

2023-007409

Klamath County, Oregon

08/29/2023 09:53:01 AM

Fee: \$92.00

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

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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)

Withdrawal of Lis Pendens

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) / grantee(s)

Name(s)

ORS 205.234(1)(b)

FATIMA R. SHAW

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

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: 2020-002751**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 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
5 **FOR THE COUNTY OF KLAMATH**
6

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

11 Plaintiff,

12 vs.

13 FATIMA R. SHAW; FATIMA RODRIGUEZ
14 SHAW, TRUSTEE OF THE SHAW FAMILY
15 TRUST; CARTER JONES COLLECTION
16 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,
Defendants,

CASE NO.: 20CV05180

WITHDRAWAL OF LIS PENDENS

17 **NOTICE IS HEREBY GIVEN** that THE BANK OF NEW YORK MELLON FKA THE BANK
18 OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
19 ALTERNATIVE LOAN TRUST 2007-HY7C MORTGAGE PASS-THROUGH
20 CERTIFICATES, SERIES 2007-HY7C ("Plaintiff"); withdraws the Notice of Pendency of
21 Action ("Lis Pendens") recorded as instrument number 2020-002751 in the Official Records of
22 the Klamath County Recorder's Office on March 5, 2020.
23

24 The above-referenced Lis Pendens affected that certain real property situated in the
25 County of Klamath, State of Oregon, commonly known as is 765 W Oregon Ave, Klamath Falls,
26 OR 97601, with a legal description of:
27
28

1 Lot 6 in Block 14 of TRACT NO. 1143, resubdivision of a portion of Blocks 11, 12, 13,
2 and 14 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office
3 of the County Clerk of Klamath County, Oregon.

4
5 DATED: August 28th, 2023

ZBS LAW, LLP

6 By:

7 Bradford E. Klein, OSB# 094561

8 Jeff Myers, OSB 094561

9 Amber L. Labrecque, OSB# 094593

10 Of Attorneys for Plaintiff

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

14 State of Oregon }
15 County of Clackamas }

16 Subscribed and Sworn to (or affirmed) before me, on this 28 day of August, 2023, by
17 Jeffrey Myers, proved to me on the basis of satisfactory evidence to be the person(s)
18 who appeared before me.

19 Amber Leigh Labrecque
Notary Public, State of Oregon

20 County of Clackamas

21 Commissioned Name of Notary Public Amber Leigh Labrecque

22 Personally known X or produced identification

23 Type of identification produced

24 Commission No. 991886

