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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LANE

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG
BEACH MORTGAGE LOAN TRUST
2006-9

Case No. 161303219

Plaintiff,

WRIT OF EXECUTION

vs.

JOHN BLOOM AKA JOHN R. BLOOM;
SARAH K. BLOOM; SONJA L.
SONDERMAYER NKA SONJA L.
QUINLAN; STATE OF OREGON, OTHER
PERSONS OR PARTIES, including
OCCUPANTS, UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT
HEREIN

Defendants.

TO: LANE COUNTY SHERIFF

WHEREAS, on October 10, 2013, in the above-entitled court, a General Judgment of
Foreclosure and Sale, with said Judgment containing therein a Money Award and was duly
entered and docketed in the above-entitled cause

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby
commanded to sell, in the manner prescribed by law for the sale of real property upon execution

1- WRIT OF EXECUTION
S&S No. 07-19328

SHAPIRO & SUTHERLAND, 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 (subject to redemption) all of the interest which the defendants had on August 3, 2006, the date
2 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the
3 real property described in the judgment:
4

5 BEGINNING AT A POINT ON THE LINE THROUGH THE CENTER OF SECTION 15,
6 SAID POINT BEING IN THE CENTER OF A 60.0 FOOT ROAD AND DISTANT SOUTH 89
7 DEGREES 31' EAST 1322.0 FEET FROM THE 1/4 SECTION CORNER BETWEEN
8 SECTIONS 15 AND 16, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE
9 MERIDIAN; THENCE SOUTH 0 DEGREES 29' WEST 230.0 FEET; THENCE NORTH 89
DEGREES 31' WEST 100.0 FEET; THENCE NORTH 0 DEGREES 29' EAST 230.0 FEET TO
THE CENTER OF SAID ROAD; THENCE SOUTH 89 DEGREES 31' EAST 100.0 FEET,
ALONG SAID ROAD, TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

10 and commonly known as 3968 Jessen Drive, Eugene, OR 97402 to satisfy the sum of
11 \$320,786.20, as of May 10, 2017, together with additional post judgment interest of 9.00% from
12 that date (\$59.81 per day), and costs of this execution, making due return within 60 days after
13 you receive this writ.

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25 2- WRIT OF EXECUTION
26 S&S No. 07-19328

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
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ksutherland@logs.com

1 Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of
2 Long Beach Mortgage Loan Trust 2006-9, Asset-Backed Certificates, Series 2006-9 is the
3 Judgment Creditor, by virtue of an Assignment of Judgment in Full, and its address for purpose
4 of this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255,
5 Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the
6 Judgment Creditor.
7
8
9

10 MAY 12 2017

11
12 By: Angie Jones
13 court clerk

14 Submitted by:
15 Attorneys for Plaintiff,
16 SHAPIRO & SUTHERLAND, LLC

17 By: [Signature]
18 James A. Craft #090146 [jcraft@logs.com]
19 Kelly D. Sutherland #873575 [ksutherland@logs.com]
20 Cara J. Richter #094855 [crichter@logs.com]
21 Holger Uhl #950143 [huhl@logs.com]*
22 Joshua R. Orem # 116872 [jorem@logs.com]*
23 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
24 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
25 (360)260-2253; Fax (360)260-2285



26 3- WRIT OF EXECUTION
S&S No. 07-19328

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Telephone (360)260-2253 (800)970-5647
28 Fax (360)260-2285
ksutherland@logs.com


RECEIVED

OCT 8 2013

CIRCUIT COURT, LANE CO

FILED
AT 2:35 PM LOCK

OCT -9

Clerk
BY 

IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LANE

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-9,

Case No. 161303219

Plaintiff,

GENERAL JUDGMENT OF
FORECLOSURE

vs.

JOHN BLOOM AKA JOHN R. BLOOM; SARAH
K. BLOOM; SONJA L. SONDERMAYER NKA
SONJA L. QUINLAN; STATE OF OREGON,
OTHER PERSONS OR PARTIES, including
OCCUPANTS, UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN,

IN REM


Defendants.

