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LANE COUNTY S.D. CIVIL  
03-19-18 782411

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

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWALT, INC., ALTERNATIVE LOAN  
TRUST 2006-OA10 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES  
2006-OA10

Case No. 161307757

Plaintiff,

WRIT OF EXECUTION

vs.

CONNIE J. JONES, AN INDIVIDUAL;  
DENNIS A. JONES, AN INDIVIDUAL;  
JERRY A. JONES, AN INDIVIDUAL;  
RAY KLEIN, INC. DBA PROFESSIONAL  
CREDIT SERVICE, AN OREGON  
CORPORATION; QUICK COLLECT,  
INC., AN OREGON 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, COLLECTIVELY  
DESIGNATED AS DOES 1 THROUGH  
50, INCLUSIVE

Defendants.

1- WRIT OF EXECUTION  
S&S No. 16-119873

SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
Telephone (360)260-2253 (800)970-5647  
Fax (360)260-2285  
ksutherland@logs.com

1 TO: LANE COUNTY SHERIFF

2 WHEREAS, on January 3, 2018, in the above-entitled court, a General Judgment of  
3 Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and  
4 was duly entered and docketed in the above-entitled cause

5 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
6 commanded to sell, in the manner prescribed by law for the sale of real property upon execution  
7 (subject to redemption) all of the interest which the defendants had on February 8, 2006, the date  
8 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the  
9 real property described in the judgment:

10 LOTS 3 AND 4, BLOCK 13, PLAT OF FRASIER AND BERRY'S PART OF THE CITY OF  
11 FLORENCE, AS PLATTED AND RECORDED IN VOLUME 2, PAGE 2, LANE COUNTY  
12 OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

13 and commonly known as 1680 35th Street, Florence, OR 97439 to satisfy the sum of \$221,104.44,  
14 as of January 9, 2018, together with additional post judgment interest of 9.00% from that date  
15 (\$54.44 per day), and costs of this execution, making due return within 60 days after you receive  
16 this writ.

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25 2- WRIT OF EXECUTION  
26 S&S No. 16-119873

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1 The Bank of New York Mellon fka the Bank of New York, as Trustee for the  
2 Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-  
3 Through Certificates, Series 2006-OA10 is the Judgment Creditor, and its address for purpose of  
4 this writ only is: C/O Shapiro & Sutherland, LLC, 1499 SE Tech Center Place, Suite 255,  
5 Vancouver, WA 98683 (360)260-2253. Shapiro & Sutherland, LLC is the attorney for the  
6 Judgment Creditor.  
7  
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9

10 January 18, 2018

11 By: Alene  
12 Court Clerk  
13

14 Submitted by:  
15 Attorneys for Plaintiff,  
16 SHAPIRO & SUTHERLAND, LLC

17 By: \_\_\_\_\_

18  James A. Craft #090146 [jcraft@logs.com]  
19  Kelly D. Sutherland #87357 [ksutherland@logs.com]  
20  Cara J. Richter #094855 [crichter@logs.com]  
21  Holger Uhl #950143 [huhl@logs.com]\*  
22  Joshua R. Orem # 116872 [jorem@logs.com]\*  
23 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
24 7632 SW Durham Road, Suite 350, Tigard, OR 97224\*  
25 (360)260-2253; Fax (360)260-2285



26 3- WRIT OF EXECUTION  
27 S&S No. 16-119873

28 SHAPIRO & SUTHERLAND, LLC  
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6 IN THE CIRCUIT COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF LANE

7 THE BANK OF NEW YORK MELLON  
8 FKA THE BANK OF NEW YORK, AS  
9 TRUSTEE FOR THE  
10 CERTIFICATEHOLDERS OF THE  
11 CWALT, INC., ALTERNATIVE LOAN  
TRUST 2006-OA10 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES  
2006-OA10

12 Plaintiff,

13 vs.

14 CONNIE J. JONES, AN INDIVIDUAL;  
15 DENNIS A. JONES, AN INDIVIDUAL;  
16 JERRY A. JONES, AN INDIVIDUAL;  
17 RAY KLEIN, INC. DBA PROFESSIONAL  
18 CREDIT SERVICE, AN OREGON  
19 CORPORATION; QUICK COLLECT,  
20 INC., AN OREGON CORPORATION;  
21 AND ALL OTHER PERSONS, PARTIES,  
22 OR OCCUPANTS UNKNOWN  
23 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, COLLECTIVELY  
DESIGNATED AS DOES 1 THROUGH  
50, INCLUSIVE

24 Defendants.

Case No. 161307757

INSTRUCTIONS TO SHERIFF

25  
26 1 – INSTRUCTIONS TO SHERIFF  
S&S No. 16-119873

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1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
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Fax (360)260-2285  
ksutherland@logs.com

1 TO: LANE COUNTY SHERIFF

2 WHEREAS, on January 3, 2018, in the above-entitled court, a General Judgment of  
3 Foreclosure was entered, and docketed in the above-entitled cause

4 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby  
5 commanded to sell, in the manner prescribed by law for the sale of real property upon execution  
6 (subject to redemption) all of the interest which the defendants had on February 8, 2006, the date  
7 of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the  
8 real property described in the judgment:

9 LOTS 3 AND 4, BLOCK 13, PLAT OF FRASIER AND BERRY'S PART OF THE CITY OF  
10 FLORENCE, AS PLATTED AND RECORDED IN VOLUME 2, PAGE 2, LANE COUNTY  
11 OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

12 and commonly known as 1680 35th Street, Florence, OR 97439 to satisfy the sum of \$221,104.44,  
13 as of January 9, 2018 together with additional post judgment interest of 9.00% from that date  
14 (\$54.44 per day), and costs of this execution, making due return within 60 days after you receive  
15 this writ.

