

07-21-21 09:54

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E

Case No. 17CV24456

Plaintiff,

WRIT OF EXECUTION

vs.

LAND BARONNESS CORPORATION; VICTORIA BON JEAN; MICHELLE HEALY; SIMPSON ACRES HOME OWNERS ASSOCIATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; SUNSET MORTGAGE CO.; LSI TITLE COMPANY OF OREGON, LLC; QUALITY LOAN SERVICE CORPORATION OF WASHINGTON; AURORA COMMERCIAL CORP., SUCCESSOR BY MERGER TO AURORA BANK, FSB, SUCCESSOR IN INTEREST TO LEHMAN BROTHERS BANK, FSB; PARTIES IN POSSESSION

Defendants.

TO: MULTNOMAH COUNTY SHERIFF

1- WRIT OF EXECUTION  
JLF No. 12-110680

JANEWAY LAW FIRM, 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 WHEREAS, on April 22, 2019, in the above-entitled court, a General Judgment of  
2 Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and  
3 was duly entered and docketed in the above-entitled cause

4 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
5 commanded to sell, in the manner prescribed by law for the sale of real property upon execution  
6 (subject to redemption) all of the interest which the defendants had on September 1, 2005, the date  
7 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real  
8 property described in the judgment:

9 THE FOLLOWING UNIT OF A CONDOMINIUM, MORE FULLY DESCRIBED IN  
10 DECLARATION OF UNIT OWNERSHIP FOR SAID CONDOMINIUMS AS SET FORTH  
11 BELOW, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE  
12 GENERAL COMMON ELEMENTS APPERTAINING TO SAID UNIT AS DESCRIBED IN  
13 SAID DECLARATION OF UNIT OWNERSHIP, ALSO TOGETHER WITH THOSE  
LIMITED COMMON ELEMENTS APPERTAINING TO SAID UNIT AS DESCRIBED IN  
SAID DECLARATION OF UNIT OWNERSHIP.

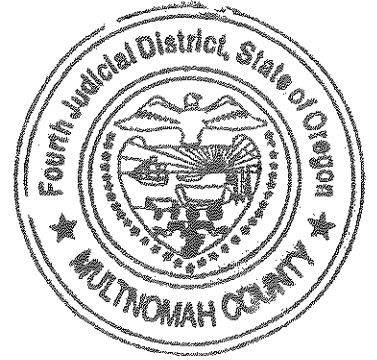
14 CONDOMINIUM NAME: SIMPSON ACRES CONDOMINIUM  
15 UNIT NO.: 5  
16 LOCATION IS SECTION: 18  
17 TOWNSHIP: 1 NORTH  
18 RANGE: 2 EAST  
19 WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, STATE OF OREGON  
20 DECLARATION RECORDED: SEPTEMBER 3, 2004  
21 RECORDER'S FEE NO.: 2004-162166

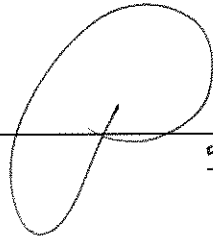
22 and commonly known as 6030 N.E. Simpson Street, formerly known as 6030 Simpson Street,  
23 Portland, OR 97218 to satisfy the sum of \$221,225.85, as of February 3, 2021, together with  
24 additional post judgment interest of 9.00% from that date (\$46.98 per day), and costs of this  
25 execution, making due return within 60 days after you receive this writ.

26 2-- WRIT OF EXECUTION  
JLF No. 12-110680


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1 Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit  
2 Opportunities Trust V-E is the Judgment Creditor by the virtue of the Assignment of Judgment,  
3 and its address for purpose of this writ only is: C/O Janeway Law Firm, LLC, 1499 SE Tech  
4 Center Place, Suite 255, Vancouver, WA 98683 (360) 260-2253. Janeway Law Firm, LLC is the  
5 attorney for the Judgment Creditor.  
6



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12  5/4/21

13 Submitted by:  
14 Attorneys for Plaintiff,  
15 JANEWAY LAW FIRM, LLC

16 By:  2-5-2021

17 James A. Craft #090146 [jcraft@janewaylaw.com]  
18 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
19 (360) 260-2253; Fax (360) 260-2285  
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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.

LAND BARONNESS CORPORATION;  
VICTORIA BON JEAN; MICHELLE HEALY;  
SIMPSON ACRES HOME OWNERS  
ASSOCIATION; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.; SUNSET  
MORTGAGE CO.; LSI TITLE COMPANY OF  
OREGON, LLC; QUALITY LOAN SERVICE  
CORPORATION OF WASHINGTON; AURORA  
COMMERCIAL CORP., SUCCESSOR BY  
MERGER TO AURORA BANK, FSB,  
SUCCESSOR IN INTEREST TO LEHMAN  
BROTHERS BANK, FSB; PARTIES IN  
POSSESSION,

Defendants.

