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4 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
5 **FOR THE COUNTY OF UMATILLA**  
6

7 CARRINGTON MORTGAGE SERVICES,  
8 LLC,

9 Plaintiff,

10 vs.

11 THE UNKNOWN HEIRS AND DEVISEES  
12 OF DUANE RICHARD WILLIAMS, A  
13 DECEASED INDIVIDUAL; LORI HANSON,  
14 AS POTENTIAL HEIR AND DEVISEE OF  
15 DUANE RICHARD WILLIAMS, A  
16 DECEASED INDIVIDUAL; LISA  
17 PASSANTE, AS POTENTIAL HEIR AND  
18 DEVISEE OF DUANE RICHARD  
19 WILLIAMS, A DECEASED INDIVIDUAL;  
20 JAMES VANRYN, AS POTENTIAL HEIR  
21 AND DEVISEE OF DUANE RICHARD  
22 WILLIAMS, A DECEASED INDIVIDUAL;  
23 and ALL OTHER UNKNOWN PARTIES  
24 CLAIMING ANY RIGHT, TITLE, LIEN OR  
25 INTEREST IN THE REAL PROPERTY  
26 COMMONLY KNOWN AS 815 N. MAIN  
27 STREET, PENDLETON, OR 97801,

28 Defendants.

**CASE NO.: 24CV38679**

**WRIT OF EXECUTION**

TO THE SHERIFF OF UMATILLA COUNTY OREGON:

WHEREAS, on February 5, 2025, by consideration of the Umatilla County Circuit Court,  
there was executed a General Judgment of Foreclosure. The General Judgment of Foreclosure was

1 duly enrolled and docketed in the Court Administrator's Office in said County on February 5,  
2 2025, a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

3 Judgment Creditor CARRINGTON MORTGAGE SERVICES, LLC  
4 Judgment Creditor Address: c/o ZBS LAW, LLP  
5 5 Centerpointe Dr. Suite 400  
Lake Oswego, OR 97035

6 NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are  
7 commanded to sell the real property pursuant to said General Judgment of Foreclosure according  
8 to law (subject to redemption) all of the interest that the borrowers had on the 10<sup>th</sup> of August, 2021,  
9 the date of the Mortgage, and also all of the interest that borrower had thereafter, in the real  
10 property described in the Judgment as:

11 LOT 3, NORTH MAIN ADDITION, AN ADDITION TO THE CITY OF  
12 PENDLETON, UMATILLA COUNTY, OREGON.

13 The street address of the real property to be levied upon 815 N. Main Street, Pendleton,  
14 OR 97801.

15 THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF  
16 THE DATE OF SUBMISSION (February 14, 2025) IS AS FOLLOWS:

17 Base Judgment and Interest: \$456,770.43

18 Attorney Fees and Costs: \$8,475.07

19 Prevailing Party Fee: \$345.00

20 Pre-Judgment Interest from  
21 01/14/2025 – 02/04/2025 at 2.50%  
22 (\$29.607 per diem x 22 days) \$651.35

23 Post-Judgment Interest from  
24 02/05/2025 – 02/14/2025 at 9%  
25 (\$114.96 per diem x 10 days) \$1,149.60  
26

1 Total due as of February 14, 2025: \$467,391.45 with interest to continue to accrue at 9%  
2 (\$114.96 per diem) until the date of sale.

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

4 2/25/2025 1:54:45 PM

5 

6 Tammy Hulse, Court Clerk

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



7 Submitted by:

8 /s/ Amber L. Labrecque

9 Amber L. Labrecque, OSB No. 094593

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

CARRINGTON MORTGAGE SERVICES,  
LLC,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES  
OF DUANE RICHARD WILLIAMS, A  
DECEASED INDIVIDUAL; LORI HANSON,  
AS POTENTIAL HEIR AND DEVISEE OF  
DUANE RICHARD WILLIAMS, A  
DECEASED INDIVIDUAL; LISA  
PASSANTE, AS POTENTIAL HEIR AND  
DEVISEE OF DUANE RICHARD  
WILLIAMS, A DECEASED INDIVIDUAL;  
JAMES VANRYN, AS POTENTIAL HEIR  
AND DEVISEE OF DUANE RICHARD  
WILLIAMS, A DECEASED INDIVIDUAL;  
JASON WILLIAMS, AS POTENTIAL HEIR  
AND DEVISEE OF DUANE RICHARD  
WILLIAMS, A DECEASED INDIVIDUAL;  
and ALL OTHER UNKNOWN PARTIES  
CLAIMING ANY RIGHT, TITLE, LIEN OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 815 N. MAIN  
STREET, PENDLETON, OR 97801,

Defendants.

**CASE NO. 24CV38679**

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

Based upon the Motion for a General Judgment of Foreclosure filed by Plaintiff CARRINGTON MORTGAGE SERVICES, LLC ("Plaintiff") and against defendants THE UNKNOWN HEIRS AND DEVISEES OF DUANE RICHARD WILLIAMS, A DECEASED INDIVIDUAL; LORI HANSON, AS POTENTIAL HEIR AND DEVISEE OF DUANE RICHARD WILLIAMS, A DECEASED INDIVIDUAL; LISA PASSANTE, AS POTENTIAL HEIR AND

1 DEVISEE OF DUANE RICHARD WILLIAMS, A DECEASED INDIVIDUAL; JAMES  
2 VANRYN, AS POTENTIAL HEIR AND DEVISEE OF DUANE RICHARD WILLIAMS, A  
3 DECEASED INDIVIDUAL; JASON WILLIAMS, AS POTENTIAL HEIR AND DEVISEE OF  
4 DUANE RICHARD WILLIAMS, A DECEASED INDIVIDUAL; and ALL OTHER UNKNOWN  
5 PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY  
6 COMMONLY KNOWN AS 815 N. MAIN STREET, PENDLETON, OR 97801 (collectively  
7 “Defendants”) and that Plaintiff has filed a Statement for Attorney Fees, Costs, and Disbursements.  
8

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

10 **1.**

11 Plaintiff is awarded judgment against Defendants and all persons claiming through or under  
12 Defendants, as purchasers, encumbrances, or otherwise, are forever foreclosed of all interest, lien  
13 or claim in the real property described above and every portion thereof excepting only any  
14 satisfactory right of redemption as Defendants, or any of them, may have therein. Defendants were  
15 defaulted on December 12, 2024.