Default having been entered against Defendant(s), John Bloom, Sarah K. Bloom, State of Oregon and Sonja L. Sondermayer n/k/a Sonja L. Quinlan on September 13, 2013 and Defendant(s), Other Person or Parties, including Occupants, Unknown Claiming Any Right, Title, Lien, or Interest in the Property described in the Complaint herein, having been dismissed:

It is hereby

1 - GENERAL JUDGMENT OF FORECLOSURE
S&S No. 07-19328

SHAPIRO & SUTHERLAND, 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

Jgm #1 
OCT 10 2013

1 ORDERED AND ADJUDGED:

- 2 1. The real property to which this judgment relates (hereafter the "Property") is situated in
3 Lane County, Oregon is commonly known as 3968 Jessen Drive, Eugene, OR 97402 and is
4 legally described as follows:

5 Beginning at a Point on the line through the center of Section 15, said point being in
6 the center of a 60.0 foot road and distant South 89 degrees 31' East 1322.0 feet from
7 the 1/4 Section corner between Sections 15 and 16, Township 17 South, Range 4 West
8 of the Willamette Meridian; thence South 0 degrees 29' West 230.0 feet; thence North
9 89 degrees 31' West 100.0 feet; thence North 0 degrees 29' East 230.0 feet to the
Point of Beginning, in Lane County, Oregon.

- 10 2. The Deed of Trust executed and delivered by Defendant, John Bloom and Sarah K. Bloom,
11 husband and wife ("Borrower") on or about August 3, 2006 and recorded on August 10,
12 2006 as Reception No. Reception No. 2006-057860 in the official records of Lane County,
13 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's
14 judgment as provided herein.
- 15
- 16 3. The Plaintiff is the holder of the original note dated August 3, 2006 and made by John
17 Bloom & Sarah K. Bloom in the amount of \$174,400.00. A copy of the Note was attached
18 to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in
19 the Deed of Trust (together the "Loan").
- 20
- 21 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in
22 interest in the Property is foreclosed and terminated excepting only any statutory right of
23 redemption as provided by Oregon law.

- 1 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
2 Defendants and shall remain in effect until issuance of a Sheriff's Deed. In its sole
3 discretion, Plaintiff may move to rescind the foreclosure judgment and to reinstate the Loan
4 prior to the Sheriff's sale, returning the parties to their prejudgment interests and priorities.
5
6 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
7
8 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
9 thereafter acquired in the subject Property, is hereby ordered to be sold by the Lane County
10 Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of
11 sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded
12 Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest
13 may appear or to the clerk of the court to be distributed to such party of parties as may
14 establish their right thereto.
15
16 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
17
18 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property
19 from and after the date of the sale and is entitled to such remedies as are available at law or
20 in equity to secure possession.
21
22 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
23 any person holding possession under or through such Defendant(s) shall refuse to surrender
24 possession to the purchaser immediately on the purchaser's demand for possession.

23 ///

24 ///

1 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

2	Principal		\$232,330.76	
3	Prejudgment interest at 2% through February 28, 2013			\$2,341.85
4	(accruing thereafter until entry of judgment at \$11.00/per diem)			
5	Late Charges		\$244.48	
6	Other Costs and fees (recoverable)		2,381.63	
	Escrow Balance	\$-419.44		
7	Property Tax	\$2,251.49		
	Appraisal/BPO	\$408.00		
8	Property Inspections	\$211.40		
9	Suspense Balance	(\$69.82)		
10		Subtotal		\$234,956.87
	Total plus Prejudgment Interest			\$237,298.72

11
12 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

13	Costs			\$742.00
14	Filing Fee		\$505.00	
15	Lis Pendens Recording Fee		\$57.00	
	Service Costs		\$180.00	
16	Attorney fees			\$2,050.00
17	Total			\$2,792.00

18
19 13. Post judgment interest on all amounts shall accrue from the date of judgment at the legal rate
20 of 9% per annum pursuant to ORS 82.010.

