

2020-002751

Klamath County, Oregon

03/05/2020 08:08:13 AM

Fee: \$97.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

ZBS LAW, LLP
30 CORPORATE PARK, SUITE 450
IRVINE, CA 92606

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

NOTICE OF PENDENCY OF ACTION

2. Direct Party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-HY7C MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HY7C

3. Indirect Party(ies) / grantees(s) Name(s) ORS 205.234(1)(b)

FATIMA R. SHAW; FATIMA RODRIGUEZ SHAW, TRUSTEE OF THE SHAW FAMILY TRUST; CARTER JONES COLLECTION SERVICE, INC.; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 765 W Oregon Ave, Klamath Falls, OR 97601

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ _____

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

Shellpoint Mortgage Servicing

55 Beattie Place, Suite 100

Greenville, SC 29601-2743

6. Satisfaction of lien, order, or warrant

ORS 205.234(1)(f)

___ FULL ___ PARTIAL

7. The amount of the monetary obligation imposed

by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: _____

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the Request of _____
to correct _____
previously recorded in book _____ and Page _____, or as fee number _____."

1
2
3
4
5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
6 **FOR THE COUNTY OF KLAMATH**
7

8 THE BANK OF NEW YORK MELLON FKA
9 THE BANK OF NEW YORK, AS TRUSTEE
10 FOR THE CERTIFICATEHOLDERS OF THE
11 CWALT, INC., ALTERNATIVE LOAN
12 TRUST 2007-HY7C MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-
HY7C,

13 Plaintiff,

14 vs.
15

16 FATIMA R. SHAW; FATIMA RODRIGUEZ
17 SHAW, TRUSTEE OF THE SHAW FAMILY
18 TRUST; CARTER JONES COLLECTION
19 SERVICE, INC.; and ALL OTHER
20 UNKNOWN PARTIES CLAIMING ANY
21 RIGHT, TITLE, LIEN OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN
AS 765 W Oregon Ave, Klamath Falls, OR
97601,

22 Defendants.
23

Case No.: 20CV05180

NOTICE OF PENDENCY OF ACTION

24
25 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the
26 Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of

27 NOTICE OF PENDENCY OF ACTION -1-

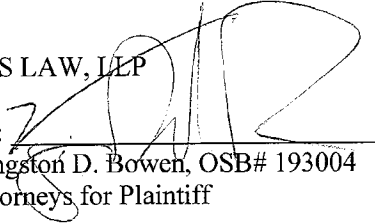
28
ZBS Law, LLP
5 Centerpointe Dr., Suite 400
Lake Oswego, OR 97035
714-848-7920
jmyers@zbslaw.com
alabrecque@zbslaw.com

1 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
2 FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN
3 TRUST 2007-HY7C MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HY7C
4 ("Plaintiff"), against the above-named defendants FATIMA R. SHAW; FATIMA RODRIGUEZ
5 SHAW, TRUSTEE OF THE SHAW FAMILY TRUST; CARTER JONES COLLECTION
6 SERVICE, INC.; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE,
7 LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 765 W Oregon
8 Ave, Klamath Falls, OR 97601, that the object of that action is a judicial foreclosure on Plaintiff's
9 lien in first position on the property, securing Plaintiff's loan to the same extent, with interest, on
10 the real property located at: 765 W Oregon Ave, Klamath Falls, OR 97601 with a legal
11 description of:

1
2
3 LOT 6 IN BLOCK 14 OF TRACT NO. 1143, RESUBDIVISION OF A PORTION OF
4 BLOCKS 11, 12, 13, AND 14 OF BUENA VISTA ADDITION ACCORDING TO THE
5 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
6 OF KLAMATH COUNTY, OREGON.

7
8 DATED: March 4, 2020

ZBS LAW, LLP

9
10 By: 
11 Kingston D. Bowen, OSB# 193004
12 Attorneys for Plaintiff

13
14 A notary public or other officer completing this certificate
15 verifies only the identity of the individual who signed the
16 document to which this certificate is attached, and not
17 the truthfulness, accuracy, or validity of that document.


18
19 State of Washington

20
21 County of King

22 On March 4, 2020, before me, Jessica Junk, a Notary Public, personally appeared, Kingston D.
23 Bowen, who proved to me on the basis of satisfactory evidence to be the person(s) whose
24 name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
25 executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
26 on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
27 the instrument.

28 I certify under PENALTY OF PERJURY under the laws of the State of Washington that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

21
22 
Jessica Junk

(Seal)

