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

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

SHARMALEE K KEEN; THEADORE W. KEEN; CAPITAL ONE HOME LOANS, LLC; OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 16CV40254

WRIT OF EXECUTION IN FORECLOSURE

**TO THE WALLOWA COUNTY SHERIFF:**

A Judgment of Foreclosure was entered and docketed in this case on 5/1/2017. A true copy of the Judgment is attached hereto. An Assignment of Judgment was entered on the docket on 12/5/2018 where the Plaintiff assigned the Judgment to:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST  
c/o Brady Godbout  
Attorney for Plaintiff  
McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

With the adjudicated amount due of \$82,570.61, plus pre-judgment interest at the Note rate of 5.00%, \$10.13 per diem, from 4/19/2017 through 5/1/2017 in the amount of \$182.34, plus post-

1 judgment interest at the statutory rate of 9.0% per annum from 5/1/2017 to 12/14/2018 in the  
2 amount of \$12,079.66, continuing with a per diem of \$20.40, currently totaling **\$94,832.61**.

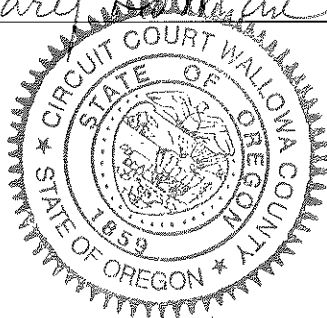
3 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON**, you are  
4 hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
5 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or  
6 about September 13, 2006, the date of the Deed of Trust, and also the interest that the Defendant  
7 had thereafter, in the real property described as follows:

8 *Attached as Exhibit 1*

9 and commonly known as: 306 Holmes St, Wallowa, OR 97885.

10 Sale of the property is to satisfy the sum listed above, plus the costs incurred in  
11 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under  
12 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.  
13 You are to make the return within 60 days after you receive this Writ. Should the sale be  
14 continued, the writ may be automatically extended for 30 days.

15  
16 12.10.18

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1 Dated: 12/7/2018 and submitted by:

2 **McCarthy & Holthus, LLP**

3 s/ Brady Godbout

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4 \_ John Thomas OSB No. 024691  
5 \_ Andreanna Smith OSB No. 131336  
6 x Brady Godbout OSB No. 132708  
7 \_ Jeremy Clifford OSB No. 142987  
8 \_ Michael Scott OSB No. 973947  
9 920 SW 3rd Ave, 1st Floor  
10 Portland, OR 97204  
11 Phone: (971) 201-3200  
12 Fax: (971) 201-3202  
13 bgodbout@mccarthyholthus.com  
14 Of Attorneys for Plaintiff  
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# EXHIBIT 1

**The North half of Block 19, EXCEPT the West 112 feet thereof, RESIDENCE ADDITION to the Town of Wallowa, Wallowa County, Oregon, as shown by the Plat thereof on file and of record in the Office of the County Clerk of said County and State in Book G of Deeds, Page 342, and by the Amended plat thereof on file and of record in Book I of Deeds, Page 128.**