

IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF UMATILLA

PENNYMAC LOAN SERVICES, LLC

Case No. 25CV27851

Plaintiff,

WRIT OF EXECUTION

vs.

UNKNOWN HEIRS AND DEVISEES OF
TOM PERKINS; EVELYN PERKINS;
NORTHWEST REAL ESTATE
SOLUTIONS LLC.; PARTIES IN
POSSESSION

Defendants.

TO: UMATILLA COUNTY SHERIFF

WHEREAS, on December 16, 2025, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and was duly entered and docketed in the above-entitled cause

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 upon execution (subject to redemption) all of the interest which the defendants had on June 30, 2022, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

1- WRIT OF EXECUTION
LLG No. 23-128968

LOGS LEGAL GROUP LLP
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360) 260-2253 (800)970-5647
Fax (360) 260-2285
ksutherland@logs.com

1 BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 137, RESERVATION
2 ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF
3 PENDLETON, UMATILLA COUNTY, OREGON; THENCE NORTHERLY ALONG THE
4 WEST LINE OF SE 16TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF THE UNION
5 PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT-OF-
6 WAY LINE OF SAID RAILROAD TO THE NORTH LINE OF SAID LOT 7; THENCE
7 EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING;
8 ALSO INCLUDING THE WEST HALF OF THAT TRACT OF LAND BEING DESCRIBED
9 AS THAT PORTION OF VACATED SE 16TH STREET (VACATED BY THE CITY OF
10 PENDLETON ORDINANCE NO. 2950, RECORDED IN MICROFILM REEL 32, PAGE 77,
11 OFFICE OF UMATILLA COUNTY RECORDS) LYING BETWEEN THE WESTERLY
12 EXTENDED NORTH LINE OF LOT 9, BLOCK 142 OF SAID RESERVATION ADDITION
13 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD; EXCEPTING
14 THEREFROM ANY PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY.

15
16 and commonly known as 205 SE 16th Street, Pendleton, OR 97801 to satisfy the sum of
17
18 \$111,232.52, as of December 24, 2025, together with additional post judgment interest of 9.00%
19
20 from that date (\$27.37 per day), and costs of this execution, making due return within 60 days after
21
22 you receive this writ.
23
24
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27
28

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1 PennyMac Loan Services, LLC is the Judgment Creditor, and its address for purpose of
2 this writ only is: C/O LOGS Legal Group LLP, 1499 SE Tech Center Place, Suite 255,
3 Vancouver, WA 98683 (360) 260-2253. LOGS Legal Group LLP is the attorney for the
4 Judgment Creditor.
5

6
7 12/29/2025 7:49:48 AM

8 

9 Tammy Hulse, Court Clerk



10
11 Submitted by:
12 Attorneys for Plaintiff,
13 LOGS LEGAL GROUP LLP

14 By: 

15 [X] James A. Craft, Senior Associate Attorney, #090146 [jcraft@logs.com]
16 [] Kelly D. Sutherland, Managing Attorney, #873575 [ksutherland@logs.com]
17 [] Cara J. Richter, Senior Associate Attorney, #094855 [crichter@logs.com]
18 [] Eric Marshack, Managing Attorney, #050166 [ermarshack@logs.com]
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21
22
23
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25 3- WRIT OF EXECUTION
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PENNYMAC LOAN SERVICES, LLC,

Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF TOM
PERKINS; EVELYN PERKINS; NORTHWEST
REAL ESTATE SOLUTIONS LLC.; PARTIES IN
POSSESSION,

Defendants.

Case No. 25CV27851

GENERAL JUDGMENT OF
FORECLOSURE AND SALE

Default having been entered against Defendant(s), Unknown Heirs and Devisees of Tom
Perkins, Evelyn Perkins and Northwest Real Estate Solutions LLC:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in
Umatilla County, Oregon is commonly known as 205 SE 16th Street, Pendleton, OR 97801
and is legally described as follows:

1 - GENERAL JUDGMENT OF FORECLOSURE AND
SALE
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1 Beginning at the Northeast corner of Lot 7, Block 137, RESERVATION ADDITION
2 (platted as Reserve Addition) to the Town, now City of Pendleton, Umatilla County,
3 Oregon; thence Northerly along the West line of SE 16th Street to the South right-of-
4 way line of the Union Pacific Railroad; thence Southwesterly along the South right-of-
5 way line of said Railroad to the North line of said Lot 7; thence Easterly along the North
6 line of said Lot 7 to the point of beginning; Also including the West Half of that tract of
7 land being described as that portion of vacated SE 16th Street (vacated by the City of
8 Pendleton Ordinance No. 2950, recorded in Microfilm Reel 32, Page 77, Office of
9 Umatilla County Records) lying between the Westerly extended North line of Lot 9,
10 Block 142 of said RESERVATION ADDITION and the South right-of-way line of said
11 Railroad; Excepting therefrom any portion lying within the Railroad right-of-way.

