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

REVERSE MORTGAGE FUNDING LLC,

Case No. 20CV19758

Plaintiff,

**WRIT OF EXECUTION**

v.

THE ESTATE OF SHARON LEE; THE UNKNOWN HEIRS ASSIGNS AND DEVISEES OF SHARON LEE; SHERYLE A. KUSKE; RICHARD N. PERKINS; DANIEL J. BROWN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PRINEVILLE LAKE ACRES UNIT 2 HOME OWNERS ASSOCIATION; PRINEVILLE LAKE ACRES UNIT 2 WELL ASSOCIATION; ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 15022 SE CAYUSE STREET, PRINEVILLE, OREGON 97754,

Defendant.

TO THE CROOK COUNTY SHERIFF:

On May 20, 2021, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the CROOK 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.

The mailing address for the judgment creditor is: REVERSE MORTGAGE FUNDING 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 15022 SE CAYUSE  
2 STREET, PRINEVILLE, OREGON 97754 (“Subject Property”), and legally described as:

3 LOT 4 IN BLOCK 27 OF PRINEVILLE LAKE ACRES UNIT 2, ACCORDING  
4 TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 27, 1973 IN  
5 PLAT BOOK 7, PAGES 39A THROUGH 39D, ON FILE AND OF RECORD IN  
6 THE OFFICE OF THE COUNTY CLERK FOR CROOK COUNTY, OREGON.

6 The total amount due and owing on the Judgment as of July 15, 2021;

7 Judgment:	Principal	\$175,405.34
8 Pre-Judgment:	Interest (3.69%,\$17.73/day)	\$0.00
9	Attorney Fees	\$4,235.00
10	Costs	\$2,656.05
11	Prevailing Party Fee	\$325.00
12 Post-Judgment:	Interest (9.000%,\$45.09/day)	\$2,525.26 (5/21/2021 through 7/15/2021)
13	Attorney Fees	\$0.00
14	Costs	\$260.00

15 **TOTAL: \$185,406.65**

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Page 2 – WRIT OF EXECUTION

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

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

Signed: 7/26/2021 08:25 AM

11   
12  
13 **Amy Bonkosky, Trial Court Administrator**

14 Presented by:

15 ALDRIDGE PITE, LLP

16 By:  /s/ Michael J. Page  
17 Michael J. Page OSB #194328  
18 *Of Attorneys for Plaintiff*  
19 (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 CROOK**

REVERSE MORTGAGE FUNDING LLC,

Plaintiff,

v.

THE ESTATE OF SHARON LEE; THE UNKNOWN HEIRS ASSIGNS AND DEVISEES OF SHARON LEE; SHERYLE A. KUSKE; RICHARD N. PERKINS; DANIEL J. BROWN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PRINEVILLE LAKE ACRES UNIT 2 HOME OWNERS ASSOCIATION; PRINEVILLE LAKE ACRES UNIT 2 WELL ASSOCIATION; ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 15022 SE CAYUSE STREET, PRINEVILLE, OREGON 97754,

Defendants.

Case No. 20CV19758

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

ORCP Rule 69

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

Based upon the Court’s Order of Default against defendants The Estate of Sharon Lee, The Unknown Heirs Assigns and Devisees of Sharon Lee, Sheryle A. Kuske, Richard N. Perkins, Daniel J. Brown, Secretary of Housing and Urban Development, Prineville Lake Acres Unit 2 Home Owners Association, Prineville Lake Acres Unit 2 Well Association, All Other Persons Or Parties Unknown claiming any right, title, lien, or interest in The Real Property commonly known as 15022 SE Cayuse Street, Prineville, Oregon 97754, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff Reverse Mortgage Funding LLC (“Plaintiff”),

1           **IT IS HEREBY ADJUDGED:**

2           1.       Plaintiff's security interest in the real property located at 15022 SE Cayuse Street,  
3   Prineville, Oregon 97754 ("Subject Property"), as evidenced by the Deed of Trust recorded May  
4   22, 2008 in the official records of Crook County as instrument number 2008-228658 ("Deed of  
5   Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,  
6   claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien  
7   as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

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9           SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

10  
11          2.       The Deed of Trust is foreclosed and upon entry of this Judgment the court  
12   administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
13   in the manner provided by law;

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

18          4.       Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
19   uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
20   68(C), which amount may be added to the outstanding obligation due and owing under the Note  
21   and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
22   Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
23   by sale of the Subject Property as directed under this Judgment;

24          5.       Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
25   68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
26   under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant

1 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
2 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

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

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

14 8. Plaintiff or any other party to this action may become a purchaser at the  
15 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
16 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
17 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
18 subject property if Defendants or any other party or person refuses to surrender possession;

19 DECLARATION OF AMOUNT DUE BY DEFAULT

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

22 1. The total amount of the unpaid principal balance, interest, and other amounts  
23 owed is \$175,405.34.

24 2. Simple interest at the variable rate currently at 3.69% (\$17.73 *per diem*) after May  
25 31, 2021 through the date of judgment.  
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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

/s/ Michael J. Page  
Michael J. Page, OSB #194328  
*Of Attorneys for Plaintiff*  
(858) 750-7600  
(503) 222-2260  
orecourtnotices@aldridgepite.com

Date: May 18, 2021



LOT 4 IN BLOCK 27 OF PRINEVILLE LAKE ACRES UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 27, 1973 IN PLAT BOOK 7, PAGES 39A THROUGH 39D, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR CROOK COUNTY, OREGON.