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LINCOLN COUNTY SHERIFF'S OFFICE
NEWPORT, OR
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LINCOLN

CARRINGTON MORTGAGE SERVICES,
LLC

Case No. 17CV00794

Plaintiff,

WRIT OF EXECUTION

vs.

JOHNNY W. BOYDSTON, JR.;
STEPHANIE K. BOYDSTON; PARTIES
IN POSSESSION

Defendants.

TO: LINCOLN COUNTY SHERIFF

WHEREAS, on September 26, 2017, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due 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 (subject to redemption) all of the interest which the defendants had on April 28, 2009, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 30 AND 31;
AND RUNNING THENCE WEST 10.21 CHAINS; THENCE SOUTH 15 DEG. EAST 6.85

1- WRIT OF EXECUTION
S&S No. 16-119066

SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360)260-2253 (800)970-5647
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1 CHAINS; AND THENCE NORTH 52 DEG. EAST 10.71 CHAINS TO THE PLACE OF
2 BEGINNING; ALL BEING IN SECTION 31, IN TOWNSHIP 10 SOUTH, RANGE 8 WEST,
WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON.

3 EXCEPTING THEREFROM ANY PORTION FALLING WITHIN THE ROAD RIGHT OF
4 WAY, THE RAILROAD RIGHT OF WAY AND THAT PORTION FALLING BELOW THE
5 HIGH WATER LINE OF YAQUINA RIVER.

6 and commonly known as 5250 Nashville Road, Eddyville, OR 97343 to satisfy the sum of
7 \$205,728.24, as of October 5, 2017, together with additional post judgment interest of 9.00%
8 from that date (\$50.62 per day), and costs of this execution, making due return within 60 days
9 after you receive this writ.

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1 Carrington Mortgage Services, LLC is the Judgment Creditor, and its address for purpose
2 of this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255,
3 Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the
4 Judgment Creditor.
5



Signed: 10/6/2017 03:16 PM

A handwritten signature in black ink, appearing to read "St. Zalewski".

Circuit Court Clerk Steven Zalewski

12 Submitted by:
13 Attorneys for Plaintiff,
14 SHAPIRO & SUTHERLAND, LLC

14 By: _____

- 15 [] James A. Craft #090146 [jcraft@logs.com]
- 16 [] Kelly D. Sutherland #87357 [ksutherland@logs.com]
- 17 [] Cara J. Richter #094855 [crichter@logs.com]
- 18 [] Holger Uhl #950143 [huhl@logs.com]*
- 19 [x] Joshua R. Orem # 116872 [jorem@logs.com]*
- 20 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
- 21 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF LINCOLN

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff,

vs.

JOHNNY W. BOYDSTON, JR.; STEPHANIE K.
BOYDSTON; PARTIES IN POSSESSION,

Defendants.

Case No. 17CV00794

GENERAL JUDGMENT OF
FORECLOSURE AND SALE

Default having been entered against Defendant(s), Johnny W. Boydston, Jr., Stephanie K.

Boydston and Parties in Possession:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in Lincoln County, Oregon is commonly known as 5250 Nashville Road, Eddyville, OR 97343 and is legally described as follows:

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1 - GENERAL JUDGMENT OF FORECLOSURE AND
SALE
S&S No. 16-119066

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1 Beginning at the quarter section corner between Sections 30 and 31; and running
2 thence West 10.21 chains; thence South 15 deg. East 6.85 chains; and thence North 52
3 deg. East 10.71 chains to the place of beginning; all being in Section 31, in Township
4 10 South, Range 8 West, Willamette Meridian, in Lincoln County, Oregon.

5 EXCEPTING THEREFROM any portion falling within the road right of way, the
6 railroad right of way and that portion falling below the high water line of Yaquina
7 River.

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- 12 2. The Deed of Trust executed and delivered by Defendant, Johnny W. Boydston, Jr. and
13 Stephanie K. Boydston ("Borrower") on or about April 28, 2009 and recorded on May 4,
14 2009 as Document No. 2009-05268 in the official records of Lincoln County, Oregon, is a
15 valid and perfected lien against all of the Property for the amount of Plaintiff's judgment as
16 provided herein.
- 17 3. The Plaintiff is the holder of the original note dated April 28, 2009 and made by Johnny W.
18 Boydston, Jr. and Stephanie K. Boydston in the amount of \$202,991.00. A copy of the Note
19 was attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the
20 beneficial interest in the Deed of Trust (together the "Loan").
- 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.
- 24 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
25 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to
26 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment
27 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment
28 interests and priorities.

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

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25 3 - GENERAL JUDGMENT OF FORECLOSURE AND
26 SALE
S&S No. 16-119066

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

Principal		\$179,553.92	
Prejudgment interest at 5% through July 1, 2017 (accruing thereafter until entry of judgment at \$758.53 per mensum)			\$13,466.52
Late Charges		\$0.00	
Other Costs and fees (recoverable)		5,761.66	
Property Tax	\$1,517.48		
Hazard Insurance	\$2,814.00		
Appraisal/BPO	\$1,120.00		
Property Inspections	\$200.00		
FHA Premium	\$141.08		
Other: FHA 7/1/17	\$70.54		
Suspense Balance	(\$101.44)		
	Subtotal		\$185,315.58
Total plus Prejudgment Interest			\$198,782.10

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

Costs			\$2,338.50
Title Search Cost		\$650.00	
Skip Trace Costs		\$100.00	
Filing Fee		\$531.00	
Lis Pendens Recording Fee		\$58.00	
Service Costs		\$724.50	
Prevailing Party Fee		\$275.00	
Attorney fees			\$2,635.00
Total			\$4,973.50

13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

4 - GENERAL JUDGMENT OF FORECLOSURE AND SALE
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1 14. This Judgment shall not create a personal lien or liability against Borrower except as is
2 customary or necessary to execute on such Judgment and for purposes of redemption. In no
3 event should it be construed as establishing personal liability for any persons whose debt has
4 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to
5 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay
6 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be
7 entitled to any further judgment, including a judgment for deficiency.
8

9 15. Execution may issue against the subject property for the aggregate amount found due
10 Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due").
11 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by
12 ORS 18.936 or other applicable law.
13

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

17 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the
18 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11
19 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS
20 18.936.
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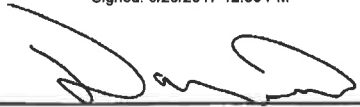
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25
26 5 - GENERAL JUDGMENT OF FORECLOSURE AND
27 SALE
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1 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
2 necessary to enforce this judgment, the writ of execution or for the purchaser at the
3 foreclosure sale to obtain possession.
4

Signed: 9/25/2017 12:50 PM



Circuit Court Judge David V. Cramer

11 **Certificate of Readiness under UTCR 5 100**

12 This proposed order or judgment is ready for judicial signature because:
13

- 14 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.
- 15 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
16 approval sent to me.
- 17 3. I have served a copy of this order or judgment on each party entitled to service and:
a. No objection has been served on me.
18 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
19 unresolved.
c. After conferring about objections, [role and name of objecting party] agreed to
20 independently file any remaining objection.

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1 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
2 otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)

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

6 6. Other: _____

7 Dated: Sep. 15, 2017

8 Submitted by:

9 Attorneys for Plaintiff,
10 SHAPIRO & SUTHERLAND, LLC

11 By: 

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