21 14. This judgment shall not create a personal lien or liability against Borrower except as is
22 customary or necessary to execute on such judgment and for purposes of redemption. In no
23 event should it be construed as establishing personal liability for any persons whose debt has
24 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to

1 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay
2 the amounts due to Plaintiff, Plaintiff shall not be entitled to any further judgment, including
3 a judgment for deficiency.

4 15. Execution may issue for the aggregate amount found due Plaintiff herein as detailed in
5 Paragraphs 11 through 13. (together "Amounts Due"). Plaintiff may credit bid up to the
6 Amounts Due plus such additional amounts as provided by ORS 18.936 or other applicable
7 law.
8

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

12 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the
13 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11
14 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS
15 18.936.
16

17 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
18 necessary to enforce this judgment, the writ of execution or for the purchaser at the
19 foreclosure sale to obtain possession.
20

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25 5 - GENERAL JUDGMENT OF FORECLOSURE
26 S&S No. 07-19328

SHAPIRO & SUTHERLAND, 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

28

MONEY AWARD*

a.	Judgment Creditor:	Plaintiff, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-9
	Address for purpose of this judgment only:	c/o Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
	Attorney for Judgment Creditor:	Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360)260-2253
b.	Judgment Debtor:	In Rem for execution only
	Year of date of birth:	n/a
	Social Security number:	n/a
	Driver's license State and Number:	Last four digits: n/a
	Attorney for Judgment Debtor is:	none
c.	The name of any person or public body, other than the Judgment Creditor's Attorney, who is entitled to any portion of the judgment:	none
d.	The amount of the judgment exclusive of amounts included in subsection (e) to (h) is:	\$234,956.87
e.	Prejudgment interest:	at the rate of 2% through February 28, 2013 totaling, \$2,341.85 and thereafter at the of \$11.00 per diem until entry of judgment
f.	Post-judgment interest:	on all amounts awarded will accrue at the rate of 9.0% per annum pursuant to ORS 82.010 from the date of entry of judgment until the entire amount owing is paid
g.	monetary obligations that are payable on a periodic basis, any accrued arrearages, required further payments per period and payment dates	
h.	Costs and disbursements	\$742.00
	Attorney fees in the amount of:	\$2,050.00

1
2 *This section is provided to comply with ORS 18.042 and is not intended to establish personal
3 liability if such personal liability has been extinguished by a Bankruptcy discharge or by an order
4 granting relief from stay In Rem.

5 Dated this 9 day of October, 2013

6 
CIRCUIT COURT JUDGE

7 Submitted by:

8 Attorneys for Plaintiff,
9 SHAPIRO & SUTHERLAND, LLC

10 By: 

11 [] James A. Craft #090146 [jcraft@logs.com]
12 [] Kelly D. Sutherland #87357 [ksutherland@logs.com]
13 Cara J. Richter #094855 [crichter@logs.com]
14 [] Holger Uhl #950143 [huhl@logs.com]
15 [] Kara Cogswell #113566 [kcogswell@logs.com]
16 [] Mary Hannon # 131074 [mhannon@logs.com]
17 1499 SE Tech Center Place, Suite 255
18 Vancouver, WA 98683
19 (360)260-2253; Fax (360)260-2285
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25 7 - GENERAL JUDGMENT OF FORECLOSURE
26 S&S No. 07-19328

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Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com

CERTIFICATE OF SERVICE

I certify that on October 7th, 2013, I served a correct copy of the foregoing document to the interested parties by the method indicated below:

John Bloom
3968 Jessen Drive
Eugene, OR 97402

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

Sarah K. Bloom
3968 Jessen Drive
Eugene, OR 97402

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

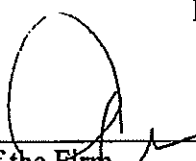
Sonja L. Sondermayer n/k/a Sonja L. Quinlan
38424 McKenzie Highway
Springfield, OR 97478

