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

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR THE
HOLDERS OF NEW CENTURY HOME
EQUITY LOAN TRUST, SERIES 2005-A,
ASSET BACKED PASS-THROUGH
CERTIFICATES,

Plaintiff,

vs.

WINDY D. BECKER, an individual;
RONALD R. CHORON, an individual;
CARRINGTON MORTGAGE SERVICES,
LLC, a corporation; and all other persons,
parties, or occupants unknown claiming any
legal or equitable right, title, estate, lien, or
interest in the real property described in the
complaint herein, adverse to Plaintiff's title,
or any cloud on Plaintiff's title to the
Property.

Defendants.

CASE NUMBER: 15CV26216

WRIT OF EXECUTION IN FORECLOSURE

TO: THE SHERIFF OF LANE COUNTY, OREGON:

1.

WHEREAS, on May 31, 2017, in the above-entitled Court, a General Judgment of
Foreclosure ("Judgment") was entered and docketed in the above-entitled and numbered proceeding

2.

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby

1 commanded to sell, in the manner prescribed by law for the sale of real property upon (subject to
2 redemption, if applicable), all of the interest which the Defendants WINDY D. BECKER, RONALD
3 R. CHORON, and CARRINGTON MORTGAGE SERVICES, LLC ("Defendants") had on May 18,
4 2005, the date of the foreclosed Deed of Trust which was recorded on May 25, 2005, as Instrument
5 No. 2005-038265 and re-recorded on July 1, 2005 as Instrument No. 2005-048845 in the official
6 records of the Lane County Recorder's Office, and/or all of the interest which Defendants had
7 thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

8
9 **Lender's Principal Judgment:**

| | |
|--|----------------------------|
| 10 Unpaid Principal Balance: | \$129,348.52 |
| 11 Pre-Judgment Interest from May 1, 12 2012 to August 18, 2016, the date set 13 forth in the Judgment at 6.050%, per 14 annum, (\$21.3813 per diem): | \$33,622.11 |
| 15 Lender's Fees and Costs: | \$13,785.66 |
| 16 Attorney's Fees and Costs: | \$1,780.00 |
| 17 | |
| 18 <i>Total Judgment Entered:</i> | <i>\$178,536.29</i> |

19
20 **Additional Pre-Judgment Interest:**

| | |
|--|--------------------------|
| 21 Accrued Interest from August 19, 2016, 22 the day after the date set forth in the 23 Judgment through May 31, 2017, the 24 date of entry of the Judgment, at 25 6.050%, per annum (\$21.3813 per 26 diem): | <i>\$6,093.67</i> |
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Total Judgment Entered Including

Additional Pre-Judgment

Interest: \$184,629.96

3.

Additionally, Plaintiff is entitled to the accrual of post-judgment interest on \$184,629.96 at the legal rate of interest of 9% per annum, \$45.52 per diem, from June 1, 2017 to the date the real property subject to the Judgment is sold by the County Sheriff at its foreclosure auction, plus costs of this Writ, Sherriff's fees and sale costs, and all other recovered costs pursuant to law.

4.

The real property subject to this writ of execution is commonly known as 2269 PARKER PLACE, EUGENE, OREGON 97402 ("Property") and described in Exhibit "1" attached hereto.

5.

The Judgment Creditor's name and address is:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF
NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-
THROUGH CERTIFICATES

c/o Bank of America

100 N. Tryon St.

Charlotte, North Carolina 28255

The Judgment Creditor's name and address for the purpose of this Writ is:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF
NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-
THROUGH CERTIFICATES

c/o Malcolm & Cisneros, ALC (Attention: Nathan F. Smith)

2112 Business Center Drive

Irvine, CA 92612

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949-252-9400

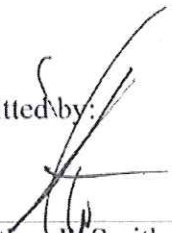
THEREFORE, in the name of the State of Oregon, you are hereby commanded to seize and sell the Property, in the manner prescribed by law; or so much thereof as may be necessary to satisfy the Judgment, interest, fees, and costs.

MAKE RETURN HEREOF within 60 days after you receive this Writ.

dated: September 12, 2017

By: Marie
Court Clerk

Submitted by:



Dated: *9/1/17*

Nathan M. Smith, OSB #120112
Attorney for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org



EXHIBIT 1

Lot 7, REPLAT OF SHASTA PARK SECOND ADDITION, in the City of Eugene, as platted and recorded in File 75.
Slides 360, 361 and 362, Lane County Oregon Plat Records, in Lane County, Oregon.

