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

SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

THE ESTATE OF JOHN K. HANSEN AKA  
JOHN KENNETH HANSEN AKA JOHN  
HANSEN; WILLIAM HANSEN  
PERSONALLY AND AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
JOHN K. HANSEN; STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 22CV21828

WRIT OF EXECUTION IN  
FORECLOSURE

**TO THE JOSEPHINE COUNTY SHERIFF:**

A Judgment of Foreclosure was entered and docketed in this case on April 30, 2024. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

SPECIALIZED LOAN SERVICING LLC  
c/o Grace Chu  
Attorney for Plaintiff

McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

1 With the adjudicated amount due of \$152,751.63, plus pre judgment interest at the Note rate of  
2 3.50000% from April 2, 2024 through April 29, 2024 in the amount of \$324.89, plus post  
3 judgment interest at the statutory rate of 9.0% per annum from April 30, 2024 through May 10,  
4 2024 in the amount of \$376.65, and continuing with a per diem of \$37.66, currently totaling  
5 \$153,453.17.

6 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are  
7 hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
8 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or  
9 about January 4, 2013, the date of the Deed of Trust, and also the interest that the Defendant had  
10 thereafter, in the real property described as follows:

11 ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY  
12 LYING EASTERLY OF STEWART ROAD: THE SOUTH 200 FEET OF THE  
13 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE  
MERIDIAN, JOSEPHINE COUNTY, OREGON.

14 and commonly known as: 755 Stewart Rd, Grants Pass, OR 97526.

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

20 DATED: \_\_\_ day of MAY 14 2024, 20\_\_.

Court Clerk

Title

By: 



1 Dated: May 14, 2024 and submitted by:

2 McCarthy & Holthus, LLP

3 s/Grace Chu

4 

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\_ John Thomas OSB No. 024691

5 \_ Grace Chu OSB No. 220848

6 \_ Michael Scott OSB No. 973947

7 920 SW 3rd Ave, 1st Floor

8 Portland, OR 97204

9 Phone: (971) 201-3200

10 Fax: (971) 201-3202

11 gchu@mccarthyholthus.com

12 Of Attorneys for Plaintiff

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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
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SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

THE ESTATE OF JOHN K. HANSEN AKA  
JOHN KENNETH HANSEN AKA JOHN  
HANSEN; WILLIAM HANSEN  
PERSONALLY AND AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
JOHN K. HANSEN; STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 22CV21828

GENERAL JUDGMENT OF  
FORECLOSURE

1.

THIS MATTER came before the Court on Plaintiff's motion.

Defendants THE ESTATE OF JOHN K. HANSEN AKA JOHN KENNETH HANSEN AKA  
JOHN HANSEN; WILLIAM HANSEN PERSONALLY AND AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF JOHN K. HANSEN: STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY ("Defaulted 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;

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 Josephine County, Oregon, and is commonly known as 755 Stewart Rd, Grants Pass, OR 97526 (the "Subject Property"), legally described as:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF STEWART ROAD: THE SOUTH 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.

APN/Parcel No. R317779.

- b. Plaintiff is entitled to enforce the note dated January 4, 2013 and made, delivered, and executed by JOHN K. HANSEN AKA JOHN KENNETH HANSEN AKA JOHN HANSEN to Mortgage Electronic Registration Systems, Inc., (MERS), As Nominee for American Pacific Mortgage Corporation in the amount of \$155,500.00 (the "Note"). The Note was transferred to Plaintiff by delivery of possession and by indorsement set forth on the Note.
- c. A deed of trust was made, executed, and delivered by Defendant JOHN K. HANSEN AKA JOHN KENNETH HANSEN AKA JOHN HANSEN on or about January 4, 2013 (the "Deed of Trust"). The Deed of Trust was recorded on January 9, 2013 as Instrument No. 2013-000360 in the official records of Josephine County, Oregon. The Deed of Trust is a valid and perfected lien against all of the Property for and securing the Amount Due. The lien of the Plaintiff is superior to any interest, lien, or claim of the Defendants and shall remain in effect until issuance of a Sheriff's Deed.
- d. The Borrower failed to make the payment that was due for November 1, 2021 and has not cured the default. The amount of debt secured by the Deed of Trust that is now due and owing is comprised of the following amounts (the "Amount Due"):