16 The following information is provided to assist you in your execution of this writ:

17 The General Judgment of Foreclosure directs you to sell the real property located at: 1680  
18 35th Street, Florence, OR 97439.

19  
20 The legal description of the property is: LOTS 3 AND 4, BLOCK 13, PLAT OF  
21 FRASIER AND BERRY'S PART OF THE CITY OF FLORENCE, AS PLATTED AND  
22 RECORDED IN VOLUME 2, PAGE 2, LANE COUNTY OREGON PLAT RECORDS,  
IN LANE COUNTY, OREGON.

23 The street address of the property is: 1680 35th Street, Florence, OR  
24 97439.

25 The Redemption Period is 6 months (180 days);

26 2 - INSTRUCTIONS TO SHERIFF  
S&S No. 16-119873

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1 The total amount of the General judgment as of January 9, 2018 is  
2 \$221,104.44 together with additional interest at the rate of 9.00% (\$54.44  
3 per day);

4 The Bank of New York Mellon fka the Bank of New York, as Trustee for the  
5 Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage  
6 Pass-Through Certificates, Series 2006-OA10 is the Judgment Creditor and its address  
7 for the purpose of this writ only is: c/o Shapiro & Sutherland, LLC, 1499 SE Tech Center  
Place, Suite 255, Vancouver, WA 98683. Shapiro & Sutherland, LLC is the attorney for  
the judgment creditor.

8 The property is residential and the property may be occupied. The property is improved.  
9 The dwelling is not subject to the Homestead Act.

10 The property is not a condominium unit, manufactured dwelling, or floating home.

11 Please publish the notice in the The Register Guard in which you ordinarily publish such  
12 notices and I will promptly pay or reimburse the cost of publication.

13 Please post the notice on the new Oregon State Sheriff's Association (OSSA) website and  
14 I will promptly pay or reimburse the cost of publication.

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1 Please send a copy of the Writ of Execution via first class mail to:  
2 Occupants of the Premises, 1680 35th Street, Florence, OR 97439.

3 Please send a copy of the Notice of Sales via first class mail to:  
4 Occupants of the Premises, 1680 35th Street, Florence, OR 97439.

5 And also send a copy of the Writ of Execution and of the Notice of Sale to the following  
6 parties to the suit their last known addresses by first class mail and certified mail.

<u>Name</u>	<u>Address</u>
Dennis A. Jones	1680 35th Street Florence, OR 97439
Connie J. Jones	1680 35th Street Florence, OR 97439
Quick Collect, Inc.	R/A: Virginia Riddell 6308 SE Platt Avenue Portland, OR 97236
Ray Klein, Inc., dba Professional Credit Service	R/A: Floyd Mattson 400 International Way, Ste 250 Springfield, OR 97477
Jerry A. Jones	10095 Peaceful Lane SE Salem, OR 97306

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17 You should include the following in conspicuous language in the notice of sale pursuant to ORS  
18 18.875(4):

19 "Before bidding at the sale a prospective bidder should independently investigate:

- 20 (a) The priority of the lien or interest of the judgment creditor;  
21 (b) Land use laws and regulations applicable to the property;  
22 (c) Approved uses for the property;  
(d) Limits on farming or forest practices on the property;  
(e) Rights of neighboring property owners;  
(f) Environmental laws and regulations that affect the property."

23 You are hereby requested to extend the Writ of Execution for 150 days.  
24  
25

1 Thank you for your prompt attention to this matter. I look forward to receiving your Notice of  
2 Levy and of Sheriff's Sale and am enclosing a self-addressed stamped envelope for that purpose.  
3 I have enclosed our firm's check in the amount of \$1,400.00 for Sheriff's deposit. Please let my  
4 office know your remaining fees for execution and sale and I will promptly pay them. Please do  
5 not hesitate to call if you need anything further.

6 Attorneys for Plaintiff,  
7 SHAPIRO & SUTHERLAND, LLC

8 By: 

9  James A. Craft #090146 [jcraft@logs.com]  
10  Kelly D. Sutherland #87357 [ksutherland@logs.com]  
11  Cara J. Richter #094855 [crichter@logs.com]  
12  Holger Uhl #950143 [huhl@logs.com]\*  
13  Joshua R. Orem # 116872 [jorem@logs.com]\*  
14 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
15 7632 SW Durham Road, Suite 350, Tigard, OR 97224\*  
16 (360)260-2253; Fax (360)260-2285

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27 5 - INSTRUCTIONS TO SHERIFF  
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