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LANE COUNTY S.O. CIVIL  
05.25.18 785411

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

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST, ITS SUCCESSORS IN INTEREST  
AND/OR ASSIGNS,  
Plaintiff,  
v.  
JOANNA SHERWOOD; DAVID L.  
SHERWOOD; SELCO COMMUNITY  
CREDIT UNION, AND OCCUPANTS OF  
THE PREMISES,  
Defendant.

Case No. 16CV32161  
**WRIT OF EXECUTION**

TO THE LANE COUNTY SHERIFF:

On March 8, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the LANE 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: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS 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 41660 MADRONE ST, SPRINGFIELD, OR 97478 ("Subject Property"), and legally described as:

LOT 8, BLOCK 5, FOURTH ADDITION TO DEERHORN RANCH ACRES, AS

1 PLATTED AND RECORDED IN BOOK 41, PAGE 1, LANE COUNTY OREGON PLAT  
2 RECORDS, IN LANE COUNTY, OREGON.

3 The total amount due and owing on the Judgment as of April 9, 2018;

|    |                |                               |                                      |
|----|----------------|-------------------------------|--------------------------------------|
| 4  | Judgment:      | Principal                     | \$279,098.13                         |
| 5  | Pre-Judgment:  | Interest(9.000%, \$68.81/day) | \$28,280.91 (1/22/17 through 3/8/18) |
| 6  |                | Attorney Fees                 | \$2,360.00                           |
| 7  |                | Costs                         | \$108.67                             |
| 8  |                | Prevailing Party Fee          | \$300.00                             |
| 9  | Post-Judgment: | Interest(9.000%, \$76.54/day) | \$2,449.28 (3/9/18 through 4/9/18)   |
| 10 |                | Attorney Fees                 | \$305.00                             |

11 **TOTAL: \$312,901.99**

12 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
13 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
14 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.  
15 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the  
16 holder of the certificate of sale.

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Page 2 -- WRIT OF EXECUTION

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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.

COURT ADMINISTRATOR FOR  
LANE COUNTY CIRCUIT COURT

April 13, 2018

By: Angie Jones  
court clerk

Presented by:  
ALDRIDGE PITE, LLP

Christina

By: { Hunter Zook, OSB #095578  
{ Katie Riggs, OSB #095861  
{ Sarah Mathenia, OSB #120681  
{ Shannon K. Calt, OSB #121855  
{ Christina Andreoni, OSB #160875  
*of Attorneys for Judgment Creditor*  
(858) 750-7600  
(503) 222-2260 (facsimile)  
orecourtnotices@aldridgepite.com



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

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST, its successors in interest and/or  
assigns,

Plaintiff,

v.

JOANNA SHERWOOD; DAVID L.  
SHERWOOD; SELCO COMMUNITY  
CREDIT UNION,

Defendants.

Case No. 16CV32161

**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 JOANNA SHERWOOD;  
DAVID L. SHERWOOD; the records on file herein, the Stipulated Limited Judgment between  
Plaintiff and Defendant SELCO COMMUNITY CREDIT UNION and pursuant to the Motion  
for General Judgment and Declaration of Amount Due by Default by Plaintiff U.S. BANK  
TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, its successors  
in interest and/or assigns ("Plaintiff"),

**IT IS HEREBY ADJUDGED:**

1. Plaintiff's security interest in the real property located at 41660 MADRONE ST,  
SPRINGFIELD, OR 97478 ("Subject Property"), as evidenced by the Deed of Trust recorded  
March 12, 2009 in the official records of LANE County as instrument number 2009-012598  
("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All  
rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to  
Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally

1 described as follows:

2 LOT 8, BLOCK 5, FOURTH ADDITION TO DEERHORN RANCH ACRES, AS  
3 PLATTED AND RECORDED IN BOOK 41, PAGE 1, LANE COUNTY OREGON  
4 PLAT RECORDS, IN LANE COUNTY OREGON.

5 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court  
6 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
7 in the manner provided by law;

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

12 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
13 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
14 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
15 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
16 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
17 by sale of the Subject Property as directed under this Judgment;

18 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
19 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
20 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
21 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
22 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

25 7. The Sheriff shall make a return on the writ of execution to the court administrator  
26 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first

1 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure  
2 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
3 parties as may establish their right thereto. The Defendants and all persons claiming through or  
4 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
5 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
6 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
7 every part of the Subject Property when the time for redemption has elapsed;

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

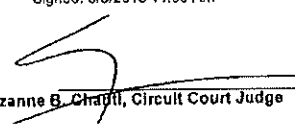
13 **DECLARATION OF AMOUNT DUE BY DEFAULT**

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

- 16 1. The amount of the judgment is \$279,098.13.
- 17 2. Simple interest at the rate currently at 9.00% per annum after January 21<sup>st</sup>, 2017,  
18 through the date of judgment.
- 19 3. Attorney fees of \$2,360.00, plus \$305.00, through the date of sale.
- 20 4. Costs of \$108.67, plus costs accrued through the date of sale.
- 21 5. Prevailing party fee: \$300.00.
- 22 6. Post-judgment interest thereafter on the total amounts #1-5 above, at the contract  
23 rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

24 **IT IS SO ADJUDGED**

Signed: 3/5/2018 11:00 AM

25   
26 **Suzanne B. Chaffin, Circuit Court Judge**

1 CERTIFICATE OF READINESS

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

- 3
- 4 1.  Each opposing party affected by this Order or Judgment has stipulated to the Order
- 5 or Judgment, as shown by each opposing party's signature on the document being
- 6 submitted.
- 7 2.  Each opposing party affected by this Order or Judgment has approved the Order or
- 8 Judgment, as shown by signature on the document being submitted or by written
- 9 confirmation of approval sent to me.
- 10 3.  I have served a copy of this Order or Judgment on all parties entitled to service and:
- 11 a.  No objections have been served on me within that time frame;
- 12 b.  I received objections that I could not resolve with the opposing party despite
- 13 reasonable efforts to do so. I have filed with the Court a copy of the objections I
- 14 received and indicated which objections remain unresolved;
- 15 c.  After conferring about objections, **[Opposing Party]** agreed to independently
- 16 file any remaining objection with the Court.
- 17 4.  The relief sought is against an opposing party who has been found in default.
- 18 5.  An order of default is being requested with this proposed judgment.
- 19 6.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or
- 20 otherwise.
- 21 7.  This is a proposed judgment that includes an award of punitive damages and notice
- 22 has been served on the Director of the Crime Victims' Assistance Section as required by
- 23 subsection (4) of this rule.

24 Presented By:  
25 ALDRIDGE PITE, LLP

26 /s/ Christina Andreoni  
Christina M. Andreoni, OSB #160875  
(858) 750-7600  
(503) 222-2260 (Facsimile)  
candreoni@aldridgepite.com  
111 SW Columbia Street, Suite 950  
Portland, OR 97201  
Of Attorneys for Plaintiff

Date: 2/22/18