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

CARRINGTON MORTGAGE SERVICES
LLC,

Case No. 22CV13820

Plaintiff,

WRIT OF EXECUTION

v.

THE ESTATE OF FRANK H. SHEFFOLD;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF FRANK H. SHEFFOLD;
FRANK H. SHEFFOLD JR.; SUSAN
FERNAU; THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
RIVERPARK OPERATIONS, LLC; QUICK
COLLECT, INC.; AND ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 823 20TH
STREET, SPRINGFIELD, OREGON 97477,

Defendant.

TO THE LANE COUNTY SHERIFF:

On April 25, 2023, 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. On April 12, 2024, a Supplemental Judgment of Foreclosure and Declaration of Amount Due was entered by the Lane County Circuit Court.

The mailing address for the judgment creditor is: CARRINGTON MORTGAGE SERVICES LLC c/o Aldridge Pite, LLP, 1050 SW 6th Avenue, Suite 1100, Portland, OR 97204.

1 The real property to be sold at public auction is commonly known as 823 20TH STREET,
2 SPRINGFIELD, OREGON 97477 ("Subject Property"), and legally described as:

3 LOT 18 OF VELURE ADDITION, SPRINGFIELD, LANE COUNTY, OREGON. AS
4 PLATTED AND RECORDED AT PAGE 29, OF VOLUME 15, LANE COUNTY OREGON
5 PLAT RECORDS IN LANE COUNTY, OREGON.

6 The total amount due and owing on the Judgment as of May 20, 2024;

7 Judgment:	Principal	\$119,090.48
8 Pre-Judgment:	Attorney Fees	\$5,062.50
9	Costs	\$2,778.14
10	Prevailing Party Fee	\$325.00
11 Post-Judgment:	Interest (9.0%, \$31.37/day)	\$12,268.88 (4/26/23 through 5/20/24)
12	Attorney Fees	\$0.00
13	Costs	\$0.00
14 Supplemental:	Principal:	\$38,001.85
15	Attorney fees:	\$2,513.75
16	Costs:	\$1,753.60
17	Interest (9.000%, \$10.42/day)	\$396.05 (4/12/24 through 5/20/24)

18 **Total: \$182,190.26**

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

24 ///

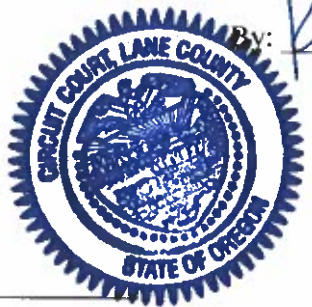
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Page 2 – WRIT OF EXECUTION

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

4 MAY 23 2024



By: *Kimberly Scott*
Court Clerk

7 Presented by:
8 ALDRIDGE PITE, LLP

9 By: *[Signature]*
10 Michael J. Page OSB #194328
11 *Of Attorneys for Plaintiff*
12 (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**

CARRINGTON MORTGAGE SERVICES
LLC,

Plaintiff,

v.

THE ESTATE OF FRANK H. SHEFFOLD;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF FRANK H. SHEFFOLD;
FRANK H. SHEFFOLD JR.; SUSAN
FERNAU; THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
RIVERPARK OPERATIONS, LLC; QUICK
COLLECT, INC.; and ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 823 20TH
STREET, SPRINGFIELD, OREGON 97477,

Defendants.

Case No. 22CV13820

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY STIPULATION AND
DEFAULT**

ORCP Rule 69

THIS IS A JUDGMENT OF FORECLOSURE
AND DOES NOT CONSTITUTE A MONEY
AWARD AGAINST ANY DEFENDANT

Based upon the stipulation of Secretary of Housing and Urban Development (“Stipulating Defendant”), the Court’s Order of Default against certain defendants The Estate of Frank H. Sheffold; The Unknown Heirs, Assigns and Devisees of Frank H. Sheffold; Frank H. Sheffold Jr.; Susan Fernau; Riverpark Operations, LLC; Quick Collect, Inc.; And All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in The Real Property Commonly Known as 823 20th Street, Springfield, Oregon 97477 (“Defaulted Defendants”), the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by

1 Stipulation and Default by Plaintiff Carrington Mortgage Services LLC ("Plaintiff"),

2 **IT IS HEREBY ADJUDGED:**

3 1. Plaintiff's security interest in the real property located at 823 20th Street,
4 Springfield, Oregon 97477 ("Subject Property"), as evidenced by the Deed of Trust recorded
5 August 25, 2014 in the official records of Lane County as instrument number 2014-033430
6 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All
7 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
8 Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally
9 described as follows:

10 LOT 18 OF VELURE ADDITION, SPRINGFIELD, LANE COUNTY, OREGON, AS
11 PLATTED AND RECORDED AT PAGE 29, OF VOLUME 15, LANE COUNTY
12 OREGON PLAT RECORDS IN LANE COUNTY, OREGON.

