

MAY -- 7 2018

18CV04337



CERTIFIED TRUE COPY OF THE ORIGINAL
Dated this 27th day of May, 2018.
CIRCUIT COURT OF THE STATE OF OREGON
FOR DESCHUTES COUNTY
BY: *Nancy Blankenship*
COURT CLERK

Deschutes County Official Records **2018-021609**
CL-WE
Stn=1 BN **05/30/2018 08:15:00 AM**
\$10.00 \$11.00 \$21.00 **\$42.00**
I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the Instrument Identified herein was recorded in the Clerk
records.
Nancy Blankenship - County Clerk

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

THE RIDGE CONDOMINIUM ASSOCIATION, an
Oregon nonprofit corporation,

Plaintiff,

v.

CULLEN H. PRATER and KIRSTEN LEE
BEACH,

Defendants.

RCWD DCSOCLL 04JUN18 15:29

Case No. 18CV04337
WRIT OF EXECUTION

TO DESCHUTES COUNTY SHERIFF:

WHEREAS, on April 11, 2018, a General Judgment, Decree of Foreclosure, and Money Award by Default was enrolled and docketed in this cause;

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to levy on and sell residential real property of the judgment debtors, Cullen H. Prater and Kirsten Lee Beach, and deliver the proceeds to the Court for application against amounts owing on the judgment.

The amount owing on the judgments as of May 2, 2018 is:

\$5,322.63, plus per diem interest of \$.85 from May 2, 2018, together with the costs of this writ and any additional attorney fees and costs incurred by Plaintiff, making due return within 60 days after you receive this writ.

Legal description of the interest in the residential real property to be levied upon is:

An undivided 12.5% interest of an undivided ¼ interest as a tenant in common in Unit No. 23, Stage V, of THE RIDGE CONDOMINIUMS, recorded October 24, 1989 in Cabinet C, Page 352, more fully described in the Condominium Declaration for THE RIDGE CONDOMINIUM, recorded July 7, 1988, in the records of Deschutes County, Oregon, in Book 166, Page 1467, Deed records,

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and in the Supplemental Condominium Declaration recorded October 24, 1989, in the records of Deschutes County, Oregon, in Book 194, Page 2854, Deed Records, together with general and limited common elements appertaining to said Unit as therein described.

The real property to be levied on is not subject to the pre-sale order requirements of ORS 18.904 as the Court decreed foreclosure of the property in the April 11, 2018 judgment.

The street address of the property is: 57363 Beaver Ridge Loop, Sunriver, Oregon 97707.

The name and mailing address of the judgment creditor is:

The Ridge Condominium Association
c/o Stuart K. Cohen
Landye Bennett Blumstein LLP
1300 SW 5th Avenue, Ste. 3600
Portland, OR 97201

Signed: 5/21/2018 10:28 AM



Administrative Analyst Lisa Marx

for Jeff Hall, Trial Court Administrator



Submitted by:
Stuart K. Cohen, OSB #851738
scohen@lbbblawyers.com
Of Attorneys for Plaintiff

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

THE RIDGE CONDOMINIUM ASSOCIATION, an
Oregon nonprofit corporation,

Plaintiff,

v.

CULLEN H. PRATER and KIRSTEN LEE
BEACH,

Defendants.

Case No. 18CV04337

**GENERAL JUDGMENT, DECREE OF
FORECLOSURE, AND MONEY AWARD BY
DEFAULT**

This matter came before this court on motion of Plaintiff, appearing by and through its attorney, Stuart K. Cohen of Landye Bennett Blumstein LLP, for an order of default and entry of general judgment against Defendants Cullen H. Prater and Kirsten Lee Beach. It appears from the record that Defendant Cullen H. Prater was served with the Summons and Complaint in this matter by subservice on February 16, 2018; Defendant Kirsten Lee Beach was served with the Summons and Complaint in this matter by personal service on February 14, 2018, and that Defendants have not answered nor made any appearance herein, although the time provided therefore has expired.

It further appears that Defendants were not at the time of service, nor are now, in the military service of the United States, minors or incapacitated persons; and

The court having entered an order of default against Defendants, and finding generally in favor of Plaintiff and against Defendants on Plaintiff's complaint;

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1	Judgment creditor's attorney:	Stuart K. Cohen, OSB #851738
2	Judgment creditor's attorney address/phone:	Landye Bennett Blumstein LLP
3		1300 SW Fifth Avenue, Ste. 3600
4		Portland, OR 97201
5	Judgment debtors:	(503) 224-4100
6		Cullen H. Prater
7		Kirsten Lee Beach
8	Judgment debtors' address, if known:	45 Sycamore Avenue, #1714
9		Charleston, SC 29407
10	Judgment debtors' years of birth, if known:	8/29/77 (Cullen)
11		7/4/85 (Kirsten)
12	Judgment debtors' social security numbers, if known:	xxx-xx-4402 (Cullen)
13		xxx-xx-5464 (Kirsten)
14	Judgment debtors' driver license numbers and states of issuance, if known:	Unknown
15	Judgment debtors' attorney, if known:	Unknown
16	Person or public body entitled to any portion of judgment:	Unknown
17	Principal amount of judgment:	\$3,107.51
18	Pre-judgment interest up to 3/30/18	\$211.50
19	Post-judgment interest from 4/1/18:	10% per annum (\$.85 per diem)
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1 Attorney fees and costs awarded:

2 Attorney fees: \$1,153.50
3 Costs: \$523.77
4 Prevailing Party Fee: \$300.00

Signed: 4/4/2018 08:47 AM

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7 Circuit Court Judge Raymond D. Crutchley

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9 Submitted by:
10 Stuart K. Cohen, OSB #851738
11 scohen@lbblawyers.com
12 Counsel for Judgment Creditor

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UTCRC 5.100 CERTIFICATE OF READINESS

I certify this proposed judgment/order is ready for judicial signature because:

- I have served a copy of this judgment/order on all parties entitled to service and:
- This judgment is being requested along with a proposed order of default.
- Service is not required pursuant to subsection (3) of this rule, or by statute, rule or otherwise.

DATED: March 30, 2018.

LANDYE BENNETT BLUMSTEIN LLP

By: s/ Jeri G. Zwick
Jeri G. Zwick, Legal Assistant
Counsel for Plaintiff

CERTIFICATE OF READINESS