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CIRCUIT COURT OF OREGON FOR MARION COUNTY

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF NO. 14C21505  
CWALT INC. ALTERNATIVE LOAN TRUST  
2006-J5, MORTGAGE PASS-THROUGH WRIT OF EXECUTION IN FORECLOSURE  
CERTIFICATES, SERIES 2006-J5,

Plaintiff,

v.

BRENT HAHN, FINANCIAL SERVICES  
BUREAU LIMITED, BOBBI JO HAHN,  
NATIONSTAR MORTGAGE, LLC, U PP,  
PORTFOLIO RECOVERY ASSOCIATES,  
DISCOVER BANK, LVNV FUNDING LLC,  
SECURITY CREDIT SERVICES LLC,  
STATE OF OREGON, DEPARTMENT OF  
REVENUE, UNITED STATES OF AMERICA,  
INTERNAL REVENUE SERVICE, AND  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY DESCRIBED  
IN THE COMPLAINT HEREIN,

Defendants.

1  
2 TO: MARION COUNTY SHERIFF

3 1. WHEREAS, on October 12, 2015, in the above-entitled court, a judgment of  
4 foreclosure was enrolled and docketed in the above-entitled cause, a true copy of which is attached  
5 hereto as **Exhibit "A"** and made a part hereof;

6 2. WHEREAS, pursuant to ORS 18.862, the Judgment Creditor's address is as follows:

7  
8 The Bank of New York Mellon Fka The Bank of New York, as trustee for the  
9 certificateholders of CWALT Inc. alternative loan trust 2006-J5, mortgage pass-through certificates,  
series 2006-J5

10 c/o Ditech Financial LLC  
11 3000 Bayport Drive, Suite 880  
Tampa, FL 33607

12  
13 For the purpose of this Writ, the Judgment Creditor's address is as follows:

14 Ditech Financial LLC  
15 c/o Robinson Tait, P.S.  
901 Fifth Avenue, Suite 400  
16 Seattle, Washington 98164

17 3. WHEREAS, the real property to be sold pursuant to the above referenced judgment is  
18 legally described as

19 SEE LEGAL DESCRIPTION ATTACHED TO JUDGMENT HERETO AS EXHIBIT A  
20 and commonly known as 6125 Belle Pond Way S, Salem, OR 97306.

21 4. NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are  
22 hereby commanded to sell the above referenced real property, in the manner prescribed by law for the  
23 sale of real property upon execution (subject to redemption), all of the interest which the defendant(s)  
24 had on June 30, 2006, the date of the Deed of Trust, and also all of the interest which the defendant(s)  
25 had thereafter, in the real property described in the judgment, to satisfy the judgment, which as of  
26 August 11, 2017,  
27  
28

1  
2 **Lenders Principal Judgment:**

- 3 1. Unpaid Principal Balance \$562,293.21  
4 2. Pre-Judgment Interest from January 10, 2010  
5 to June 2, 2015, the date calculated by the Declarant  
6 in the Declaration in Support of Judgment \$562,293.21  
7 3. Lenders Fees and Costs \$44,317.31  
8 4. Attorney's Fees and Costs \$6,607.00

9 ***Total Judgment Award Entered*** \$834,146.56

10 **Additional Pre Judgment Interest**

- 11 1. Accrued Interest from June 3, 2015  
12 to October 12, 2015 the date of entry  
13 of Judgment \$14,743.08

14 ***Total Judgment Award*** \$848,889.64

15 **Post Judgment Interest**

- 16 1. Accrued Post Judgment Interest at a rate of 9% per annum or at \$209.32, from October 13,  
17 2015, the day after the entry of judgment, through August 11, 2017,  
18 the date the writ is being requested \$140,035.08

19 ***Current Total Amount Owing*** \$988,924.72

20  
21 In addition to the above, interest continues to accrue on the total of the amounts listed above  
22 at the rate of 9% per annum or at \$209.32 per diem, in accordance with the General Judgment of  
23 Foreclosure and continues to accrue until the date of sale.  
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1  
2 5. THEREFORE, in the name of the State of Oregon you are hereby commanded to seize  
3 and sell the above described Property, in the manner prescribed by law; or so much thereof as may be  
4 necessary to satisfy the Judgment and Money Award, interest, fees and costs.