13 2. Stipulating Defendant has determined that it holds no title or financial interest in
14 the Subject Property and agrees to be bound by this judgment. No monetary judgment, interest,
15 attorneys' fees, expenses, costs, or fees are awarded in this proceeding against Stipulating
16 Defendant.

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

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

24 5. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
25 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule

26 Page 2 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY STIPULATION AND
DEFAULT

1 68(C), which amount may be added to the outstanding obligation due and owing under the Note
2 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
3 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
4 by sale of the Subject Property as directed under this Judgment;

5 6. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
6 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
7 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
8 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
9 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

10 7. Plaintiff is owed the prevailing party fee of \$325.00, this amount to be satisfied by
11 sale of the Subject Property as directed under this Judgment.

12 8. The Sheriff shall make a return on the writ of execution to the court administrator
13 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
14 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
15 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
16 parties as may establish their right thereto. The Defendants and all persons claiming through or
17 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
18 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
19 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
20 every part of the Subject Property when the time for redemption has elapsed;

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

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Page 3 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY STIPULATION AND
DEFAULT

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which objections remain unresolved.

c. After conferring about objections, [role and name of objecting party] agreed to independently file any remaining objection.

4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.

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: _____

Presented By:
ALDRIDGE PITE, LLP

/s/ Michael J. Page
Michael J. Page, OSB No. 194328
Of Attorneys for Plaintiff
(858) 750-7600
(619) 590-1385 (Facsimile)
orecourtnotices@aldridgepite.com

Date: March 14, 2023

Stipulated by:
UNITED STATES ATTORNEY'S OFFICE

/s/ Jessie D. Young
Jessie D. Young, OSB #135246
Of Attorneys for Defendant
(503) 727-1003
jessie.young@usdoj.gov

Date: March 13, 2023

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

CARRINGTON MORTGAGE SERVICES
LLC,

Plaintiff,

v.

THE ESTATE OF FRANK H. SHEFFOLD;
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF FRANK H. SHEFFOLD;
FRANK H. SHEFFOLD JR.; SUSAN
FERNAU; THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
RIVERPARK OPERATIONS, LLC; QUICK
COLLECT, INC.; and ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 823 20TH
STREET, SPRINGFIELD, OREGON 97477,

Defendants.

Case No. 22CV13820

**SUPPLEMENTAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE**

ORCP Rule 69

THIS IS A JUDGMENT OF FORECLOSURE
AND DOES NOT CONSTITUTE A MONEY
AWARD AGAINST ANY DEFENDANT

Based upon the Supplemental Declaration in Support of Judgment, the Supplemental Statement of Attorney Fees, Costs, and Disbursements, the records on file herein, and pursuant to the Motion for Supplemental Judgment by Plaintiff CARRINGTON MORTGAGE SERVICES LLC ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff is owed the below additional amounts incurred subsequent to the original General Judgment in this case, may recover said amounts in the manner directed in the General Judgment, and may add said amounts to any credit bid. Plaintiff may request a future

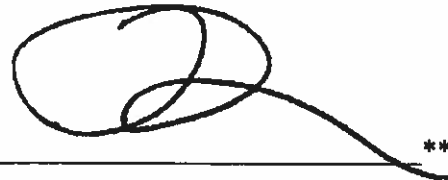
1 Supplemental Judgment as necessary.

2 DECLARATION OF SUPPLEMENTAL AMOUNT DUE

3 THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A
4 MONEY AWARD AGAINST ANY DEFENDANT

- 5
- 6 1. The total supplemental amount owed is \$38,001.85.
 - 7 2. Supplemental attorney fees of \$2,513.75.
 - 8 3. Supplemental costs of \$1,753.60.
 - 9 4. Post-judgment interest thereafter on the total judgment amount at the contract rate
10 of interest or 9.000% per annum, ^{4/12/2024 12:55:37 PM} whichever is greater, through the date of sale.

