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

TUKWILA HOMEOWNER'S ASSOCIATION,  
INC., an Oregon nonprofit corporation,

Plaintiff,

v.

CARLOS A. FIGUEREDO, an individual;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, a political subdivision of the  
United States; and PARTIES IN POSSESSION  
OR CLAIMING A RIGHT TO POSSESSION,

Defendants.

Case No. 22CV13006

**AMENDED WRIT OF EXECUTION**

**TO MARION COUNTY SHERIFF:**

On June 1, 2022, a General Judgment of Foreclosure and Money Award was enrolled and docketed in this matter;

**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, Carlos A. Figueredo, and deliver the proceeds to the court for application against amounts owing on the judgment.

The amount owing on the judgment as of June 13, 2022 is:

\$7,246.39 plus per diem interest of \$2.37 dating from June 13, 2022, together with the costs of this writ and any additional unpaid assessments, attorney fees and costs incurred by Plaintiff, making due return within 60 days after you receive this writ.

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

Lot 101, IRONWOOD AT TUKWILA NO. 2, in the City of Woodburn, County of Marion and State of Oregon.

1 The real property to be levied on is not subject to the pre-sale order requirements of  
2 ORS 18.904 as the court decreed foreclosure of the property in the June 1, 2022 judgment.

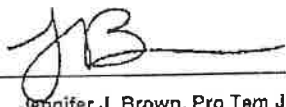
3 The street address of the property is: 456 Muirfield Lane, Woodburn, Oregon 97070.

4 The name and mailing address of the judgment creditor is:

5 Tukwila Homeowner's Association, Inc.  
6 955 Tukwila Drive  
7 Woodburn, OR 97071

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\_\_\_\_\_  
Jennifer J. Brown, Pro Tem Judge

Submitted by:  
Patrick T. Foran, OSB #093523  
ptf@wysekadish.com  
Counsel for Plaintiff



STATE OF OREGON } ss  
County of Marion

The foregoing copy has been compared and is certified by me as a full, true and correct copy of the original on file in my office and in my custody.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the

Court on: 8/11/22  
TRIAL COURT ADMINISTRATOR

By: BN  
B. Hobbins

REEL 4652 PAGE 134  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
08-22-2022 11:52 am.  
Control Number 716355 \$ 91.00  
Instrument 2022 00035769

**RECORDING COVER SHEET  
PER ORS 205.234**

*This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not affect the transaction(s) contained in the instrument itself.*

**AFTER RECORDING, RETURN TO:**

Patrick T. Foran  
Wyse Kadish LLP  
900 SW Fifth Avenue, Suite 2000  
Portland, OR 97204  
Ref: TUKHO/FICA

**County:**  
Marion

**Document Title:**  
Amended Writ of Execution

**Plaintiff:**  
Tukwila Homeowner's Association

**Defendant:**  
Carlos A. Figueredo

**Legal Description:**  
Lot 101, IRONWOOD AT TUKWILA NO. 2, in the City of Woodburn, County of Marion and State of Oregon.

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FOR THE COUNTY OF MARION

TUKWILA HOMEOWNER’S ASSOCIATION,  
INC. an Oregon nonprofit corporation,

Plaintiff,

v.

CARLOS A. FIGUEREDO, an individual;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, a political subdivision of the  
United States; and PARTIES IN POSSESSION  
OR CLAIMING A RIGHT TO POSSESSION,

Defendants.

Case No. 22CV13006

**GENERAL JUDGMENT OF FORECLOSURE  
AND MONEY AWARD**

This matter came before this court on Plaintiff Tukwila Homeowner’s Association, Inc.’s motion for order of default against Defendants Carlos A. Figueredo, Secretary of Housing and Urban Development, and Parties in Possession or Claiming a Right to Possession and entry of general judgment against these Defendants. It appears from the record that Defendant Carlos A. Figueredo was served with the summons and complaint by substitute service on April 21, 2022, and by mail on April 22, 2022; Defendant Secretary of Housing and Urban Development was served by personal service on April 21, 2022; Defendant Parties in Possession or Claiming a Right to Possession was served by substitute service on April 21, 2022, and by mail on April 22, 2022; and that Defendants have not answered or made any appearance, although the time provided to do so 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, minor or incapacitated person.

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

1           **NOW, THEREFORE, ORDERS AND ADJUDGES** that Plaintiff have judgment against  
2 Defendants as follows:

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

4           1.       Plaintiff is awarded judgment against Defendant Carlos A. Figueredo in the  
5 amount of \$5,212.91 for assessments, late fees, interest, and other charges through and  
6 including April 19, 2022, together with post-judgment interest at the rate of 12.0%, plus  
7 attorney fees in the sum of \$1,165.00, costs and disbursements in the sum of \$495.00, and  
8 prevailing party fee in the sum of \$345.00

9           2.       Plaintiff's claim of lien recorded on November 22, 2021, as Instrument No.  
10 2021 00067851 is declared to be a valid and subsisting lien against the property in the  
11 amount of Plaintiff's judgment set forth above, which property is more particularly described  
12 as:

13                   Lot 101, IRONWOOD AT TUKWILA NO. 2, in the City of Woodburn,  
14 County of Marion and State of Oregon.