Case No. 17CV24456

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

Defaults being granted contemporaneously against Defendant(s), Land Baronness Corporation , Victoria Bon Jean, Michelle Healy, Simpson Acres Home Owners Association, Mortgage Electronic Registration Systems, Inc., Sunset Mortgage Co. and Aurora Commercial Corp., as successor by merger to Aurora Bank, FSB, f/k/a Lehman Brothers Bank, FSB and  
1 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
S&S No. 12-110680

SHAPIRO & SUTHERLAND, LLC  
7632 SW Duham Road, Suite 350, Tigard, OR 97224  
Telephone (360)260-2253 (800)970-5647  
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1 Defendant(s), Parties in Possession, Quality Loan Service Corporation of Washington and West  
2 Suburban Bank, successor by merger to Aurora Bank, FSB, successor in interest to Lehman  
3 Brothers Bank, FSB, having been dismissed and Defendant(s), LSI Title Company of Oregon,  
4 LLC, having stipulated to entry of judgment:

5 It is hereby

6 ORDERED AND ADJUDGED:

- 7
- 8 1. The real property to which this judgment relates (hereafter the "Property") is situated in  
9 Multnomah County, Oregon is commonly known as 6030 N.E. Simpson Street, formerly  
10 known as as 6030 Simpson Street, Portland, OR 97218 and is legally described as follows:

11 The following unit of a condominium, more fully described in Declaration of Unit  
12 Ownership for said condominiums as set forth below, TOGETHER WITH an  
13 undivided percentage of ownership in the general common elements appertaining to  
14 said unit as described in said Declaration of Unit Ownership, ALSO TOGETHER  
15 WITH those limited common elements appertaining to said unit as described in said  
16 Declaration of Unit Ownership.

17 Condominium Name: SIMPSON ACRES CONDOMINIUM  
18 Unit No.: 5  
19 Location is Section: 18  
20 Township: 1 North  
21 Range: 2 East  
22 Willamette Meridian, Multnomah County, State of Oregon  
23 Declaration Recorded: September 3, 2004  
24 Recorder's Fee No.: 2004-162166

- 25
- 26 2. The Deed of Trust executed and delivered by Defendant, Victoria Bon Jean and Michelle  
27 Healy, not as tenants in common but with rights of survivorship ("Borrower") on or about  
28 September 1, 2005 and recorded on September 13, 2005 as Recorder's Fee No. 2005-174715

2 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
S&S No. 12-110680

*SHAPIRO & SUTHERLAND, LLC*  
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in the official records of Multnomah County, Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's judgment as provided herein.

3. The Plaintiff is the holder of the original note dated September 1, 2005 and made by Victoria Bon Jean and Michelle Healy in the amount of \$107,900.00. A copy of the Note was attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust (together the "Loan").
4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest in the Property is foreclosed and terminated excepting only any statutory right of redemption as provided by Oregon law.
5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and priorities.
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

1 as their interest may appear or to the clerk of the court to be distributed to such party of  
2 parties as may establish their right thereto.

- 3 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.  
4  
5 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property  
6 from and after the date of the sale and is entitled to such remedies as are available at law or  
7 in equity to secure possession.  
8  
9 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or  
10 any person holding possession under or through such Defendant(s) shall refuse to surrender  
11 possession to the purchaser immediately on the purchaser's demand for possession.  
12  
13 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

|   |                          |              |              |
|---|--------------------------|--------------|--------------|
| Principal   |                          | \$107,504.47 |              |
| Prejudgment interest at 3.75% through<br>November 7, 2017<br>(accruing thereafter until entry of judgment<br>at \$11.04 per diem) |                          |              | \$26,169.62  |
| Late Charges  |                          | \$0.00       |              |
| Other Costs and fees (recoverable)  |                          | 45,058.62    |              |
|   | Property Tax             | \$10,997.02  |              |
|   | Hazard Insurance         | \$6,265.00   |              |
|   | Property<br>Inspections  | \$1,008.00   |              |
|   | Property<br>Preservation | \$26,788.60  |              |
| Subtotal  |                          |              | \$152,563.09 |
| Total plus Prejudgment Interest   |                          |              | \$178,732.71 |

- 22  
23 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

|       |                   |          |            |
|-------|-------------------|----------|------------|
| Costs |                   |          | \$2,789.00 |
|       | Title Search Cost | \$470.00 |            |
|       | Skip Trace Costs  | \$255.00 |            |

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26 4 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
S&S No. 12-110680

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|  |                                  |                   |                   |
|--|----------------------------------|-------------------|-------------------|
|  | <b>Filing Fee</b>                | <b>\$531.00</b>   |                   |
|  | <b>Lis Pendens Recording Fee</b> | <b>\$41.00</b>    |                   |
|  | <b>Service Costs</b>             | <b>\$1,217.00</b> |                   |
|  | <b>Prevailing Party Fee</b>      | <b>\$275.00</b>   |                   |
|  | <b>Attorney fees</b>             |                   | <b>\$3,175.00</b> |
|  | <b>Total</b>                     |                   | <b>\$5,964.00</b> |

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

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

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

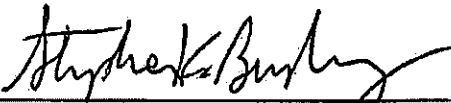
16. If before sale such amount, including sheriff's fees for the execution, is tendered to the Court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment as to the amounts due shall be terminated.



1 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the  
2 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11  
3 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS  
4 18.936.

5  
6 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree  
7 necessary to enforce this judgment, the writ of execution or for the purchaser at the  
8 foreclosure sale to obtain possession.

Signed: 4/17/2019 02:12 PM

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

17 **Certificate of Readiness under UTCR 5 100**

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

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

6 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
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- 1 independently file any remaining objection.
- 2 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
- 3 5.  This is a proposed judgment that includes an award of punitive damages and notice has
- 4 (5) of this rule.
- 5 6.  Other: \_\_\_\_\_

6 Submitted by:  
7 Attorneys for Plaintiff,  
8 SHAPIRO & SUTHERLAND, LLC

12-14-18

8 By: \_\_\_\_\_

- 9  James A. Craft #090146 [jcraft@logs.com]
- 10  Kelly D. Sutherland #87357 [ksutherland@logs.com]
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