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Court clerk has not verified signatures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

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

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2005-20CB),
Plaintiff,

Case No. 17CV20645

WRIT OF EXECUTION

v.

DARRYL N. ANDERSON AKA DARRYL
NEWTON ANDERSON; NINA MARIE
LOUNDREE AKA NINA MARIE COX;
COUNTRYWIDE BANK, N. A.; BUREAU
OF LABOR AND INDUSTRIES;
COLUMBIA COLLECTION SERVICE,
INC.; STATE OF OREGON DIVISION OF
CHILD SUPPORT; STATE OF OREGON
DEPARTMENT OF REVENUE AND ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
16502 SE STEPHENS ST, PORTLAND, OR
97233,
Defendant.

TO THE MULTNOMAH COUNTY SHERIFF:

On November 20, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MULTNOMAH County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-20CB) c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 16502 SE

1 STEPHENS ST, PORTLAND, OR 97233 ("Subject Property"), and legally described as:

2 PARCEL I: THE WEST 70 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

3 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF
4 THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3
5 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF
6 MULTNOMAH AND STATE OF OREGON; THENCE NORTH 89°43'20" EAST ALONG
7 THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER
8 OF SECTION 6 A DISTANCE OF 690.0 FEET TO THE TRUE POINT OF BEGINNING;
9 THENCE NORTH 89°43'20" EAST 150.0 FEET; THENCE NORTH PARALLEL TO THE
10 WEST LINE OF THE AFORESAID SECTION 6 A DISTANCE OF 331.15 FEET; THENCE
11 SOUTH 89°46'50" WEST 150.0 FEET; THENCE SOUTH 331.30 FEET TO THE TRUE
12 POINT OF BEGINNING, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON.

13 EXCEPTING THEREFROM THE AFOREDESCRIBED REAL PROPERTY THE
14 SOUTHERLY 95 FEET THEREOF HERETOFORE CONVEYED.

15
16 PARCEL II: A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-
17 QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE
18 WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH
19 AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20 COMMENCING AT A 2 INCH IRON PIPE MARKING THE INITIAL POINT OF THE
21 DULY RECORDED PLAT OF JULIE'S PARK, SAID POINT ALSO BEING IN THE SOUTH
22 LINE OF SE STEPHENS STREET (50 FEET WIDE); THENCE SOUTH 88°39'56" EAST,
23 ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE NORTHEAST
24 CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1889, PAGE 1748
25 (RECORDED DECEMBER 9, 1985), MULTNOMAH COUNTY DEED RECORDS, AND
26 THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE

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1 SOUTH 1°33'47" WEST, ALONG SAID EAST LINE, A DISTANCE OF 211.15 FEET TO
2 THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST
3 CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS FEE NO. 94-94293,
4 MULTNOMAH COUNTY DEED RECORDS; THENCE SOUTH 88°42'53" EAST, ALONG
5 THE SOUTH LINE OF SAID FEE NO. 94-94293, A DISTANCE OF 3.00 FEET TO A 5/8
6 INCH IRON ROD; THENCE NORTH 2°05'35" EAST, A DISTANCE OF 211.14 FEET TO A
7 5/8 INCH IRON ROD IN A LINE THAT IS 25.00 FEET SOUTH OF (WHEN MEASURED
8 AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE OF SAID S.E.
9 STEPHENS STREET, SAID POINT ALSO BEARING SOUTH 88°39'56" EAST, A
10 DISTANCE OF 4.95 FEET FROM THE POINT OF BEGINNING THENCE NORTH
11 88°39'56" WEST, A DISTANCE OF 4.95 FEET FROM THE POINT OF BEGINNING.

12 The total amount due and owing on the Judgment as of January 8, 2017;

13 Judgment:	Principal	\$227,980.22
14 Pre-Judgment:	Interest(6.37500%, \$21.57/day)	\$345.12 (11/5/17 through 11/20/17)
15	Attorney Fees	\$3,345.00
16	Costs	\$4,948.20
17	Prevailing Party Fee	\$300.00
18 Post-Judgment:	Interest(6.37500%, \$21.57/day)	\$1,056.93 (11/21/17 through 1/8/2018)
19	Attorney Fees	\$305.00

20 **TOTAL: \$238,280.47**

21 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
22 and sell the Subject Property.

