

MAY - 7 2018



CERTIFIED TRUE COPY OF THE ORIGINAL  
Dated this 21<sup>st</sup> day of May 2018  
CIRCUIT COURT OF THE STATE OF OREGON  
FOR DESCHUTES COUNTY  
BY: [Signature]  
COURT 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.

KEVIN ROBINSON,

Defendant.

Case No. 18CV04338

WRIT OF EXECUTION

RCUD DESOCUL 01 JUN '18 12:13

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 debtor Kevin Robinson 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:

\$5,252.91, plus per diem interest of \$1.11 from May 2, 2018, along 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:

A one-half interest in the following described real property:

An undivided 1/4 interest as a tenant in common of Unit No. 27, Stage IX, of THE RIDGE CONDOMINIUMS, more fully described in the Condominium Declaration for THE RIDGE CONDOMINIUM, recorded July 7, 1988, in the records of

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Deschutes County, Oregon, in the records of Deschutes County, Oregon, Instrument No. 166-1467, Deed records, and in the Supplemental Condominium Declaration recorded June 20, 1989, in the records of Deschutes County, Oregon, Instrument No. 186-1208, Deschutes County Records, and in the Amendment to the CONDOMINIUM DECLARATION for THE RIDGE CONDOMINIUMS STAGE II recorded February 21, 2014, in the records of Deschutes County, Oregon, Instrument No. 2014-05377, together with general and limited common elements appertaining to said Unit as therein described.

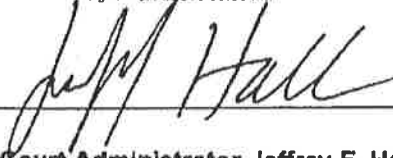
The real property to be levied on is not subject to the pre-sale order requirements of ORS 18.904 as the Court decreed foreclosure of the property in the April 11, 2018 judgment.

The street address of the property is: 57373 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 5<sup>th</sup> Avenue, Ste. 3600  
Portland, OR 97201

Signed: 5/14/2018 03:53 PM



Trial Court Administrator Jeffrey E. Hall



Submitted by:  
Stuart K. Cohen, OSB #851738  
scohen@lbblawyers.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.

KEVIN ROBINSON,

Defendant.

Case No. 18CV04338

**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, Patrick T. Foran of Landye Bennett Blumstein LLP, for an order of default and entry of general judgment against Defendant Kevin Robinson. It appears from the record that Defendant Kevin Robinson was served with the Summons and Complaint in this matter by personal service on February 20, 2018, and that Defendant has not answered nor made any appearance herein, although the time provided therefore has expired.

It further appears that Defendant was not at the time of service, nor is now, in the military service of the United States, a minor or incapacitated person; and

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

**IT IS HEREBY ADJUDGED AND DECREED:**

**On Plaintiff's First Claim for Relief**

1. Plaintiff The Ridge Condominium Association is awarded judgment against Defendant Robinson in the amount of \$4,041.33 for assessments, late fees, pre-judgment interest and other charges through and including March 23, 2018, together with post-judgment interest at 10% per annum, plus attorney fees in the sum of \$510.00, costs

1 and disbursements in the sum of \$378.28, and prevailing party fee in the sum of \$300.00.

2 2. Plaintiff's lien was recorded on August 1, 2017 as Document No. 2017-030219 is  
3 declared to be a valid and subsisting lien against the property of Defendant in the amount  
4 of Plaintiff's judgment set forth above, which property is more particularly described as:

5 A one-half interest in the following described real property:

6 An undivided  $\frac{1}{4}$  interest as a tenant in common of Unit No. 27,  
7 Stage IX, of THE RIDGE CONDOMINIUMS, more fully described  
8 in the Condominium Declaration for THE RIDGE  
9 CONDOMINIUM, recorded July 7, 1988, in the records of  
10 Deschutes County, Oregon, in the records of Deschutes County,  
11 Oregon, Instrument No. 166-1467, Deed records, and in the  
12 Supplemental Condominium Declaration recorded June 20,  
13 1989, in the records of Deschutes County, Oregon, Instrument  
14 No. 186-1208, Deschutes County Records, and in the  
15 Amendment to the CONDOMINIUM DECLARATION for THE  
16 RIDGE CONDOMINIUMS STAGE II recorded February 21, 2014,  
17 in the records of Deschutes County, Oregon, Instrument  
18 No. 2014-05377, together with general and limited common  
19 elements appertaining to said Unit as therein described.

