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

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-45T1, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
45T1,

Plaintiff,

vs.

DARYL L RICHARDSON, JANET L
RICHARDSON; DARYL L. RICHARDSON
AND JANET L. RICHARDSON, TRUSTEES
OF THE RICHARDSON FAMILY
REVOCABLE TRUST DATED JANUARY
21, 2005, JERRY C REEVES, GAYLE
REEVES, STANLEY C KENNEDY
ENTERPRISES, INC., DBA KENNEDY
CONSTRUCTION COMPANY AND
KENNEDY RESTORATION, BIG BLUE
CAPITAL PARTNERS, LLC, KENNEDY
NOTE LLC, OCCUPANTS OF THE
SUBJECT REAL PROPERTY,

Defendants.

Case No.: 16CV33709

WRIT OF EXECUTION IN
FORECLOSURE

TO THE DOUGLAS COUNTY SHERIFF:

A Judgment of Foreclosure was entered and docketed in this case on August 13, 2018. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

1 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
2 TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-45T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-
45T1

3 c/o Michael Scott
4 Attorney for Plaintiff

5 McCarthy & Holthus, LLP
6 920 SW 3rd Ave, 1st Floor
Portland, OR 97204

7 With the principal judgment award of \$1,500,00.00, plus Pre Judgment Interest from 5/1/2010 to
8 3/15/2018 in the amount of \$850,361.73, Principal Pre Judgment Interest at the per diem of
9 \$282.53 from 3/15/2018 to 8/13/2018 in the amount of \$42,662.03, Principal Post Judgment
10 Interest from 8/13/2018 to 8/15/2022 at the per diem of \$282.53 in the amount of \$424,813.20
11 and continuing with the per diem of \$282.53, Other Fees and Costs (Recoverable) in the amount
12 of \$140,786.58, Post Judgment Interest for Other Fees and Costs (Recoverable) at the rate of 9%
13 from 8/13/2018 to 8/15/2022 in the amount of \$50,752.60 continuing at the per diem of \$34.71,
14 Attorney Fees and Costs in the amount of \$13,267.06, Post Judgment Interest for Attorney Fees
15 and Costs at the rate of 9% from 8/13/2018 to 8/15/2022 in the amount of \$4,782.68 continuing
16 at the per diem of \$3.27, currently totaling \$3,027,425.88.

17 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON**, you are
18 hereby commanded to sell, in the manner prescribed by law for the sale of real property on
19 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or
20 about October 24, 2006, the date of the Deed of Trust, and also the interest that the Defendant
21 had thereafter, in the real property described as follows:

22 BEGINNING at a 5/8 inch iron rod which bears South 0° 51' 30" East 270.0 feet
23 from the Northeast corner of the J. Gillham Donation Land Claim No. 46,
24 Township 26 South, Range 7 West, Willamette Meridian, Douglas County,
25 Oregon; thence South 89° 08' 30" West 214.85 feet to a 5/8 inch iron rod; thence
26 South 89° 08' 30" West 1364.12 feet to a 5/8 inch iron rod set in the East line of
27 County Road No. 13; thence on said East line, along an irregular curve to the left,
the long chord of which bears North 19° 32' 30" West 233.38 feet to a 5/8 inch
iron rod; thence North 26° 19' East 55.0 feet to a 3/4 inch iron rod; thence South
89° 53' 30" East 1611.14 feet to a 1 1/2 inch iron pipe; thence South 44° 57' East
109.50 feet to a 3/4 inch iron rod and 115 feet to the low bank of the Umpqua
River; thence upstream along said low bank 150 feet to a point which bears South

1 44° 57' East from the point of beginning; thence North 44° 57' West 45 feet,
2 more or less, to the point of beginning. The above described parcel lies in Lot 7,
3 Section 24, Township 26 South, Range 7 West, Willamette Meridian, Douglas
County, Oregon, and the J. Gillham Donation Land Claim No. 46, in Section 24,
Township 26 South, Range 7 West, Willamette Meridian, Douglas County,
Oregon.

4 and commonly known as: 5371 MELQUA RD, ROSEBURG, OR 97470.

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

10 DATED: 10 day of August, 2022.

11 Title

12 By: JSS II
5200



13 Dated: August 9, 2022 and submitted by:

14 McCarthy & Holthus, LLP

15 s/Grace Chu

16 _ John Thomas OSB No. 024691

17 _ Michael Scott OSB No. 973947

18 _ Grace Chu OSB No. 220848

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24 Of Attorneys for Plaintiff