15           3.       The amount of the claim of lien includes common expenses, assessments,  
16 attorney fees and cost incurred through May 31, 2022. Because regular assessments,  
17 attorney fees and costs increase the lien balance, Plaintiff is entitled to apply to the court for  
18 one or more supplemental judgments for assessments, attorney fees, and costs that accrue  
19 from through the date of sale but are not included in this General Judgment.

20           4.       The amounts declared due in paragraphs 1 and 2 above collectively declare  
21 the secured amount due under this General Judgment.

22           5.       Plaintiff's lien and all interest that Defendants and any successors-in-interest  
23 had in the property is foreclosed and will be sold by the Sheriff of Marion County, Oregon, in  
24 the manner provided by law and in accordance with the practice of this court.

25           6.       The sale proceeds shall be applied first to the costs of the sale, then toward the  
26 satisfaction of Plaintiff's judgment awarded herein and any Supplemental Judgments, with

1 the excess, if any, to be paid to such party as may establish a right thereto by subsequent  
2 court order.

3 7. If the proceeds of the sale are insufficient to satisfy Plaintiff's judgment against  
4 Defendants, then any such deficiency may be enforced by execution as provided by law.

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

11 **On Plaintiff's Second Claim for Relief:**

12 Plaintiff is awarded judgment against Defendant Carlos A. Figueredo in the amount of  
13 \$5,212.91 for assessments, late fees, judgment interest, and other charges through and  
14 including May 31, 2022, together with post-judgment interest at a rate of 12.0% per annum  
15 on the unpaid principal balance, plus attorney fees in the sum of \$1,165.00, costs and  
16 disbursements in the sum of \$495.00, and prevailing party fee in the sum of \$345.00.

17 **MONEY AWARD**

18 Judgment creditor: Tukwila Homeowner's Association, Inc.

19 Judgment creditor's address: 955 Tukwila Drive  
Woodburn, Oregon 97071

20 Judgment creditor's attorney: Patrick T. Foran, OSB #093523

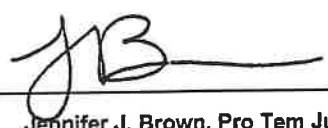
21 Judgment creditor's attorney address/phone: Wyse Kadish LLP  
22 900 SW Fifth Avenue, Suite 2000  
23 Portland, OR 97204  
(503) 228-8448

24 Judgment debtor: Carlos A. Figueredo

25 Judgment debtor's address, if known: 456 Muirfield Lane  
26 Woodburn, Oregon 97070

1 Judgment debtor's year of birth, if known: 1975  
2  
3 Judgment debtor's social security number,  
If known: xxx-xx-9041  
4 Judgment debtor's driver license numbers and  
5 states of issuance, if known: Unknown  
6 Judgment debtor's attorney, if known: Unknown  
7  
8 Person or public body entitled to any portion  
of judgment: Unknown  
9 Principal amount of judgment: \$5,212.91  
10 Pre-judgment interest: \$0.00  
11 Post-judgment interest: 12.0%  
12 Attorney fees and costs awarded:  
13 Attorney fees: \$1,165.00  
14 Costs: \$495.00  
15 Prevailing Party Fee: \$345.00  
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6/1/2022 8:49:37 AM



Jennifer J. Brown, Pro Tem Judge

22 Submitted by:  
Patrick T. Foran, OSB #093523  
23 ptf@wysekadish.com  
Counsel for Judgment Creditor  
24  
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1 **UTCR 5.100 CERTIFICATE OF READINESS**

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

3  I have served a copy of this judgment/order on all parties entitled to service and:

4  This order of default is being requested along with a proposed judgment.

5  Service is not required pursuant to subsection (3) of this rule, or by statute, rule or  
6 otherwise.

7 DATED: May 31, 2022.

8 WYSE KADISH LLP

9 By: /s/ Patrick T. Foran

10 Patrick T. Foran, OSB No. 093523

11 ptf@wysekadish.com

12 Counsel for Plaintiff

4



STATE OF OREGON } ss  
County of Marion

The foregoing copy has been compared and is certified by me as a full, true and correct copy of the original on file in my office and in my custody.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the

Court on, 6/22/2022  
TRIAL COURT ADMINISTRATOR

By M. Archer

REEL 4636 PAGE 92  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
06-28-2022 10:01 am.  
Control Number 710441 \$ 31.00  
Instrument 2022 00027727

**RECORDING COVER SHEET  
PER ORS 205.234**

*This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not affect the transaction(s) contained in the instrument itself.*

**AFTER RECORDING, RETURN TO:**

Patrick T. Foran  
Wyse Kadish LLP  
900 SW Fifth Avenue, Suite 2000  
Portland, OR 97204  
Ref: TUKHO/FICA

**County:**

Marion

**Document Title:**

Writ of Execution

**Plaintiff:**

Tukwila Homeowner's Association

**Defendant:**

Carlos A. Figueredo

**Legal Description:**

Lot 101, IRONWOOD AT TUKWILA NO. 2, in the City of Woodburn, County of Marion and State of Oregon.

**REEL: 4636**

**PAGE: 92**

**June 28, 2022, 10:01 am.**

**CONTROL #: 710441**

**State of Oregon  
County of Marion**

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

**FEE: \$ 31.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**