5 MAKE RETURN HEREOF within 60 days after you receive this writ.

6  
7 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
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12 Signed: 8/25/2017 01:26 PM

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15 Court Clerk



# EXHIBIT A

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CIRCUIT COURT OF OREGON FOR MARION COUNTY

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWALT INC. ALTERNATIVE LOAN  
TRUST 2006-J5, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
J5,

Plaintiff,

v.

BRENT HAHN; FINANCIAL SERVICES  
BUREAU LIMITED; NATIONSTAR  
MORTGAGE, LLC; BOBBI JO HAHN;  
PORTFOLIO RECOVERY ASSOCIATES;  
DISCOVER BANK; LVNV FUNDING LLC;  
SECURITY CREDIT SERVICES LLC; STATE  
OF OREGON; DEPARTMENT OF  
REVENUE, UNITED STATES OF AMERICA;  
INTERNAL REVENUE SERVICE; AND  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY DESCRIBED  
IN THE COMPLAINT HEREIN,

Defendants.

NO. 14C21505

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE

MONETARY JUDGMENT AGAINST  
DEFENDANT #1 BRENT HAHN

GENERAL JUDGMENT AGAINST  
DEFENDANT #2 FINANCIAL SERVICES  
BUREAU LIMITED

DEFENDANT #3 NATIONSTAR  
MORTGAGE, LLC

DEFENDANT #4 BOBBI JO HAHN  
DEFENDANT #5 PORTFOLIO RECOVERY  
ASSOCIATES

DEFENDANT #6 DISCOVER BANK  
DEFENDANT #7 LVNV FUNDING LLC

DEFENDANT #8 SECURITY CREDIT  
SERVICES LLC

DEFENDANT #9 STATE OF OREGON;  
DEPARTMENT OF REVENUE  
DEFENDANT #10 UNITED STATES OF  
AMERICA; INTERNAL REVENUE  
SERVICE

DEFENDANT #11 PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN

1  
2 (Clerk's Action Required)

3  
4 THIS MATTER having come on for hearing this day before the undersigned Judge of the  
5 above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the  
6 plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS  
7 TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT INC. ALTERNATIVE LOAN  
8 TRUST 2006-J5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J5, appearing  
9 and being represented by ZACHARY BRYANT, Attorney of Robinson Tait, and after considering the  
10 pleadings and affidavits on file herein, findings of fact and conclusion of law being unnecessary  
11 under Civil Rule 69D, the court finds that the allegations contained in the plaintiff's Complaint are  
12 true, that there are no material issues of fact, that the plaintiff is entitled to judgment as a matter of  
13 law, and that the judgment should be entered in favor of the plaintiff forthwith as more particularly  
14 hereafter set forth. Therefore,  
15

16  
17 IT IS HEREBY ORDERED AND ADJUDGED THAT:

18 1. Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,  
19 AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT INC. ALTERNATIVE LOAN  
20 TRUST 2006-J5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J5 be awarded  
21 judgment against defendant BRENT HAHN in the sum of \$562,293.21, together with interest at a rate of  
22 7.250% as provided in the Note from January 10, 2010 through June 2, 2015 in the amount of  
23 \$220,929.04 with additional pre-judgment interest at the per diem rate of \$111.69 as provided in the  
24 Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of \$2,050.00, plus  
25 other recoverable amounts of \$44,317.31 which includes the amounts itemized in the declaration of the  
26 lender in support of motion for judgment plus allowable costs of \$4,557.00 as itemized in the bill of  
27  
28

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 2  
60300-00398-111D-OR883190

*Law Office*  
ROBINSON TAIT, P.S.

