

PJ 47<sup>00</sup> BAA

Court clerk has not verified the figures in this writ. If you have questions regarding this writ, please contact your legal counsel, the issuing attorney or company. Debtor may contest this writ by filing a claim of exemption.

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

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWALT, INC. ALTERNATIVE LOAN  
TRUST 2006-J4, MORTGAGE PASS  
THROUGH CERTIFICATES, SERIES 2006-  
J4,

Plaintiff,

v.

LAURIE A. LINE; OREGON AFFORDABLE  
HOUSING ASSISTANCE CORPORATION;  
PARTIES IN POSSESSION STATE OF  
OREGON,

Defendants.

**CASE NO.: 16CV17217**

**WRIT OF EXECUTION**

TO THE SHERIFF OF MULTNOMAH COUNTY OREGON:

WHEREAS, on July 21, 2017, by consideration of the Multnomah County Circuit Court, there was executed a General Judgment of Foreclosure. The General Judgment of Foreclosure was duly enrolled and docketed in the Court Administrator's Office in said County on July 21, 2017, a true copy of the General Judgment of Foreclosure is attached hereto and made a part hereof.

Judgment Creditor

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWALT, INC.  
ALTERNATIVE LOAN TRUST 2006-J4, MORTGAGE  
PASS THROUGH CERTIFICATES, SERIES 2006-J4

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Judgment Creditor Address: c/o ZBS LAW, LLP  
5 Centerpointe Dr. Suite 400  
Lake Oswego, OR 97035

NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are commanded to sell the real property pursuant to said General Judgment of Foreclosure according to law (subject to redemption) all of the interest that the borrowers had on the 6<sup>th</sup> day of March, 2006, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the real property described in the Judgment as:

The land referred to herein below is situated in the County of Multnomah, State of Oregon, and is described as follows:

LOT 11, BLOCK 4, AMENDED PLAT OF HOMEDALE, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

The street address of the real property to be levied upon is 3713 NE 21<sup>st</sup> Avenue, Portland, OR 97212.

THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF THE DATE OF SUBMISSION (September 21, 2022) IS AS FOLLOWS:

Principal Balance, Interest, Fees & Cost:	\$362,229.82
Attorney Fees and Costs:	\$4,492.00
Pre-Judgment Interest from 03/01/2017 – 07/21/2017 at 6.375% (\$49.94 per diem x 142 days)	\$7,091.48
Post-Judgment Interest from 07/21/2017 – 09/21/2022 at 9.0% (\$92.17 per diem x 1,889 days)	\$174,109.13

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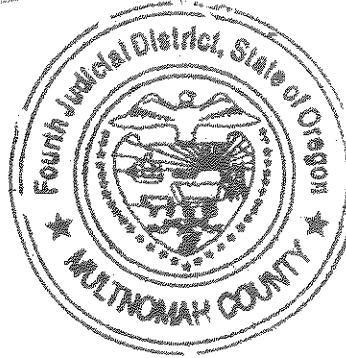
Total due as of September 21, 2022: \$547,922.43, with interest to continue to accrue at 9% (\$92.17 per diem) until the date of sale.

The proceeds of sale shall be applied, delivered, and distributed according to ORS 18.950.

By: [Signature] 10.21.22  
CLERK

Submitted by:

[Signature]  
Amber L. Labrecque, OSB No. 094593



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

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWALT,  
INC. ALTERNATIVE LOAN TRUST 2006-J4,  
MORTGAGE PASS THROUGH CERTIFICATES,  
SERIES 2006-J4,

Plaintiff,

vs.

LAURIE A. LINE; OREGON AFFORDABLE  
HOUSING ASSISTANCE CORPORATION;  
PARTIES IN POSSESSION,

Defendants.

Case No. 16CV17217

GENERAL JUDGMENT OF  
FORECLOSURE AND SALE

Defaults having been previously entered against Defendant(s), Laurie A. Line, Parties in Possession and Oregon Affordable Housing Assistance Corporation and Default having been entered against Defendant(s), Laurie A, Line:

It is hereby

ORDERED AND ADJUDGED:

1 - GENERAL JUDGMENT OF FORECLOSURE AND SALE.  
S&S No. 15-117090

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

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1. The real property to which this judgment relates (hereafter the "Property") is situated in Multnomah County, Oregon is commonly known as 3713 NE 21st Avenue, Portland, OR 97212 and is legally described as follows:

Lot 11, Block 4, AMENDED PLAT OF HOMEDALE, in the City of Portland, County of Multnomah and State of Oregon.

