

pd 2/15  
ms

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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.

2019 FEB 14 AM 10:26

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

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, DOING BUSINESS AS CHRISTIANA  
TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE  
FOR BCAT 2014-4TT,

Plaintiff,

vs.

TREVOR A. BURNAM; CARRION  
INVESTMENTS, LLC; MICHAEL  
PFEIFFER; MT. HOOD EQUESTRIAN  
CENTER, INC.; OCWEN LOAN  
SERVICING, LLC; OREGON CONIFER  
PRODUCTS, LLC; PAULA PFEIFFER AND  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT  
HEREIN,

Defendants.

**CASE NO.: 18CV01170**

**WRIT OF EXECUTION**

STATE OF OREGON        )  
  ) ss.  
County of Multnomah    )

**ZIEVE, BRODNAX & STEELE, LLP**  
Jeffrey A. Myers, Esq.  
Janaya L. Carter, Esq.  
One World Trade Center  
121 Southwest Salmon St., 11<sup>th</sup> Floor  
Portland, OR 97204  
714-848-7920  
[aharrington@zbslaw.com](mailto:aharrington@zbslaw.com)  
[jcarter@zbslaw.com](mailto:jcarter@zbslaw.com)

1 TO THE SHERIFF OF MULTNOMAH COUNTY OREGON:

2 WHEREAS, on December 5, 2018, by consideration of the Multnomah County Circuit  
3 Court, there was entered a General Judgment of Foreclosure as to defendants TREVOR A.  
4 BURNAM; CARRION INVESTMENTS, LLC; MICHAEL PFEIFFER; MT. HOOD  
5 EQUESTRIAN CENTER, INC.; OCWEN LOAN SERVICING, LLC; OREGON CONIFER  
6 PRODUCTS, LLC; PAULA PFEIFFER AND PERSONS OR PARTIES UNKNOWN  
7 CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED  
8 IN THE COMPLAINT HEREIN, said General Judgment of Foreclosure was duly enrolled and  
9 docketed in the Court Administrator's Office in said County on December 5, 2018; a true copy of  
10 the General Judgment of Foreclosure is attached hereto and made a part hereof.

11 Judgment Creditor: WILMINGTON SAVINGS FUND SOCIETY, FSB,  
12 DOING BUSINESS AS CHRISTIANA TRUST, NOT IN  
13 ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
14 TRUSTEE FOR BCAT 2014-4TT  
15 c/o Zieve, Brodnax, & Steele, LLP  
16 One World Trade Center  
17 121 SW Salmon St., 11<sup>th</sup> Floor  
18 Portland, OR 97204  
19 714-484-7920

20 Judgment Creditor Address: Jeffrey A. Myers  
21 c/o Zieve, Brodnax, & Steele, LLP  
22 One World Trade Center  
23 121 SW Salmon St., 11<sup>th</sup> Floor  
24 Portland, OR 97204  
25 714-484-7920

26 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are  
27 commanded to sell the real property as by said General Judgment of Foreclosure according to  
28 law (subject to redemption) all of the interest that the Borrowers had on the 26<sup>th</sup> Day of June,

WRIT OF EXECUTION - 2-

**ZIEVE, BRODNAX & STEELE, LLP**

Jeffrey A. Myers, Esq.  
Janaya L. Carter, Esq.  
One World Trade Center  
121 Southwest Salmon St., 11<sup>th</sup> Floor  
Portland, OR 97204  
714-848-7920  
[aharrington@zbslaw.com](mailto:aharrington@zbslaw.com)  
[jcarter@zbslaw.com](mailto:jcarter@zbslaw.com)

1 2002, the date of the Mortgage, and also all of the interest that borrower and Defendants had  
2 thereafter, in the real property described in the Judgment as:

3 LOT 2, BLOCK 2, MERRILAINE, IN THE CITY OF PORTLAND, COUNTY OF  
4 MULTNOMAH AND STATE OF OREGON.  
5 APN: R217549

6 The street address of the real property to be levied upon 12333 NE Stanton Street,  
7 Portland, OR 97203.

8 The above referenced property shall be sold to satisfy the following sums: The principal  
9 balance amount of \$104,096.74; plus interest on the principal balance through August 31, 2018  
10 in the amount of \$39,170.51; plus accrued fees on the principal balance through August 31, 2018  
11 in the amount of \$41,320.52; plus attorney's fees and costs in the amount of \$4,850.00; plus  
12 prevailing party fee in the amount of \$300.00; plus additional pre-judgment interest accruing  
13 after September 1, 2018 through December 5, 2018 at the rate of 7.0% per annum of \$1,595.52  
14 (\$16.62 per diem x 96 days); plus post-judgment interest accruing after December 6, 2018  
15 through December 6, 2018 at a rate of 9% per annum of \$0.00 (\$47.17 per diem x 0 days) for a  
16 total of \$191,333.29 with interest to continue to accrue at the rate of 9.0% per annum (\$41.17 per  
17 diem) until the date of sale; Thus,

