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

JNLL Limited Partnership	)	
	)	Case No. 18CV13734
Plaintiff,	)	
v.	)	WRIT OF EXECUTION IN
	)	FORECLOSURE
Jeffrey Reed Pratt and Karie Nacole Pratt,	)	
Husband and Wife	)	
	)	
Defendants.	)	

TO: Marion County Sheriff

WHEREAS, on August 21, 2018, IN THIS Court a General Judgment of Foreclosure was enrolled and docketed in this cause. A true copy of which is attached and made hereof;

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property located at 774 South Grice Loop, Jefferson, Oregon 978352 and legally described as LOT 36, SANTIAM GARDENS IN THE CITY OF JEFFERSON, COUNTY OF MARION, STATE OF OREGON, on execution (subject to redemption), all of the interest that the judgment

MARTINIS & HILL  
110 Madrona Avenue SE, Salem, OR 97302  
Mailing Address: PO Box 3938, Salem, OR 97302  
Phone: (503) 566-5800; Fax: (503) 566-6775  
Email: [mike@martinis-hill.com](mailto:mike@martinis-hill.com)

1 debtors, Jeffrey Reed Pratt and Karie Nacole Pratt, by and through JNLL Limited Partnership,  
2 whose mailing address is PO Box 982, Jefferson, Oregon, 97352, had on September 3, 2015,  
3 the date of the Mortgage, and also all of the interest that Defendants Jeffrey Reed Pratt and  
4 Karie Nacole Pratt had thereafter in the real property described in the Judgment to satisfy the  
5 sum of \$66,028.82, together with interest on that sum at the rate of 9% per annum from the  
6 date of the judgment until paid, plus additional attorney fees incurred and the costs advanced  
7 by Plaintiff for preservation of the property from the date of the judgment until paid through  
8 the date of sale, including the costs of this Writ, making due return within sixty (60) days after  
9 you receive this Writ. The judgment creditor's attorney's address is as appears below:  
10

11  
12 Signed: 9/13/2018 10:50 AM

13  
14 By: 

15 **Jamle Nightingale, Court Clerk**



16 Prepared by:  
17 Michael J. Martinis, OSB # 772688  
18 Of Attorneys for Judgment Creditor  
19 Martinis & Hill  
20 PO Box 3938  
21 110 Madrona Avenue SE  
22 Salem, OR 97302  
23 Ph: 503-566-5800  
24 Email: [mike@martinis-hill.com](mailto:mike@martinis-hill.com)

25 Page 2 – WRIT OF EXECUTION IN FORECLOSURE

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

JNLL Limited Partnership	)	
	)	Case No. 18CV13734
Plaintiff,	)	
v.	)	GENERAL JUDGMENT OF
	)	FORECLOSURE BY DEFAULT
Jeffrey Reed Pratt and Karie Nacole Pratt,	)	
Husband and Wife	)	
	)	
Defendants.	)	

This cause having come before the Court upon the Motion of Plaintiff, JNLL Limited Partnership, by and through its attorney, Michael J. Martinis, seeking entry of a General Judgment of Foreclosure by Default as against the Defendants Jeffrey Reed Pratt and Karie Nacole Pratt on the grounds and for the reason that the said Defendants were served with process in the above-captioned cause on April 11, 2018 and an Order of Default was entered against the said Defendants finding them in default for want of timely appearance in the above-captioned cause, which such order of Default was entered on May 30, 2018 and the

Page 1 - GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT

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1 Court finding that neither of the said Defendants, Jeffrey Reed Pratt or Karie Nacole Pratt by  
2 virtue of the prior Affidavit submitted in support of the Motion for Entry of Order by Default  
3 are incapacitated persons or persons coming within the purview of the Soldier and Sailor  
4 Relief Act and the said Plaintiff JNLL Limited Partnership having submitted an Affidavit  
5 establishing a *prima facie* case supporting entry of a General Judgment of Foreclosure by  
6 Default against the said Defendants through its member, Nancy Hamby, and the Court being  
7 fully advised in the premises; now, therefore,

8  
9 IT IS HEREBY ORDERED AND ADJUDGED that:

10 1. Plaintiff is awarded judgment against Defendants Jeffrey Reed Pratt and Karie  
11 Nacole Pratt, husband and wife, and each of them, in the amount of  
12 \$ 61,051.60, as the principal balance of the mortgage of the subject foreclosure in this matter,  
13 together with interest thereon at the rate of 7.5% per annum from November 6, 2017 and  
14 continuing thereafter until paid; for the sum of \$514.21, plus interest and penalties in the  
15 amount of 205.68 representing the amount of unpaid real property taxes for the 2015-2016  
16 fiscal tax year; for the sum of \$528.86, plus interest and penalties in the amount of \$126.93  
17 representing the amount of unpaid real property taxes for the 2016-2017 fiscal tax year; for  
18 the sum of \$605.09, plus interest and penalties in the amount of \$48.41 representing the  
19 amount of unpaid real property taxes for the 2017-2018 fiscal tax year; \$183.53 personal  
20 property taxes for the manufactured structure situated on the subject real property for the  
21 2015-2016 fiscal tax year, plus interest and penalties in the amount of \$75.82; \$319.27  
22 personal property taxes for the manufactured structure situated on the subject real property for  
23