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR THE
HOLDERS OF NEW CENTURY HOME
EQUITY LOAN TRUST, SERIES 2005-A,
ASSET BACKED PASS-THROUGH
CERTIFICATES,

Plaintiff,

vs.

WINDY D. BECKER, an individual;
RONALD R. CHORON, an individual;
CARRINGTON MORTGAGE SERVICES,
LLC, a corporation; and all other persons,
parties, or occupants unknown claiming any
legal or equitable right, title, estate, lien, or
interest in the real property described in the
complaint herein, adverse to Plaintiff's title,
or any cloud on Plaintiff's title to the
Property.

Defendants.

CASE NUMBER: 15CV26216

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

1. WINDY D. BECKER,
2. RONALD R. CHORON, AND
3. CARRINGTON MORTGAGE
SERVICES, LLC.

1.

THIS MATTER, coming on regularly before the Court, and it appearing from the record herein that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES ("Plaintiff"), filed its Complaint for Foreclosure of Deed of Trust; that Defendants WINDY D. BECKER, RONALD R. CHORON, and CARRINGTON MORTGAGE SERVICES, LLC. ("Defendants") were duly served with the

1 Summons and Complaint as required by law; that Defendants failed to appear, that an order of
2 default has been entered against them on Plaintiff's Complaint, and that Plaintiff is entitled to entry
3 of a General Judgment foreclosing Plaintiff's deed of trust against the property commonly known as
4 2269 PARKER PLACE, EUGENE, OREGON 97402 ("Property") and extinguishing any and all
5 interest of the Defendants in the Property.

6 2.

7 The Court being fully advised; it is hereby
8 ORDERED AND ADJUDGED that:

9 3.

10 Plaintiff is the holder of that certain promissory note note ("Note"), dated May 18, 2005, in
11 the amount of \$144,000.00, and executed by WINDY D. BECKER and RONALD R. CHORON.

12 4.

13 The Note is secured by that certain deed of trust ("Deed of Trust") dated May 18, 2005 and
14 executed by WINDY D. BECKER and RONALD R. CHORON. The Deed of Trust was recorded
15 on May 25, 2005 under the recording number 2005-038265 and re-recorded on July 1, 2005 as 2005-
16 048845 of the Official Records of Lane County, Oregon, against the Property, which is legally
17 described in Exhibit "1" attached hereto ("Property") and constitutes a valid lien against the
18 Property.

19 5.

20 Defendants WINDY D. BECKER and RONALD R. CHORON failed to comply with the
21 terms of the Note and Deed of Trust by failing to make the payments required by the terms of the
22 Note and Deed of Trust. Pursuant to the terms of the Note and Deed of Trust, Plaintiff declared all
23 sums due and owing under the Note and Deed of Trust immediately due and payable.

24 6.

25 The Deed of Trust is a valid first priority lien encumbering the Property, is superior to any
26 interest, lien, or claim of the Defendants and any other party in the Property, which are hereby
27 foreclosed and terminated, excepting only any statutory right of redemption to which the Defendants
28 may be entitled under Oregon law.

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7.

A judgment of foreclosure in the amount of \$178,536.29 shall be granted in favor of Plaintiff, and its successors and/or assigns, as further described below in the Declaration of Amount Owed – Not a Money Award (“Amount Owed”).

8.

The Property is hereby ordered to be sold by law and the proceeds of sale applied toward the satisfaction of Plaintiff's Amount Owed herein; and the surplus, if any to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

9.

Plaintiff is entitled to recover its reasonable attorney's fees and all reasonable and necessary costs and expenses incurred to enforcing the Note and Deed of Trust.

10.

Any increased interest or any such additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items as may constitute liens on the Property, together with insurance and repairs necessary to prevent the impairment of the Property, together with interest thereon from the date of payment may also be added to the Amount Owed and paid from the proceeds from the sale of the Property.

11.

Defendants and all parties claiming an interest in the Property as purchasers, encumbrancers, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property and every portion thereof, excepting only any statutory right of redemption provided by the laws of the State of Oregon.

12.

Defendants WINDY D. BECKER and RONALD R. CHORON are not entitled to a homestead exemption in the Property.

13.

Plaintiff may become purchaser at the Sheriff's Sale of the Property and may bid up to the aggregate amount of its Amount Owed, plus any additional interest and reasonable costs until sale.

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14.