718 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 678-9640

1  
2 disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to bear interest  
3 until paid at the statutory rate or at the contract rate, whichever is greater; and.

4       2.       Plaintiff's Deed of Trust on real property in Marion County, Oregon, legally described  
5 as follows:

6                       SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

7  
8 which was recorded on July 10, 2006, under Auditor's File No. Reel:2674 Page:23, in the records of  
9 Marion County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above  
10 described real estate and the whole thereof as security for the payment of the judgment herein set  
11 forth, and that said Deed of Trust be foreclosed and the property therein described is hereby ordered  
12 sold by the Sheriff of Marion County in the manner provided for by law, and the proceeds therefrom  
13 shall be applied to the payment of the judgment, interest, attorneys' fees and costs, and such other  
14 sums as plaintiff has advanced prior to judgment, and that such sums shall constitute a first and  
15 specific lien and charge upon said real estate, prior and superior to any right, title, estate, lien or  
16 interest of BRENT HAHN, FINANCIAL SERVICES BUREAU LIMITED, NATIONSTAR  
17 MORTGAGE, LLC, BOBBI JO HAHN, PORTFOLIO RECOVERY ASSOCIATES, DISCOVER  
18 BANK, LVNV FUNDING LLC, SECURITY CREDIT SERVICES LLC, STATE OF OREGON;  
19 DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA; INTERNAL REVENUE  
20 SERVICE, and PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,  
21 OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, and of any  
22 one claiming by, through or under them; and  
23  
24  
25

26       3.       BRENT HAHN, FINANCIAL SERVICES BUREAU LIMITED, NATIONSTAR  
27 MORTGAGE, LLC, BOBBI JO HAHN, PORTFOLIO RECOVERY ASSOCIATES, DISCOVER  
28

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 3  
60300-00398-JUD-OR883190

*Law Office*  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
Seattle WA 98101  
(206) 468-9040



1 BANK, LNVV FUNDING LLC, SECURITY CREDIT SERVICES LLC, STATE OF OREGON;  
2 DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA; INTERNAL REVENUE  
3 SERVICE, and PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,  
4 OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN subsequent to  
5 June 30, 2006, the date of the Deed of Trust which is foreclosed herein, be forever barred and  
6 estopped from claiming or asserting any right, title, lien or interest in or to said property or any part  
7 thereof, save and except for the right of redemption as allowed by law; and  
8

9  
10 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the  
11 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to  
12 law, and to all right, title and interest in any rents and profits generated or arising from the property  
13 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to  
14 secure possession, including writ of assistance, if defendants or any of them or any other party or person  
15 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for  
16 possession; and  
17

18  
19 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the  
20 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall  
21 pay the remaining proceeds as directed by the court in the order of distribution.  
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GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 4  
60300-00398-JUD-OR883190

*Law Offices*  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 916-8618

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2 **MONEY AWARD**

3 Judgment Creditor: THE BANK OF NEW YORK MELLON FKA  
4 THE BANK OF NEW YORK, AS TRUSTEE  
5 FOR THE CERTIFICATEHOLDERS OF  
6 CWALT INC. ALTERNATIVE LOAN  
7 TRUST 2006-J5, MORTGAGE PASS-  
8 THROUGH CERTIFICATES, SERIES 2006-  
9 J5  
c/o Robinson Tait, P.S.  
710 Second Ave., Suite 710  
Seattle, WA 98104  
(206) 676-9640

10 Attorney for Judgment Creditor: Zachary Bryant  
11 Robinson Tait, P.S.  
12 710 Second Ave., Suite 710  
13 Seattle, WA 98104  
(206) 676-9640

14 Judgment Debtor: BRENT HAHN  
15 6125 Belle Pond Way S  
16 Salem, OR 97306  
17 DOB: Unknown  
Social Security No.: \*\*\*-\*\*-3178  
Driver's License Number: Unknown