2. The Deed of Trust executed and delivered by Defendant, Laurie A. Line ("Borrower") on or about March 6, 2006 and recorded on March 8, 2006 as Recorder's Fee No. 2006-042149 in the official records of Multnomah County, Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's judgment as provided herein.

3. The Plaintiff is the holder of the original note dated March 6, 2006 and made by Laurie A. Line in the amount of \$272,000.00. A copy of the Note was attached to the complaint as Exhibit. Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust (together the "Loan").

4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest in the Property is foreclosed and terminated excepting only any statutory right of redemption as provided by Oregon law.

5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and priorities.

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2 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
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11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:

Principal		\$292,911.31	
Prejudgment interest at 6.375% through February 28, 2017 (accruing thereafter until entry of judgment at \$49.94 per diem)			\$53,660.47
Late Charges		\$523.35	
Other Costs and fees (recoverable)		15,134.69	
	Property Tax	\$7,097.09	
	Hazard Insurance	\$1,180.75	
	Appraisal/BPO	\$1,732.00	
	Property Inspections	\$95.00	
	Property Preservation	\$360.00	
	Escrow from Prior Servicer	\$4,669.85	
	Subtotal		\$308,569.35
	Total plus Prejudgment Interest		\$362,229.82

12. Attorney Fees and Costs are awarded to Plaintiff as follows:

Costs			\$1,892.00
	Title Search Cost	\$880.00	
	Filing Fee	\$531.00	
	Lis Pendens Recording Fee	\$41.00	
	Service Costs	\$165.00	
	Prevailing Party Fee	\$275.00	
Attorney fees			\$2,600.00
Total			\$4,492.00

13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

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4 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
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6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or thereafter acquired in the subject Property, is hereby ordered to be sold by the Multnomah County Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may appear or to the clerk of the court to be distributed to such party of parties as may establish their right thereto.
8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale and is entitled to such remedies as are available at law or in equity to secure possession.
10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or any person holding possession under or through such Defendant(s) shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

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14. This Judgment shall not create a personal lien or liability against Borrower except as is customary or necessary to execute on such Judgment and for purposes of redemption. In no event should it be construed as establishing personal liability for any persons whose debt has been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be entitled to any further judgment, including a judgment for deficiency.

15. Execution may issue against the subject property for the aggregate amount found due Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due"). Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by ORS 18.936 or other applicable law.

16. If before sale such amount, including sheriff's fees for the execution, is tendered to the Court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment as to the amounts due shall be terminated.

17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

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5 - GENERAL JUDGMENT OF FORECLOSURE AND SALE  
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18. This Court shall retain jurisdiction to enter such additional order, judgment or decree necessary to enforce this judgment, the writ of execution or for the purchaser at the foreclosure sale to obtain possession.

JUL 19 2017 *[Signature]*

**Certificate of Readiness under UTCR 5 100**

This proposed order or judgment is ready for judicial signature because:

- 1.  Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each party's signature on the document being submitted.
- 2.  Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
- 3.  I have served a copy of this order or judgment on each party entitled to service and:
  - a.  No objection has been served on me.
  - b.  I received objections that I could not resolve with a party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
  - c.  After conferring about objections, [role and name of objecting party] agreed to independently file any remaining objection.

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Verified Correct Copy of Original 7/19/2017

- 4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)
- 5.  This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of this rule.
- 6.  Other: \_\_\_\_\_

Dated: June 23, 2017

Submitted by:

Attorneys for Plaintiff,  
SHAPIRO & SUTHERLAND, LLC

By:

- James A. Craft #090146 [jcraft@logs.com]
  - Kelly D. Sutherland #873575 [ksutherland@logs.com]
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- 1499 SE Tech Center Place, Suite 255, Vancouver, WA  
98683  
7632 SW Durham Road, Suite 350, Tigard, OR 97224\*  
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7 - GENERAL JUDGMENT OF FORECLOSURE AND  
SALE  
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