The purchaser of the Property at the Sheriff's Sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale, and is entitled to such remedies as are available at law to secure possession of the Property, and may apply to the Clerk of the Court for a writ of assistance, if Defendants, any of them, or any other party or person shall refuse to surrender possession of the Property to the purchaser immediately on the purchaser's demand for possession.

15.

This Court shall retain jurisdiction to enforce all provisions of this General Judgment and to enter such additional order, judgment, or decree necessary for the purchaser at the foreclosure sale to obtain possession of the Property.

16.

Under the Note, there is now due and owing to Plaintiff, the following amounts, to be hereinafter described as the Amount Owed.

17.

This suit does not constitute an attempt to collect the debt against Defendants WINDY D. BECKER, RONALD R. CHORON, and CARRINGTON MORTGAGE SERVICES, LLC. Rather, it is a suit to execute upon the Property as security for the Amount Owed.

DECLARATION OF DEBT SECURED BY DEED OF TRUST
(Pursuant to Senate Bill 368)

18.

Under the terms of the Deed of Trust and the Note dated May 18, 2005, in the original principal amount of \$144,000.00, there is now due and owing the following amounts, to be hereinafter described as the Amount Due:

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DECLARATION OF AMOUNT OWED – NOT A MONEY AWARD

- 1. Judgment Creditor:** DEUTSCHE BANK NATIONAL TRUST
Address: COMPANY AS TRUSTEE FOR THE
HOLDERS OF NEW CENTURY HOME
EQUITY LOAN TRUST, SERIES 2005-A,
ASSET BACKED PASS-THROUGH
CERTIFICATES
c/o MALCOLM ♦ CISNEROS,
A Law Corporation
2112 Business Center Drive, 2nd Floor
Irvine, California 92612
- Judgment Attorney:** Nathan F. Smith
Address: MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, 2nd Floor
Irvine, California 92612
Telephone Number: (949) 252-9400
- 2. Persons or Public Bodies Entitled to
a Portion the Judgment:** N/A
- 3. Judgment Amount:** \$176,756.29
- 4. Pre-Judgment Interest:** Simple interest to accrue on \$129,348.52 from
August 19, 2016 to the date the Judgment is
entered into the Court's register at 6.050% per
annum, \$21.3813 per diem.

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5. Post-Judgment Interest:

Simple interest to accrue on \$178,536.29 plus Pre-Judgment Interest from the day after the General Judgment is entered to the date upon which the Writ of Execution in Foreclosure is levied at the legal rate of interest or 9% per annum, whichever is greater.

6. Periodic accrual:

N/A

7. Attorney's Fees and Costs:

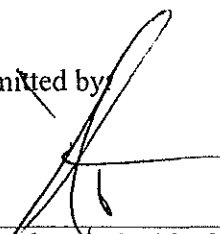
An award of \$1,780.00 in attorney's fees.

Signed: 5/30/2017 04:36 PM



Charles D. Carlson, Circuit Court Judge

Submitted by:



Dated:

5/23/17

Nathan F. Smith, OSB #120112
Attorney for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Phone: (949) 252-9400
Fax: (949) 252-1032
Email: nathan@mclaw.org

EXHIBIT 1

Lot 7, REPLAT OF SHASTA PARK SECOND ADDITION, in the City of Eugene, as platted and recorded in File 75, Slides 360, 361 and 362, Lane County Oregon Plat Records, in Lane County, Oregon.

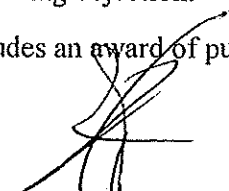
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CERTIFICATE OF READINESS

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

- Service is not required pursuant to subsection (3) of UTCR 5.100, or by statute, rule or otherwise.
- The relief sought is against an opposing party who has been found in default.
- An order of default is being requested with this proposed judgment.
- 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, [role and name of opposing party] agreed to independently file any remaining objection.
- This is a proposed judgment that includes an award of punitive damages.

DATED: 5/23, 2017

By: 
 Nathan F. Smith, OSB #120112
 Attorney for Plaintiff
 MALCOLM ♦ CISNEROS, A Law Corporation
 2112 Business Center Drive, Second Floor
 Irvine, California 92612
 (949) 252-9400 (TELEPHONE)
 (949) 252-1032 (FAX)

COURT OF APPEALS
 COUNTY OF SHERMAN
 DEPARTMENT OF CLERK OF COURT
 1000 EAST 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.COURTCLERK.CO.GOV