- 12
- 13 2. The Deed of Trust executed and delivered by Defendant, Tom Perkins, single man
14 ("Borrower") on or about June 30, 2022 and recorded on June 30, 2022 as Instrument No.
15 2022-7440077 in the official records of Umatilla County, Oregon, is a valid and perfected lien
16 against all of the Property for the amount of Plaintiff's judgment as provided herein.
- 17 3. The Plaintiff is the holder of the original note dated June 30, 2022 and made by Tom Perkins
18 in the amount of \$76,664.00. A copy of the Note was attached to the complaint as Exhibit.
19 Plaintiff is the holder of the Note and the beneficial interest in the Deed of Trust (together the
20 "Loan").
- 21 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in interest
22 in the Property is foreclosed and terminated excepting only any statutory right of redemption
23 as provided by Oregon law.
- 24 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining Defendants
25 and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to the Court and
26 good cause shown, Plaintiff may move to rescind the foreclosure judgment and to reinstate

1 the Loan prior to the Sheriff's sale, returning the parties to their prejudgment interests and
2 priorities.

- 3 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
- 4 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
5 thereafter acquired in the subject Property, is hereby ordered to be sold by the Umatilla County
6 Sheriff's Office in accordance with the process for sale upon execution, and the proceeds of
7 sale shall be applied; first to the costs of sale; second to satisfaction of the amounts awarded
8 Plaintiff herein; with the surplus, if any, to the Defendants in the priority as their interest may
9 appear or to the clerk of the court to be distributed to such party of parties as may establish
10 their right thereto.
- 11 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
- 12 9. The purchaser at the sale is entitled to such remedies as are available at law or in equity to
13 secure possession.
- 14 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
15 any person holding possession under or through such Defendant(s) shall refuse to surrender
16 possession to the purchaser immediately on the purchaser's demand for possession.
- 17 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:
- 18
- 19
- 20

21 Principal	\$75,894.80	
22 Prejudgment interest at 5.5% through December 8, 2025 (accruing thereafter until entry of judgment at \$11.44 per diem/mensum		\$11,211.25
23 Late Charges	\$91.98	
24 Other Costs and fees (recoverable)	14,460.97	

25 3 - GENERAL JUDGMENT OF FORECLOSURE AND
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Property Inspections	\$550.00		
Property Preservation	\$52.63		
ESCROW ADVANCE	\$13,858.34		
Subtotal		\$90,447.75	
Total plus Prejudgment Interest		\$101,659.00	

12. Attorney Fees and Costs are awarded to Plaintiff as follows:

Costs			\$2,951.60
Filing Fee		\$594.00	
Lis Pendens Recording Fee		\$101.00	
Service by Publication		\$1,671.60	
Service Costs		\$310.00	
Prevailing Party Fee		\$275.00	
Attorney fees			\$6,300.00
Total			\$9,251.60

13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

14. This Judgment shall not create a personal lien or liability against Borrower except as is customary or necessary to execute on such Judgment and for purposes of redemption. In no event should it be construed as establishing personal liability for any persons whose debt has been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be entitled to any further judgment, including a judgment for deficiency.

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1 15. Execution may issue against the subject property for the aggregate amount found due Plaintiff
2 herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due"). Plaintiff
3 may credit bid up to the Amounts Due plus such additional amounts as provided by ORS
4 18.936 or other applicable law.

5
6 16. If before sale such amount, including sheriff's fees for the execution, is tendered to the Court
7 and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment
8 as to the amounts due shall be terminated.

9 17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the
10 sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through
11 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

12 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
13 necessary to enforce this judgment, the writ of execution or for the purchaser at the foreclosure
14 sale to obtain possession.
15

16
17
18 CERTIFIED TO BE A TRUE AND
19 CORRECT COPY OF THE ORIGINAL
20 Dated: 12/16/25, 2025 12/16/2025 10:28:07 AM
21 TRIAL COURT ADMINISTRATOR
22 By: Timmy J. Hulse
23 Timmy J. Hulse Eva J. Temple, Circuit Court Judge

24 **Certificate of Readiness under UTCR 5 100**

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

26 1. [] Each party affected by this order or judgment has stipulated to the order or judgment, as
27 shown by each party's signature on the document being submitted.

28 5 - GENERAL JUDGMENT OF FORECLOSURE AND
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- 1 2. ☐ Each party affected by this order or judgment has approved the order or judgment, as shown
2 by each party's signature on the document being submitted or by written confirmation of approval
3 sent to me.
4 3. ☐ I have served a copy of this order or judgment on each party entitled to service and:
5 a. ☐ No objection has been served on me.
6 b. ☐ I received objections that I could not resolve with a party despite reasonable efforts to do so.
7 I have filed a copy of the objections I received and indicated which objections remain unresolved.
8 c. ☐ After conferring about objections, [role and name of objecting party] agreed to independently
9 file any remaining objection.
10 4. ☒ Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
11 UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)
12 5. ☐ This is a proposed judgment that includes an award of punitive damages and notice has been
13 served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of
14 this rule.
15 6. ☐ Other: _____

16 Submitted by:

17 Attorneys for Plaintiff,
18 LOGS LEGAL GROUP LLP

19 By: _____

12-12-2025

20 ☒ James A. Craft, Senior Associate Attorney, #090146
21 [jcraft@logs.com]

22 ☐ Kelly D. Sutherland, Managing Attorney, #873575
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24 ☐ Cara J. Richter, Senior Associate Attorney, #094855
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