16 **2.**

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

18 **3.**

19 The Deed of Trust executed by Borrower Duane Richard Williams on August 10, 2021 and  
20 recorded on August 10, 2021, in the Umatilla County Recorder’s Office as Instrument No. 2021-  
21 7260397, is a valid mortgage lien for the amount of Plaintiff’s judgment set forth below against all  
22 the real property, located in Umatilla County, Oregon commonly referred to as 815 N. Main Street,  
23 Pendleton, OR 97801, with a legal description as follows:

24 LOT 3, NORTH MAIN ADDITION, AN ADDITION TO THE CITY OF  
25 PENDLETON, UMATILLA COUNTY, OREGON.  
26

27 **4.**

28 Said mortgage lien is superior to any interest, lien or claim of the Defendants in the real

1 property, and all other interest in the property gained by him thereafter, or so much interest as may  
2 be necessary to satisfy the judgment of the Plaintiff shall be sold by the Sheriff of Umatilla County,  
3 Oregon in the manner provided by law and in accordance with the practice of this Court.

4 **5.**

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

9 **6.**

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

14 **7.**

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

21 **SECURED DEBT**

- 22
- 23 1. Judgment Creditor: CARRINGTON MORTGAGE SERVICES, LLC  
24 c/o ZBS Law, LLP  
25 5 Centerpointe Dr., Suite 400  
Lake Oswego, OR 97035  
503-946-6558
- 26 2. Judgment Creditor's Attorney: Amber L. Labrecque  
27 Dirk Schouten  
28 ZBS Law, LLP

5 Centerpointe Dr., Suite 400  
Lake Oswego, OR 97035  
503-946-6558

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

4. Total Amount of Secured Debt:

<b><u>LENDERS' PRINCIPAL AND INTEREST</u></b>	
Principal Balance	\$ 432,261.00
Accrued interest on the principal balance through 1/13/2025	\$ 13,863.38
Accrued costs and fees through 1/13/2025	\$ 10,646.05
Additional pre-judgment interest to accrue from 1/14/2025 to the date this judgment is entered, at the note rate of 2.50% (\$29.607 per diem)	
Post-judgment interest to accrue on the sum of: (1) the Total Secured Debt (Judgment), and (2) the additional pre-judgment interest accruing from 1/14/2025 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 1/13/2025 at the rate of 2.50% (\$29.607 per diem), and costs and fees.</b>	<b>\$ 456,770.43</b>
<b><u>CURRENT ATTORNEYS' FEES AND COSTS</u></b>	
Current Attorney Fees	\$ 4,025.00
Current Attorney Costs	\$ 4,450.07
<b><u>TOTAL ATTORNEY FEES AND COSTS</u></b>	<b>\$ 8,475.07</b>
Prevailing Party Fee	\$ 345.00
<b><u>TOTAL SECURED DEBT (JUDGMENT)</u></b>	<b>\$ 465,590.50</b>

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1 Interest will continue to accrue on the judgment amount at the rate of 9%. This is a money  
2 judgment *in rem* against the Subject Property. The Homestead Exemption does not apply. This  
3 Judgment does not entitle Plaintiff to any money award, deficiency, attorney's fees, or other costs  
4 associated with this matter, against any Defendant under bankruptcy protection. Said Judgment is  
5 meant to be for the purposes of foreclosure *only*, and is not intended to be a monetary judgment  
6 against the Borrower.

12 CERTIFIED TO BE A TRUE AND  
13 CORRECT COPY OF THE ORIGINAL

14 Dated: 2/25, 20 25

15 TRIAL COURT ADMINISTRATOR

16 By:

Tammy J Hulse  
Tammy J Hulse

2/5/2025 9:45:36 AM

Eva J Temple  
Eva J. Temple, Circuit Court Judge

17 Submitted by:

18 s/ Amber L. Labrecque 02/04/2025

Attorney for Plaintiff

### 19 UTCR 5.100(2) CERTIFICATE OF READINESS

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

- 21 1. ☐ Each party affected by this order of judgment has stipulated to the order or judgment,  
22 as shown by each party's signature on the document being submitted.
- 23 2. ☐ Each party affected by this order of judgment has approved the order or judgment, as  
24 shown by each party's signature on the document being submitted or by written  
25 confirmation of approval sent to me.
- 26 3. ☐ I have served a copy of this order of judgment on each party entitled to service and:



1 a. ☐ No objection has been served on me.

2 b. ☐ I received objections that I could not resolve with a party despite reasonable  
3 efforts to do so. I have filed a copy of the objections I have received and  
4 indicated which objections remained unresolved.

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

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

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

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

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

14 8. ☐ Other: \_\_\_\_\_  
15

16 Submitted By:  
17

18 s/ Amber L. Labrecque 02/04/2025  
19 Amber L. Labrecque, OSB No. 094593  
20 Dirk Schouten, OSB No. 115153  
21 Attorneys for Plaintiff  
alabrecque@zbslaw.com  
dschouten@zbslaw.com  
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