18 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF  
19 THE DATE OF SUBMISSION (December 3, 2018) IS AS FOLLOWS:

20	Base Judgment plus Interest and Fees:	\$184,587.77
21	Attorney Fees and Costs:	\$4,850.00
22	Prevailing Party Fee:	\$300.00
23	Additional Pre-Judgment Interest:	\$1,595.52
24	Post-Judgment Interest from	
25	12/6/18 – 12/6/18 at 9.0%	
26	(\$41.17 per diem)	\$0.00

27 WRIT OF EXECUTION - 3-

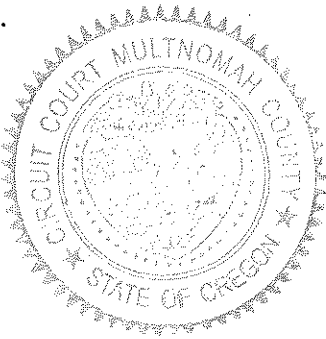
**ZIEVE, BRODNAX & STEELE, LLP**

Jeffrey A. Myers, Esq.  
Janaya L. Carter, Esq.  
One World Trade Center  
121 Southwest Salmon St., 11<sup>th</sup> Floor  
Portland, OR 97204  
714-848-7920  
[aharrington@zbslaw.com](mailto:aharrington@zbslaw.com)  
[jcarter@zbslaw.com](mailto:jcarter@zbslaw.com)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Total due as of December 6, 2018: \$191,333.29, with interest to continue to accrue at 9.0% (\$41.17 per diem) until the date of sale.**

The proceeds of sale shall be applied, delivered, and distributed according to ORS 18.950.



1/15/19

Submitted by:

~~Jeffrey A. Myers, OSB No. 094561~~

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, DOING BUSINESS AS CHRISTIANA  
TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE  
FOR BCAT 2014-4TT,

Plaintiff,

vs.

TREVOR A. BURNAM; CARRION  
INVESTMENTS, LLC; MICHAEL  
PFEIFFER; MT. HOOD EQUESTRIAN  
CENTER, INC.; OCWEN LOAN  
SERVICING, LLC; OREGON CONIFER  
PRODUCTS, LLC; PAULA PFEIFFER AND  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT  
HEREIN,

Defendants.

**CASE NO. 18CV01170**

**GENERAL JUDGMENT OF  
FORECLOSURE BY DEFAULT  
(WITHOUT MONEY AWARD –  
JUDGMENT DOES NOT  
CREATE A LIEN)**

///  
///  
///

1 Based upon the Motion for a General Judgment of Foreclosure filed by plaintiff,  
2 Wilmington Savings Fund Society, fsb, doing business as Christiana Trust, not in its individual  
3 capacity but solely as trustee for BCAT 2014-4TT ("Plaintiff") and against defendants Trevor A.  
4 Burnam, Carrion Investments, LLC, Michael Pfeiffer, Mt. Hood Equestrian Center, Inc., Oregon  
5 Conifer Products, LLC, Paula Pfeiffer, (collectively "Defendants"), and that Plaintiff has filed a  
6 Statement for Attorney Fees, Costs, and Disbursements,

7 **IT IS HEREBY ORDERED AND ADJUDGED:**

8 **1.**

9 Plaintiff is awarded judgment against Defendants and all persons claiming through or  
10 under Defendants, as purchasers, encumbrances, or otherwise, are forever foreclosed of all  
11 interest, lien or claim in the real property described above and every portion thereof excepting  
12 only any satisfactory right of redemption as Defendants, or any of them, may have therein.

13 **2.**

14 Writ of execution upon this General Judgment of Foreclosure shall issue.

15 **3.**

16 The Deed of Trust executed by Trevor A. Burnam ("Borrower") and recorded on June 26,  
17 2002, in the Multnomah County Recorder's Office as instrument number 2002-114326, is a valid  
18 mortgage lien for the amount of Plaintiff's judgment set forth in paragraph 1 against all the real  
19 property, located in Multnomah County, Oregon commonly referred to as 12333 NE Stanton  
20 Street, Portland, OR 97203, with a legal description as follows:

21 LOT 2, BLOCK 2, MERRILAINE, IN THE CITY OF PORTLAND, COUNTY OF  
22 MULTNOMAH AND STATE OF OREGON.

23 APN: R217549.

24 **4.**

25 Said mortgage lien is superior to any interest, lien or claim of the Defendants in the real  
26 property, and all other interest in the property gained by him thereafter, or so much interest as  
27 may be necessary to satisfy the judgment of the Plaintiff shall be sold by the Sheriff of

1 Multnomah County, Oregon in the manner provided by law and in accordance with the practice  
2 of this Court.

3 **5.**

4 The proceeds of sale shall first be applied to the costs of sale; then toward the satisfaction  
5 of Plaintiff's judgment awarded herein, calculated as of the date of sale; and any resulting surplus  
6 shall then be tendered to the Clerk of the Court to be distributed to such other party or parties as  
7 may establish their right thereto.

