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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A,

Case No. 19CV43909

WRIT OF EXECUTION

Plaintiff,

v.

PATRICIA MARIN; HOUSEHOLD
FINANCE CORPORATION II NKA HSBC
FINANCE CORPORATION; WELLS
FARGO BANK; QUICK COLLECT, INC.,
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
3405 FAIRHAVEN AVENUE NE, SALEM,
OR 97303,

Defendant.

TO THE MARION COUNTY SHERIFF:

On June 29, 2020, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Marion County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-A c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Portland, OR 97204.

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The real property to be sold at public auction is commonly known as 3405 Fairhaven Avenue Ne, Salem, OR 97303 ("Subject Property"), and legally described as:

LOT 8, FAIRHAVEN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.

The total amount due and owing on the Judgment as of March 11, 2022;

Judgment:	Principal	\$194,303.36
Pre-Judgment:	Interest(5.750%\$16.537/day)	\$181.91 (6/19/20 through 6/29/2020)
	Attorney Fees	\$4,565.00
	Costs	\$2,022.00
	Prevailing Party Fee	\$325.00
Post-Judgment:	Interest(9.000%,\$49.75/day)	\$30,845.51(6/30/2020 through 3/11/2022)
	Attorney Fees	\$0.00
	Costs	\$370.00

TOTAL: \$232,612.78

In the name of the State of Oregon, you are hereby directed to proceed to notice for sale and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.

4/1/2022 1:36:41 PM

By: 
Circuit Court Judge Channing Bennett

Presented by:
ALDRIDGE PITE, LLP
By: /s/ Michael J. Page
Michael J. Page OSB #194328
Of Attorneys for Plaintiff
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A,

Case No. 19CV43909

ASSIGNMENT OF JUDGMENT

Plaintiff,

v.

PATRICIA MARIN; HOUSEHOLD
FINANCE CORPORATION II NKA HSBC
FINANCE CORPORATION; WELLS
FARGO BANK; QUICK COLLECT, INC.,
and ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
3405 FAIRHAVEN AVENUE NE, SALEM,
OR 97303,

Defendants.

Pursuant to ORS 18.205, the judgment creditor WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, hereby
assigns its entire interest in the general judgment granted on June 29, 2020 in this matter, to

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Page 1 --ASSIGNMENT OF JUDGMENT

Aldridge Pite
Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

1 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE
2 RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A.

ALDRIDGE PITE, LLP

3
4
5 Dated: 1/22/21

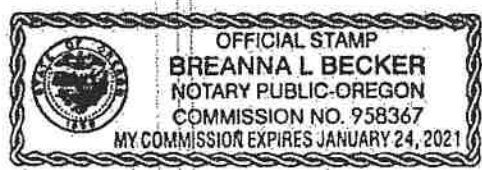
By: 
Shannon K. Calt, OSB #121855
Of Attorneys for Plaintiff
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

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10 STATE OF Oregon
COUNTY OF Marion

11 The foregoing instrument was acknowledged before me on this 22 day of January, 2021 by
12 Shannon K. calt of Aldridge Pite, LLP, corporation, on behalf of the corporation.

13 WITNESS my hand and official seal.

14 Signature Breanna J. Becker (seal)
15 Notary Public
My Commission Expires: 1/24/2021



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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A,

Plaintiff,

v.

PATRICIA MARIN; HOUSEHOLD
FINANCE CORPORATION II NKA HSBC
FINANCE CORPORATION; WELLS
FARGO BANK; QUICK COLLECT, INC.,
and ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
3405 FAIRHAVEN AVENUE NE, SALEM,
OR 97303,

Defendants.

Case No. 19CV43909

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

THIS IS A JUDGMENT OF FORECLOSURE
AND DOES NOT CONSTITUTE A MONEY
AWARD AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants Patricia Marin, Household Finance Corporation II NKA HSBC Finance Corporation, Wells Fargo Bank, Quick Collect, Inc., and All Other Persons or Parties Unknown claiming any right, title, lien, or interest in The Real Property commonly known as 3405 Fairhaven Avenue NE, Salem, OR 97303, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 3405 Fairhaven Avenue NE, Salem, OR 97303 ("Subject Property"), as evidenced by the Deed of Trust recorded July 26,

1 2005 in the official records of Marion County as instrument number REEL: 2512 PAGE:321
2 (“Deed of Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All
3 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
4 Plaintiff’s lien as created by the Note and Deed of Trust. The Subject Property is legally
5 described as follows:

6

7 LOT 8, FAIRHAVEN, IN THE CITY OF SALEM, COUNTY OF MARION AND
8 STATE OF OREGON.

9

10 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
11 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
12 in the manner provided by law;

13 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
14 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
15 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
16 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

17 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
18 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
19 68(C), which amount may be added to the outstanding obligation due and owing under the Note
20 and Deed of Trust and recovered from the proceeds of the sheriff’s sale. Pursuant to the Deed of
21 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
22 by sale of the Subject Property as directed under this Judgment;

23 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
24 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
25 under the Note and Deed of Trust and recovered from the proceeds of the sheriff’s sale. Pursuant
26 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This

1 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

2 6. Plaintiff is owed the prevailing party fee of \$325.00, this amount to be satisfied by
3 sale of the Subject Property as directed under this Judgment.

4 7. The Sheriff shall make a return on the writ of execution to the court administrator
5 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
6 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
7 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
8 parties as may establish their right thereto. The Defendants and all persons claiming through or
9 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
10 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
11 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
12 every part of the Subject Property when the time for redemption has elapsed;

13 8. Plaintiff or any other party to this action may become a purchaser at the
14 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
15 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
16 successor in interest may apply to this Court for a writ of assistance to gain possession of the
17 subject property if Defendants or any other party or person refuses to surrender possession;

18 DECLARATION OF AMOUNT DUE BY DEFAULT

19 THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A
20 MONEY AWARD AGAINST ANY DEFENDANT

21 1. The total amount of the unpaid principal balance, interest, and other amounts
22 owed is \$194,303.36.

23 2. Simple interest at the variable rate currently at 5.750% (\$16.537 *per diem*) after
24 June 18, 2020, through the date of judgment.

25 3. Attorney fees of \$4,565.00, plus \$370.00, through the date of sale.
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- 4. Costs of \$2,022.00, plus costs accrued through the date of sale.
- 5. Prevailing party fee: \$325.00.
- 6. Post-judgment interest thereafter on the total judgment amount above, #1-5, at the contract rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

IT IS SO ADJUDGED

Signed: 6/22/2020 02:32 PM



Circuit Court Judge Channing Bennett

CERTIFICATE OF READINESS

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

- 1. Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each party's signature on the document being submitted.
- 2. Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
- 3. I have served a copy of this order or judgment on all parties entitled to service and:
 - a. No objection has been served on me;
 - b. I received objections that I could not resolve with a party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
 - c. After conferring about objections, [role and name of objecting party] agreed to independently file any remaining objection.
- 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 5. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by

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subsection (5) of this rule.

6. Other: _____

Presented By:
ALDRIDGE PITE, LLP

/s/ Michael J. Page _____

Date: June 16, 2020

Michael Page OSB #194328
Of Attorneys for Plaintiff
(858) 750-7600
(503) 222-2260 (Facsimile)
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111 SW Columbia Street, Suite 950
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