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

State of Oregon
c/o Kristen A Berberick, Esq., DOJ Civil
Enforcement Division Civil Recovery
1162 Court St NE
Salem, OR 97301

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

kristen.a.berberick@doj.state.or.us



 Of the Firm
 SHAPIRO & SUTHERLAND, LLC

7-1-04

FILED
15 FEB -5 AM 10:36
CLERK OF COURT
LANE COUNTY
BY [Signature]

IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LANE

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-9

Case No. 161303219

Plaintiff,

ASSIGNMENT OF JUDGMENT
[IN FULL]

vs.

JOHN BLOOM AKA JOHN R. BLOOM; SARAH
K. BLOOM; SONJA L. SONDERMAYER NKA
SONJA L. QUINLAN; STATE OF OREGON,
OTHER PERSONS OR PARTIES, including
OCCUPANTS, UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN

ORS 18.205

Defendants.

Under penalty of perjury, I, depose and say:

RECORDED
Mar 25 2015
BY [Signature]

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1 - ASSIGNMENT OF JUDGMENT
S&S No. 07-19328

SHAPIRO & SUTHERLAND, 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

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ASJG
Assignment - Judgment
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1 I am the attorney for Plaintiff in the above – captioned proceeding, and in that capacity, and
2 with said client's authority, and pursuant to *ORS18.205*, hereby transfer and assign ALL rights, title
3 and interests on the behalf of the Plaintiff herein in the judgment or record entered on October 10,
4 2013 in the amount of \$242,554.72 to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
5 TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE
6 LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-9 as follows:
7

- 8 1. Judgment Amount: \$242,554.72
- 9 2. Judgment Creditor: Deutsche Bank National Trust Company, as Trustee for Long Beach
10 Mortgage Loan Trust 2006-9
- 11 3. Judgment Debtor (in rem): 3968 Jessen Drive, Eugene, OR 97402
- 12 4. Successor/Transferee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
13 TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH
14 MORTGAGE LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-
15 9

17 Address: 3815 South West Temple

18 City, State: Salt Lake City, UT 84115

19
20
21 Wherefore Plaintiff, assignor, acquired Judgment as set forth above, and is currently the
22 holder of said judgment, upon execution hereof, ALL RIGHT(s), TITLE and INTEREST(s), shall
23 by operation, vest in DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN
24 TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-

25
26 2- ASSIGNMENT OF JUDGMENT
S&S No. 07-19328

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LANE

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-9

Case No. 161303219

Plaintiff,

CERTIFICATE OF SERVICE

vs.

JOHN BLOOM AKA JOHN R. BLOOM; SARAH
K. BLOOM; SONJA L. SONDERMAYER NKA
SONJA L. QUINLAN; STATE OF OREGON,
OTHER PERSONS OR PARTIES, including
OCCUPANTS, UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN

Defendants.

I certify that on February 4, 2015, I served a correct copy of the
Assignment of Judgment to the interested parties by the method indicated below:

John Bloom
3968 Jessen Drive
Eugene, OR 97402

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

Sarah K. Bloom
3968 Jessen Drive
Eugene, OR 97402

- U. S. Mail, Postage Prepaid
- Personal Delivery
- Overnight Mail
- Via Facsimile
- Via Email

1- CERTIFICATE OF MAILING
S&S No. 07-19328

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
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Sonja L. Sondermayer n/k/a Sonja L. Quinlan
38424 McKenzie Highway
Springfield, OR 97478

U. S. Mail, Postage Prepaid
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 Via Email

State of Oregon
c/o Kristen A Berberick, Esq., DOJ Civil
Enforcement Division Civil Recovery
1162 Court St NE
Salem, OR 97301

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kristen.a.berberick@doj.state.or.us


Of the Firm
SHAPIRO & SUTHERLAND, LLC

2- CERTIFICATE OF MAILING
S&S No. 07-19328

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