real property to which this judgment relates (hereafter the "Property") is situated in Multnomah County, Oregon is commonly known as 4771 North Girard Street, Portland, OR 97203 and is legally described as follows:

Lot 19, Block 109, NORWOOD, in the City of Portland, County of Multnomah and State of Oregon.

1 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
S&S No. 17-120057

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2 2. The Deed of Trust executed and delivered by Defendant, Robert D Moyer, and Kelsang Y  
3 Shakya, Husband and Wife ("Borrower") on or about April 26, 2010 and recorded on May  
4 10, 2010 as Recorder's Fee No. 2010-058540 in the official records of Multnomah County,  
5 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's  
6 judgment as provided herein.

7  
8 3. The Plaintiff is the holder of the original note dated April 26, 2010 and made by Robert D.  
9 Moyer and Kelsang Y. Shakya in the amount of \$199,193.00. A copy of the Note was  
10 attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial  
11 interest in the Deed of Trust (together the "Loan").

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

15 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining  
16 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to  
17 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment  
18 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment  
19 interests and priorities.  
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1 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.

2 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or  
3 thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah  
4 County Sheriff's Office in accordance with the process for sale upon execution, and the  
5 proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the  
6 amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority  
7 as their interest may appear or to the clerk of the court to be distributed to such party of  
8 parties as may establish their right thereto.  
9

10 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.

11 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property  
12 from and after the date of the sale and is entitled to such remedies as are available at law or  
13 in equity to secure possession.  
14

15 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or  
16 any person holding possession under or through such Defendant(s) shall refuse to surrender  
17 possession to the purchaser immediately on the purchaser's demand for possession.

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25 3 - GENERAL JUDGMENT OF FORECLOSURE AND  
26 SALE  
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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		\$177,517.00	
3	Prejudgment interest at 0% through June 30, 2017			\$6,656.85
4	(accruing thereafter until entry of judgment at \$739.65 per diem/mensum			
5	Late Charges		\$0.00	
6	Other Costs and fees (recoverable)		145.44	
	Property Tax	\$55.44		
7	Property Inspections	\$75.00		
8	NSF Fees	\$15.00		
	Subtotal			\$177,662.44
9	Total plus Prejudgment Interest			\$184,319.29

10  
11 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

12	Costs			\$1,726.92
13	Title Search Cost		\$698.00	
	Skip Trace Costs		\$10.92	
14	Filing Fee		\$531.00	
	Lis Pendens Recording Fee		\$41.00	
15	Service Costs		\$171.00	
	Prevailing Party Fee		\$275.00	
16	Attorney fees			\$2,600.00
17	Total			\$4,326.92

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

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1 14. This Judgment shall not create a personal lien or liability against Borrower except as is  
2 customary or necessary to execute on such Judgment and for purposes of redemption. In no  
3 event should it be construed as establishing personal liability for any persons whose debt has  
4 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to  
5 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay  
6 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be  
7 entitled to any further judgment, including a judgment for deficiency.  
8

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

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

17 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the  
18 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11  
19 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS  
20 18.936.  
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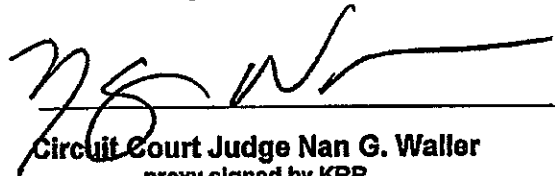
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1 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree  
2 necessary to enforce this judgment, the writ of execution or for the purchaser at the  
3 foreclosure sale to obtain possession.  
4

Signed: 7/31/2017 01:45 PM

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Circuit Court Judge Nan G. Waller

proxy signed by KRR

Certificate of Readiness under UTCR 5100

11 This proposed order or judgment is ready for judicial signature because:

- 12 1.  Each party affected by this order or judgment has stipulated to the order or judgment, as  
13 shown by each party's signature on the document being submitted.  
14 2.  Each party affected by this order or judgment has approved the order or judgment, as  
15 shown by each party's signature on the document being submitted or by written confirmation of  
16 approval sent to me.  
17 3.  I have served a copy of this order or judgment on each party entitled to service and:  
18 a.  No objection has been served on me.  
19 b.  I received objections that I could not resolve with a party despite reasonable efforts to do  
20 so. I have filed a copy of the objections I received and indicated which objections remain  
21 unresolved.  
22 c.  After conferring about objections, [role and name of objecting party] agreed to  
23 independently file any remaining objection.  
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- 1 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or  
2 otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)  
3 5.  This is a proposed judgment that includes an award of punitive damages and notice has  
4 been served on the Director of the Crime Victims' Assistance Section as required by subsection  
5 (5) of this rule.  
6 6.  Other: \_\_\_\_\_

7 Dated: 7/28/ \_\_\_\_\_, 2017

8 Submitted by:

9 Attorneys for Plaintiff,  
10 SHAPIRO & SUTHERLAND, LLC

11 By: \_\_\_\_\_

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