23 //

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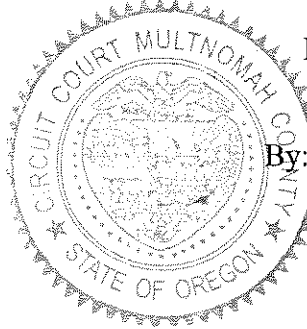
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Page 3 – WRIT OF EXECUTION

1 After the sale, you are directed to issue a certificate of sale to the purchaser and file a
2 return on the writ of execution, depositing the sale proceeds with the Court. Further, you are
3 directed to execute, after the time for redemption has elapsed, a deed to the holder of the
4 certificate of sale.

5 DATED 1/22/18.

6 COURT ADMINISTRATOR FOR
7 MULTNOMAH COUNTY CIRCUIT
8 COURT



10 Presented by:
11 ALDRIDGE PITE, LLP

12 x *S. Mathenia*
13 SARAH M. MATHENIA, OSB # 120681
14 Tel: (858) 750-7600
15 Fax: (503) 222-2260
16 SMATHENIA@ALDRIDGEPITE.COM
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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH**

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2005-20CB),

Plaintiff,

v.

DARRYL N. ANDERSON AKA DARRYL
NEWTON ANDERSON; NINA MARIE
LOUNDREE AKA NINA MARIE COX;
COUNTRYWIDE BANK, N. A.; BUREAU
OF LABOR AND INDUSTRIES;
COLUMBIA COLLECTION SERVICE,
INC.; STATE OF OREGON DIVISION OF
CHILD SUPPORT; STATE OF OREGON
DEPARTMENT OF REVENUE and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
16502 SE STEPHENS ST, PORTLAND, OR
97233,

Defendants.

Case No. 17CV20645

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A
JUDGMENT OF FORECLOSURE AND DOES
NOT CONSTITUTE A MONEY AWARD
AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants DARRYL N. ANDERSON
AKA DARRYL NEWTON ANDERSON; NINA MARIE LOUNDREE AKA NINA MARIE
COX; COUNTRYWIDE BANK, N. A.; BUREAU OF LABOR AND INDUSTRIES;
COLUMBIA COLLECTION SERVICE, INC.; STATE OF OREGON DIVISION OF CHILD
SUPPORT; STATE OF OREGON DEPARTMENT OF REVENUE; and ALL OTHER
PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 16502 SE STEPHENS

1 ST, PORTLAND, OR 97233, the records on file herein, and pursuant to the Motion for General
2 Judgment and Declaration of Amount Due by Default by Plaintiff THE BANK OF NEW YORK
3 MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-20CB).

4 **IT IS HEREBY ADJUDGED:**

5 1. Plaintiff's security interest in the real property located at 16502 SE STEPHENS
6 ST, PORTLAND, OR 97233 ("Subject Property"), as evidenced by the Deed of Trust recorded
7 April 25, 2005 in the official records of MULTNOMAH County as instrument number 2005-
8 071598 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the
9 Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are
10 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is
11 legally described as follows:

12 **PARCEL 1:**

13 **THE WEST 70 FEET OF THE FOLLOWING DESCRIBED PROPERTY:**
14 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF
15 THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH,
16 RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF
17 PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON; THENCE
18 NORTH 89°43'20" EAST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF
19 OF THE SOUTHWEST ONE-QUARTER OF SECTION 6 A DISTANCE OF 690.0
20 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°43'20" EAST
21 150.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE
22 AFORESAID SECTION 6 A DISTANCE OF 331.15 FEET; THENCE SOUTH
23 89°46'50" WEST 150.0 FEET; THENCE SOUTH 331.30 FEET TO THE TRUE POINT
24 OF BEGINNING, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON.
25 EXCEPTING THEREFROM THE AFOREDESCRIBED REAL PROPERTY THE
26 SOUTHERLY 95 FEET THEREOF HERETOFORE CONVEYED.