11 **IT IS SO ADJUDGED**

12 
13 ** _____ **

14 **Debra E. Velure, Circuit Court Judge**

15 **CERTIFICATE OF READINESS**

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

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

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- 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 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: _____

Presented By:
ALDRIDGE PITE, LLP



Date: April 5, 2024

Michael J. Page, OSB No. 194328
Of Attorneys for Plaintiff
(858) 750-7600
(619) 590-1385 (Facsimile)
orecourtnotices@aldridgepite.com

Our No: 0332755

DATE DOWN FOR GUARANTY ENDORSEMENT
ATTACHED TO POLICY NO. 7380537-226381205
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

Date : May 9, 2022 @ 8:00 A.M.
Premium : 50.00

The Company hereby assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the Public Records which would affect the assurances in said Guarantee other than the following:

1. Adjustable Rate Home Equity Conversion Line of Credit Deed of Trust, including the terms and provisions thereof, executed by Frank H. Sheffold, Grantor, to NexTitle, A Title and Escrow Co., Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as a nominee for American Advisors Group, Beneficiary, dated July 24, 2014, recorded August 25, 2014, Reception No. 2014-033430, Lane County Deeds and Records, to secure payment of a note in the amount of \$189,000.00.

The beneficial interest under said Deed of Trust was duly assigned of record to American Advisors Group, its successors and assigns, by assignment recorded November 5, 2021, Reception No. 2021-069990, Lane County Deeds and Records.

The beneficial interest under said Deed of Trust was duly assigned of record to Reverse Mortgage Funding LLC, by assignment recorded February 15, 2022, Reception No. 2022-007364, Lane County Deeds and Records.

2. Suit in the Circuit Court of the State of Oregon for the County of Lane, Case No. 22-CV-13820, filed April 25, 2022, entitled Reverse Mortgage Funding LLC, Plaintiff, vs. The Estate of Frank H. Sheffold, et al, Defendant, now pending, as disclosed by Notice of Pendency of an Action, recorded April 27, 2022, Reception No. 2022-019062, Lane County Deeds and Records.

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: 0332755
Your Reference: SHEFFOLD

CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA
CORPORATION



#2

OTIRO Endorsement No.76
Date-Down for Guarantee End.

Revised 12/06/2010

Return to:
ALDRIDGE PITE, LLP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204

Lane County Clerk
Lane County Deeds & Records
2022-019062
04/27/2022 02:07:39 PM
RPR-LIS Cnt=1 Stn=8 CASHIER 12 2pages
\$10.00 \$11.00 \$10.00 \$61.00 \$92.00

NOTICE OF PENDENCY OF ACTION

REVERSE MORTGAGE FUNDING LLC,
Plaintiff,

v.

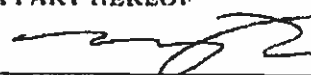
THE ESTATE OF FRANK H. SHEFFOLD; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF FRANK H. SHEFFOLD; FRANK H. SHEFFOLD JR.; SUSAN FERNAU; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; RIVERPARK OPERATIONS, LLC; QUICK COLLECT, INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 823 20TH STREET, SPRINGFIELD, OREGON 97477,
Defendants.

Case No. 22CV13820

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Lane, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on August 25, 2014, in the official records of Lane County as instrument number 2014-033430 ("Deed of Trust").
3. The Deed of Trust encumbers the real property commonly known as 823 20th Street, Springfield, Oregon 97477 ("Subject Property"), and legally described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 27, 2022

By: 
Michael J. Page, OSB #194328
of Attorneys for Plaintiff
(858) 750-7600
(503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

STATE OF OREGON)
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me on this 27 day of April, 2022
by Michael Page of Aldridge Pite, LLP, corporation, on behalf of the corporation.
WITNESS my hand and official seal.

Signature Mia Cj (seal)
Notary Public
My Commission Expires: 9.12.23





PROPERTY DESCRIPTION

lot 18 of VELURE ADDITION, SPRINGFIELD, LANE COUNTY, OREGON, as platted and recorded at Page 29, of Volume 15, Lane County Oregon Plat Records in Lane County, Oregon.