8 **6.**

9 Defendants and all persons claiming through or under Defendants, as purchasers,  
10 encumbrances, or otherwise, are forever foreclosed of all interest, lien or claim in the real  
11 property described above and every portion thereof excepting only any satisfactory right of  
12 redemption as Defendants may have.

13 **7.**

14 Plaintiff or any other party to this suit or third party purchase may become the purchaser  
15 at the sale of the real property. The purchaser is entitled to exclusive possession of the real  
16 property from and after the date of sale and is entitled to such remedies as are available at law to  
17 secure possession, including writ of assistance, if the Defendants and any other party or person  
18 shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for  
19 possession.

20 **SECURED DEBT**

- 21 1. Judgment Creditor: Wilmington Savings Fund Society, fsb, doing  
22 business as Christiana Trust, not in its individual  
23 capacity but solely as trustee for BCAT 2014-4TT  
24 c/o Zieve, Brodnax, & Steele, LLP  
25 One World Trade Center  
121 Southwest Salmon St., 11<sup>th</sup> Floor  
Portland, OR 97204  
714-848-7920
- 26 2. Judgment Creditor's Attorney: Janaya L. Carter  
27 Jeffrey A. Myers  
Zieve, Brodnax, & Steele, LLP

One World Trade Center  
121 Southwest Salmon St., 11<sup>th</sup> Floor  
Portland, OR 97204  
714-848-7920

3. Person or public body entitled to any portion of money award herein: None

4. **Total Amount of Secured Debt:**

<b>LENDERS' PRINCIPAL AND INTEREST</b>	
Principal Balance	\$ 104,096.74
Accrued interest on the principal balance through 8/31/18	\$ 39,170.51
Accrued fees on the principal balance through 8/31/18	\$ 41,320.52
Additional pre-judgment interest to accrue from 9/1/18 to the date this judgment is entered, at the note rate of 7.0% (per diem \$16.62)	
Post-judgment interest to accrue on the sum of: (1) the judgment amount in section d, and (2) the additional pre-judgment interest accruing from 9/1/18 to the date of judgment. This post-judgment interest shall accrue at the statutory rate of 9.0%, from the date judgment is entered until the date of sale.	
<b>Total Principal and Interest Through 8/31/18 at the rate of 7.0%. (per diem \$16.62)</b>	<b>\$ 184,587.77</b>
<b>ATTORNEYS' FEES AND COSTS</b>	
Attorney Fees	\$ 3,910.00
Attorney Costs	\$ 940.00
<b>Total Attorney Fees and Costs</b>	<b>\$ 4,850.00</b>
Prevailing Party Fee	\$ 300.00
<b>TOTAL SECURED DEBT (JUDGMENT)</b>	<b>\$ 189,737.77</b>

///

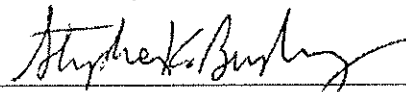
///

///



1 Interest will continue to accrue on the judgment amount at the rate of 9% until the date of  
2 sale. Said Judgment is meant to be for the purposes of foreclosure *only*, and is not intended to be  
3 a monetary judgment against the Borrower.  
4  
5  
6  
7  
8  
9

Signed: 12/5/2018 08:16 AM



Circuit Court Judge Stephen K. Bushong  
proxy signed by (MLO)

### 13 **UTCRC 5.100(2) CERTIFICATE OF READINESS**

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

- 15 1.  Each party affected by this order of judgment has stipulated to the order or judgment,  
16 as shown by each party's signature on the document being submitted.  
17  
18 2.  Each party affected by this order of judgment has approved the order or judgment, as  
19 shown by each party's signature on the document being submitted or by written  
20 confirmation of approval sent to me.  
21  
22 3.  I have served a copy of this order of judgment on each party entitled to service and:  
23 a.  No objection has been served on me.  
24 b.  I received objections that I could not resolve with a party despite reasonable  
25 efforts to do so. I have filed a copy of the objections I have received and  
26 indicated which objections remained unresolved.  
27

1 c.  After conferring about objections [role and name of objecting party] agreed to  
2 independently file any remaining objection.

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

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

5 6.  Service is not required pursuant to subsection 3 of this rule, or by statute, rule, or  
6 otherwise.

7 7.  This is a proposed judgment that includes an award of punitive damages and notice as  
8 been served on the Director of the Crime Victims' Assistance Section as required by  
9 subsection (5) of the rule.  
10

11 8.  Other: \_\_\_\_\_

12 Submitted By:

13 /s/ Janaya L. Carter 10/23/18

14 Janaya L. Carter, OSB No. 032830  
15 Attorneys for Plaintiff  
16 One World Trade Center  
17 121 Southwest Salmon St, 11<sup>th</sup> Floor  
18 Portland, OR 97204  
19 (714) 848-7920  
20 jcarter@zbslaw.com  
21  
22  
23  
24  
25  
26  
27  
28