1	a) Unpaid principal balance:	\$125,486.31
2	b) Prejudgment interest accruing from	\$10,614.00
3	11/1/2021 through 4/1/2024 and	
4	continuing until the entry of	
	judgment at the current Note rate of	
	3.50000%:	
5	c) Additional amounts due under the	\$8,373.47
	terms of the loan:	
6	d) Attorney fees and costs:	\$8,192.85
7	e) Prevailing party fee (ORS 20.190	\$85.00
8	(1)(b)(A)):	
9	<b>Total:</b>	<b>\$152,751.63</b>

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

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

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

17 g. All right, title and interest in the Subject Property that Defendant JOHN K. HANSEN AKA  
 18 JOHN KENNETH HANSEN AKA JOHN HANSEN had as of the date of the Deed of Trust  
 19 or thereafter acquired is hereby ordered to be sold by the Josephine County Sheriff's Office in  
 20 accordance with the process for sale upon execution, and the proceeds of sale shall be  
 21 applied:

- 22 1) First, to the costs of sale not incurred by Plaintiff;
- 23 2) Second, to the Amount Due, plus post-judgment interest accruing from the date of
- 24 entry of judgment through the date of the sale, post-judgment property taxes,
- 25 insurance, and other sums reasonably incurred and allowed under the Deed of Trust to
- 26 protect Plaintiff's interest in the Property, and any incurred costs of sale;

1 3) Third, the surplus, if any, to the Defendants in the priority as their interest may  
2 appear, described *infra*, or to the clerk of the court to be distributed by the Court to  
3 such party or parties as they may establish their right thereto.

4 h. Plaintiff may become purchaser at the sale of the Subject Property and, pursuant to ORS  
5 18.936 (2), may credit bid up to the Amount Due, plus post-judgment interest accruing from  
6 the date of entry of judgment through the date of the sale, post-judgment property taxes,  
7 insurance, and other sums reasonably incurred and allowed under the Deed of Trust to  
8 protect Plaintiff's interest the Property, and any incurred costs of sale.

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

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

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

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22 4/26/2024 10:55:36 AM

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24 \_\_\_\_\_  
25 Circuit Court Judge Robert S. Bain

26 I hereby certify that the requirements of UTCR 5.100 have been satisfied.  
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1 On April 17, 2024, a copy of the Motion for Entry of Judgment, Declaration of Attorney  
2 Fees and Costs for Plaintiff, Declaration of Amounts Due, and Proposed Judgment of  
3 Foreclosure was:

4  Served on:

5 Frank E. Laboy-Blanc  
6 Center for Non Profit Legal Services  
7 PO Box 106  
8 Medford, OR 97501

9 Attorney for William Hansen Personally and as Personal Representative of the  
10 Estate of John K. Hansen

11 not less than 3 days prior to submission to the court.

12  Accompanied by a stipulation by Opposing Attorney: Frank E. Laboy-Blanc and Firm:  
13 Center for Non Profit Legal Services that no objection exists as to the judgment or  
14 order.

15  Mailed to:

16 The Estate of John K. Hansen aka John Kenneth Hansen aka John Hansen  
17 755 Stewart Rd  
18 Grants Pass, OR 97526

19 State of Oregon  
20 1162 Court Street NE  
21 Salem, OR 97301

22 Occupants of the Property  
23 755 Stewart Rd  
24 Grants Pass, OR 97526

25 not less than 7 days prior to submission to the court with a notice of the time period to  
26 object.

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

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

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

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

No objection has been served on me.

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

After conferring about objections, \_\_\_\_\_ agreed to independently file  
any remaining objection.



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

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

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

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

7            Other: \_\_\_\_\_

8 Dated: April 25, 2024 and submitted by:

9       **McCarthy & Holthus, LLP**

10      s/Grace Chu

11      \_\_\_\_\_  
12      — John Thomas OSB No. 024691

13      — Grace Chu OSB No. 220848

14      — Michael Scott OSB No. 973947

15      920 SW 3rd Ave, 1st Floor

16      Portland, OR 97204

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19      gchu@mccarthyholthus.com

20      Of Attorneys for Plaintiff