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PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 INCH IRON PIPE MARKING THE INITIAL POINT OF THE DULY RECORDED PLAT OF JULIE'S PARK, SAID POINT ALSO BEING IN THE SOUTH LINE OF SE STEPHENS STREET (50 FEET WIDE); THENCE SOUTH 88°39'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1889, PAGE 1748 (RECORDED DECEMBER 9, 1985), MULTNOMAH COUNTY DEED RECORDS, AND THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE SOUTH 1°33'47" WEST, ALONG SAID EAST LINE, A DISTANCE OF 211.15 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS FEE NO. 94-94293, MULTNOMAH COUNTY DEED RECORDS; THENCE SOUTH 88°42'53" EAST, ALONG THE SOUTH LINE OF SAID FEE NO. 94-94293, A DISTANCE OF 3.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 2°05'35" EAST, A DISTANCE OF 211.14 FEET TO A 5/8 INCH IRON ROD IN A LINE THAT IS 25.00 FEET SOUTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE OF SAID S.E. STEPHENS STREET, SAID POINT ALSO BEARING SOUTH 88°39'56" EAST, A DISTANCE OF 4.95 FEET FROM THE POINT OF BEGINNING THENCE NORTH 88°39'56" WEST, A DISTANCE OF 4.95 FEET FROM THE POINT OF BEGINNING.

2. The Deed of Trust is foreclosed and upon entry of this Judgment the court

Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201
(858) 750-7600

1 administrator shall upon request of the Plaintiff issue a writ of execution for the sale, by the
2 Sheriff, in the manner provided by law;

3 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
4 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
5 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
6 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

7 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
8 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
9 68(C), which amount may be added to the outstanding obligation due and owing under the Note
10 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
11 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
12 by sale of the Subject Property as directed under this Judgment;

13 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
14 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
15 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
16 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
17 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

18 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
19 sale of the Subject Property as directed under this Judgment.

20 7. The Sheriff shall make a return on the writ of execution to the court administrator
21 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
22 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
23 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
24 parties as may establish their right thereto. The Defendants and all persons claiming through or
25 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
26 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and

Page 4 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
2 every part of the Subject Property when the time for redemption has elapsed;

3 8. Plaintiff or any other party to this action may become a purchaser at the
4 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
5 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
6 successor in interest may apply to this Court for a writ of assistance to gain possession of the
7 subject property if Defendants or any other party or person refuses to surrender possession;

8 DECLARATION OF AMOUNT DUE BY DEFAULT

9 (PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT
10 CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

11 1. The amount of the judgment is \$227,980.22.

12 2. Simple interest at the variable rate currently at 6.37500% (\$21.57 *per diem*) from
13 November 4, 2017, through the date of sale.

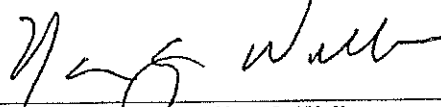
14 3. Attorney fees of \$3,345.00, plus \$305.00, through the date of sale.

15 4. Costs of \$4,948.20, plus costs accrued through the date of sale.

16 5. Prevailing party fee: \$300.00.

17 **IT IS SO ADJUDGED**

18
19 Signed: 11/17/2017 04:45 PM

20 
21 _____
22 Circuit Court Judge Nan G. Waller
23 proxy signed by LD

24 CERTIFICATE OF READINESS

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

26 1. Each opposing party affected by this Order or Judgment has stipulated to the Order

Page 5 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

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or Judgment, as shown by each opposing party's signature on the document being submitted.

- 2. 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.
- 3. I have served a copy of this Order or Judgment on all parties entitled to service and:
 - a. No objections have been served on me within that time frame;
 - b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;
 - c. After conferring about objections, **[Opposing Party]** agreed to independently file any remaining objection with the Court.
- 4. The relief sought is against an opposing party who has been found in default.
- 5. An order of default is being requested with this proposed judgment.
- 6. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 7. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:
ALDRIDGE PITE, LLP

Smathenia
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(503) 222-2260 (Facsimile)
smathenia@aldridgepite.com

Date: 11/16/17

Of Attorneys for Plaintiff
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2005-20CB)