24 Page 2 – GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT

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1 the 2016-2017 fiscal tax year, plus interest and penalties in the amount of \$76.62; \$641.33  
2 personal property taxes for the manufactured structure situated on the subject real property for  
3 the 2017-2018 fiscal tax year, plus interest and penalties in the amount of \$51.32; plus  
4 Judgment on the amount of \$1,783.68 representing the unpaid Homeowner's dues assessed  
5 against the subject property by Santiam Gardens Homeowner's Association, together with  
6 Judgment in the amount of \$3,460.00 representing Plaintiff's reasonable attorney's fees and  
7 costs, together with interest thereon at the rate of 9% per annum from the date of Judgment  
8 until paid plus judgment in the amount of \$885.00 for Plaintiff's costs and disbursements  
9 together with interest thereon in the amount of 9% per annum from the date of judgment until  
10 paid; and that Writ of Execution shall issue for the aforesaid judgments.  
11

12 2. The mortgage executed and delivered by Defendants Jeffrey Reed Pratt and  
13 Karie Nacole Pratt on or about September 3, 2015 and recorded on October 12, 2015 as  
14 Marion County in Reel 3750 Page 227, Film Records of Marion County, Oregon is a valid  
15 lien for the amount of Plaintiff's Judgment set forth in paragraph 1 above against all the real  
16 property, situated in Marion County, Oregon, described as:

17 LOT 36, SANTIAM GARDENS, IN THE CITY OF JEFFERSON, COUNTY OF  
18 MARION, STATE OF OREGON and popularly known as 774 South Grice Loop, Jefferson,  
19 Oregon 97352 and that lien is superior to any interest, lien, or claim of the Defendants, or of  
20 any of them, in that property.  
21

22 3. The mortgage lien is foreclosed and all interest that the said Defendants Jeffrey  
23 Reed Pratt and Karie Nacole Pratt had on and after September 3, 2015, in the real property

24 Page 3 - GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT

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1 shall be sold by the sheriff of Marion County, Oregon, in the manner provided by law and in  
2 accordance with the practice of this court.

3 4. The proceeds of sale shall be applied first toward the costs of sale; then toward  
4 the satisfaction of Plaintiff's judgment awarded herein; and the surplus, if any, to Defendants.

5 5. If the proceeds of sale are not sufficient to satisfy Plaintiff's judgment awarded  
6 herein against Defendants Jeffrey Reed Pratt and Karie Nacole Pratt, then any such deficiency  
7 may be enforced by execution as provided by law.

8 6. The Defendants Jeffrey Reed Pratt and Karie Nacole Pratt, and each of them,  
9 and all persons claiming through or under the said Defendants, as purchasers, encumbrancers,  
10 or otherwise, are forever foreclosed of all interest, lien, or claim in the real property described  
11 above and every portion thereof excepting only any statutory right of redemption as  
12 Defendants may have therein.

13 7. Plaintiff or any other party to this suit may become the purchaser at the sale of  
14 the real property. The purchaser is entitled to exclusive possession of the real property from  
15 and after the date of sale and is entitled to such remedies as are available at law to secure  
16 possession, including a writ of assistance, if Defendants, or any of them, or any other party or  
17 person shall refuse to surrender possession to the purchaser immediately on the purchaser's  
18 demand for possession.  
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24 Page 4 – GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT

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IT IS SO ORDERED and ADJUDGED

Signed: 8/21/2018 04:35 PM



Circuit Court Judge Audrey J. Broyles

Submitted by:  
Michael J. Martinis, OSB # 772688  
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Page 5 -- GENERAL JUDGMENT OF FORECLOSURE BY DEFAULT

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**CERTIFICATE OF COMPLIANCE WITH UTCR 5.100**

This proposed order or judgment is ready for judicial signature because:

- 1.  Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
- 2.  Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
- 3.  I served a copy of this order or judgment not less than seven (7) days prior to submission to the court on all parties entitled to service by mail on 8/16/18 and:
  - a.  No objection has been served on me.
  - b.  I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I filed a copy of the objections I received and indicated which objections remain unresolved.
  - c.  After conferring about objections, \_\_\_\_\_ (opposing party attorney) agreed to independently file any remaining objections.
- 4.  The relief sought is against an opposing party who has been found in default.
- 5.  An order of default is being requested with this proposed judgment.
- 6.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 7.  This is a proposed judgment that includes an award of punitive damages, and notice has been served on the Director of the Crime Victim's Assistance Section as required by subsection (4) of this rule.

DATED this 20 day of August, 2018.

MARTINIS & HILL

By:

  
Michael J. Martinis, OSB #772688  
Of Attorneys for Plaintiff