20 The street address of the property is: 57373 Beaver Ridge  
21 Loop, Sunriver, Oregon 97707.

22 3. Plaintiff's lien is foreclosed and all interest that the Defendants had in the  
23 property shall be sold by the Sheriff of Deschutes County, Oregon, in the manner provided  
24 by law and in accordance with the practice of this court.

25 4. The proceeds of sale shall be applied first toward the costs of sale, then toward  
26 the satisfaction of Plaintiff's judgment awarded herein, with the excess, if any, to be paid to  
such party as may establish the right thereto by subsequent order of the court.

5. If the proceeds of the sale are not sufficient to satisfy Plaintiff's judgment against  
Defendant, then any such deficiency may be enforced by execution as provided by law.

6. Defendant and all persons claiming through or under Defendant, as purchasers,  
encumbrances or otherwise, are forever foreclosed of all interest, lien, or claim in the real

1 property described above and every portion thereof, excepting only any statutory right of  
2 redemption as Defendant may have therein.

3 7. Plaintiff or any other party to this suit may become the purchaser at the sale of  
4 the real property. The purchaser is entitled to exclusive possession of the real property  
5 from and after the date of sale and is entitled to such remedies as are available at law to  
6 secure possession, including a writ of assistance, if Defendant or any other party or person  
7 shall refuse to surrender possession to the purchaser immediately on the purchaser's  
8 demand for possession.

9 **On Plaintiff's Second Claim for Relief**

10 8. Plaintiff The Ridge Condominium Association is awarded judgment against  
11 Defendant Robinson in the amount of \$4,041.33, together with post-judgment interest at  
12 10% per annum, plus attorney fees in the sum of \$510.00, costs and disbursements in the  
13 sum of \$378.28, and prevailing party fee in the sum of \$300.00.

14 **MONEY AWARD**

15 Judgment creditor:	The Ridge Condominium Association
16 Judgment creditor's address:	c/o Community Alliance, LLC 17 P.O. Box 3909 Sunriver, OR 97707
18 Judgment creditor's attorney:	Patrick T. Foran, OSB #093523
19 Judgment creditor's attorney address/phone:	Landye Bennett Blumstein LLP 20 1300 SW Fifth Avenue, Ste. 3600 Portland, OR 97201 21 (503) 224-4100
22 Judgment debtor:	Kevin Robinson
23 Judgment debtor's address, if known:	3032 Woodridge Drive 24 Twin Falls, ID 83301
25 Judgment debtor's years of birth, if known:	1962

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DEFAULT

1 Judgment debtor's social security numbers,  
if known: xxx-xx-5625  
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3 Judgment debtor's driver license numbers and  
states of issuance, if known: Unknown  
4 Judgment debtor's attorney, if known: Unknown  
5 Person or public body entitled to any portion  
6 of judgment: Unknown  
7 Principal amount of judgment: \$4,041.33  
8 Post-judgment interest: 10% per annum  
9 Attorney fees and costs awarded:  
10 Attorney fees: \$510.00  
11 Costs: \$378.28  
12 Prevailing Party Fee: \$300.00  
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Signed: 4/11/2018 10:39 AM



Circuit Court Judge A. Michael Adler

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18 Submitted by:  
Patrick T. Foran, OSB #093523  
19 pforan@lbbblawyers.com  
20 Counsel for Judgment Creditor  
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**UTCR 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 23, 2018.

LANDYE BENNETT BLUMSTEIN LLP

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

CERTIFICATE OF READINESS