18 The name of any person or public body,  
19 other than the Judgment Creditor's  
20 Attorney, who is entitled to any  
portion of the judgment:

None

21 Principal Balance: \$562,293.21

22 Simple Interest on the Principal Balance  
23 from January 10, 2010 to June 2, 2015: \$220,929.04

24 Other Amounts Due Under Terms of Loan: \$44,317.31

25 Attorneys' Fees and Costs:

26 Attorneys' Fee: \$2,050.00

27 Total Costs: \$4,557.00

28 Total Attorney Fees and Costs: \$6,607.00

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 5  
60300-00398-JUD-OR883190

*Law Offices*  
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(206) 676-9640

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TOTAL MONEY AWARD

\$834,146.56

Pre-Judgment: Additional pre-judgment interest accrues from June 3, 2015, to the date of entry of judgment at the per diem rate of \$111.69, in accordance with the Note

Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

1

Signed: 10/12/2015 02:10 PM



JUDGE

Submitted by:



Matt Booth, OSB #082663  
Email: mbooth@robinsontait.com  
 Zachary Bryant, OSB #113409  
Email: zbryant@robinsontait.com  
 Craig Peterson, OSB #120365  
Email: cpeterson@robinsontait.com  
 Brandon Smith, OSB #124584  
Email: bsmith@robinsontait.com  
Robinson Tait, P.S.  
Attorneys for Plaintiff  
Tel: (206) 676-9640  
Fax: (206) 676-9659

# EXHIBIT A

Real property in the County of Marion, State of Oregon, described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 24, in Township 8 South, Range 4 West of the Willamette Meridian, in Marion County, Oregon, and running thence Westerly along the North line of said Section 24, 10.00 chains; thence South 10.00 chains; thence East 10.00 chains; thence North 10.00 chains to the place of beginning, being situated in the Donation Land Claim of George Jeffrey No. 69, in Township 8 South, Range 4 West of the Willamette Meridian, Marion County, Oregon.

SAVE AND EXCEPT: A parcel of land situated in the Northwest quarter of Section 24, Township 8 South, Range 4 West of the Willamette Meridian, Marion County, Oregon, being more particularly described as follows:

Commencing at the North quarter corner of said Section 24, said Township and Range; thence South  $0^{\circ} 19' 38''$  East 506.98 feet to a 5/8 inch rebar set from the True Point of Beginning; thence continue South  $0^{\circ} 19' 38''$  East 151.80 feet to an iron pipe at the Northeast corner of that tract of land described in Volume 510, Page 490, Marion County Deed Records; thence along the North line of said tract of land North  $89^{\circ} 29' 00''$  West 535.32 feet (record North  $89^{\circ} 55'$  West 535.45 feet) to an iron pipe at the Northwest corner of said tract of land, said Volume 510, Page 490, Marion County Deed Records; thence North  $53^{\circ} 59' 13''$  East 354.18 feet to a 5/8 inch rebar; thence South  $76^{\circ} 07' 00''$  East 255.40 feet to the true point of beginning.

TOGETHER WITH an easement for roadway purposes situated in the Northwest quarter of Section 24, Township 8 South, Range 4 West of the Willamette Meridian, Marion County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the North quarter corner of said Section 24, Township 8 South, Range 4 West of the Willamette Meridian, Marion County, Oregon; thence South  $3^{\circ} 11' 24''$  West 500.16 feet to the true point of beginning; thence South  $1^{\circ} 00' 00''$  West 43.00 feet; thence South  $2^{\circ} 04' 00''$  West 64.00 feet; thence South  $58^{\circ} 25' 00''$  West 147.00 feet; thence South  $1^{\circ} 58' 00''$  West 170.00 feet; thence South  $3^{\circ} 49' 00''$  East 197.00 feet; thence South  $33^{\circ} 53' 00''$  West 120.00 feet; thence South  $1^{\circ} 57' 00''$  West 34 feet, more or less, to the North right of way line of Vitae Springs Road, County Road No. 802 for the Point of Termination.