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

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST,

Plaintiff,

vs.

ALLISON K. MCGANN; GREGORY S.  
MCGANN; OCCUPANTS OF THE  
PROPERTY,

Defendants.

Case No.: 16CV01091

GENERAL JUDGMENT OF  
FORECLOSURE

1.

THIS MATTER came before the Court on Plaintiff's motion.

a. Defendants ALLISON K. MCGANN; GREGORY S. MCGANN; OCCUPANTS OF THE PROPERTY ("Defendants") were duly served with process and failed to appear; the default has been entered against Defendants, and it appearing that Defendants are not incapacitated, protected persons, respondents as defined in ORS 125.005, minors, or in the military service of the United States;

2.

IT IS HEREBY ADJUDGED that Plaintiff shall have judgment as follows:

a. The real property to which this judgment relates is located and situated in Clatsop County, Oregon, and is commonly known as 1336 Olney Ave, Astoria, OR 97103 (the "Subject

1 Property”), legally described as shown in the attached *Exhibit 1*, and having APN/Parcel No.  
2 53750.

3 b. Plaintiff is entitled to enforce the note dated July 24, 2013 and made, delivered, and executed  
4 by Allison McGann to Bank of America, N.A. in the amount of \$139,000.00 (the “Note”).  
5 The Note was transferred to Plaintiff by delivery of possession and by indorsement set forth  
6 on the Note.

7 c. A deed of trust was made, executed, and delivered by Defendant(s) Allison K. McGann,  
8 Gregory S. McGann on or about July 24, 2013 (the “Deed of Trust”). The Deed of Trust was  
9 recorded on September 3, 2013 as Instrument No. 201307571 in the official records of  
10 Clatsop County, Oregon. The Deed of Trust is a valid and perfected lien against all of the  
11 Property for and securing the Amount Due. The lien of the Plaintiff is superior to any  
12 interest, lien, or claim of the Defendants and shall remain in effect until issuance of a  
13 Sheriff’s Deed.

14 d. The Borrower failed to make the payment that was due for December 1, 2014 and has not  
15 cured the default. The amount of debt secured by the Deed of Trust that is now due and  
16 owing is comprised of the following amounts (the “Amount Due”):

17	a) Unpaid principal balance:	\$135,006.77
18	b) Prejudgment interest accruing from	\$18,320.41
19	12/1/2014 through 10/10/2017 and	
20	continuing until the entry of	
	judgment at the current Note rate of	
	4.75%:	
21	c) Additional amounts due under the	\$5,111.55
22	terms of the loan:	
23	d) Attorney fees and costs:	\$4,629.52
24	e) Prevailing party fee (ORS 20.190	\$85.00
	(1)(a)):	
25	<b>Total:</b>	<b>\$163,153.25</b>