

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave
Medford Oregon 97501
541-776-7171 http://courts.oregon.gov/jackson

Pacific Rental Properties LLC,
Plaintiff (Landlord or Agent)

Case No: 26LT00703

v.

☒ **GENERAL** ☐ **LIMITED**
JUDGMENT OF
☒ **EVICTON** ☐ **DISMISSAL**
☒ **And Money Award**

Tracey Howerton; Rhett Howerton,
Defendant (Tenant or Occupant)

On 2/13/2026, a hearing was held in an
action to recover possession of:

Taylor St Medford OR 97504

The following parties appeared: **Joseph Kellerman Attorney for Plaintiff; Pacific Rental Properties LLC; Tracey Howerton; Rhett Howerton**

The court grants judgment as follows:

- ☐ **Judgment of dismissal.**
- ☐ **Default judgment in favor of plaintiff for possession of premises described above.**
- ☐ **Default judgment in favor of defendant dismissing plaintiff's complaint.**
- ☐ **Judgment in favor of plaintiff pursuant to the Mediation Agreement filed herewith .**
Plaintiff is awarded possession of the premises described above
☐ *Effective Immediately* **or** ☐ *Effective* _____.
- ☒ **Judgment in favor of** ☐ *Defendant* / ☒ *Plaintiff* **after trial.**
☒ *Effective Immediately* **or** ☐ *Effective* _____.
- ☐ **Stipulated judgment:**
☐ *Effective Immediately* **or** ☐ *Effective* _____.
- ☐ **Other:** _____

And:

- ☒ Costs and fees to prevailing party **or** ☐ No costs or fees to either party
- ☒ Prevailing party fee according to ORS 20.190

MONEY AWARD

Creditor	Debtor	Name	Pacific Rental Properties LLC
☒	☐	Address	800 Ellendale Dr Ofc Medford Or 97504
		Year of Birth	
		SSN (Last 4) or Tax ID	
		Driver's License # (Last 4) & State	
		Attorney	

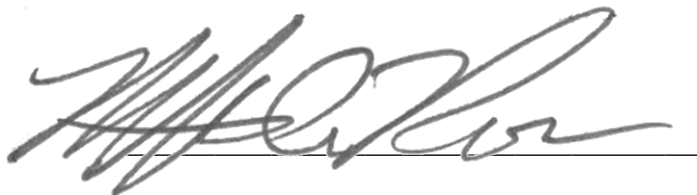
Creditor	Debtor	Name	Tracey Howerton; Rhett Howerton
☐	☒	Address	Taylor St Medford Or 97504
		Year of Birth	
		SSN (Last 4) or Tax ID	
		Driver's License # (Last 4) & State	
		Attorney	

1. Money Award \$	2. Costs & Service Expenses \$227
3. Attorney Fees \$	4. Prevailing Party Fee \$105

Plus Post-Judgment interest on the amount in section 4 at the rate set by ORS 82.010(2) (or) on the amounts in sections 1, 2, & 3 at _____% by agreement of the parties and the balance as set by ORS 82.010(2).

☒ Prevailing party is granted leave to submit a *Statement* for costs and fees under ORCP 68C.

2/17/2026 1:50:37 PM



Circuit Court Judge, Matt Rowan

Case No: 26LT00703

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

Pacific Rental Properties LLC

Plaintiff (Landlord or Agent)

v.

Tracey Howerton, Rhett Howerton, and all others

Defendant (Tenant or Occupant)

Case No: 26LT00703

**RESIDENTIAL EVICTION
GENERAL JUDGMENT**

On (date) 1/28/2026, a hearing was held in an action to recover possession of:

<u>Taylor St.</u>	<u>Medford</u>	<u>Oregon</u>	<u>97504</u>	<u>Jackson</u>
Street Address	City	State	ZIP	County

The following parties appeared:

☐ None

☒ Plaintiff ☒ Agent: Paul DeAmicis ☐ Attorney: _____

☒ Defendants Tracey Howerton ☐ Attorney: _____
Rhett Howerton ☐ Attorney: _____

The court finds and orders:

- ☐ **Judgment of dismissal** ☐ with ☐ without prejudice *because*:
- ☐ Plaintiff failed to deliver the required notice to Defendant in a claim based on nonpayment of rent
 - ☐ Plaintiff caused Defendant to not tender rent, including failing to reasonably participate in a rental assistance program
 - ☐ Defendant has paid (or caused to be paid) rental assistance or other payment covering the nonpayment amount
 - ☐ Payment was made after this action was filed. Defendant is not entitled to prevailing party fees, court costs, or attorney fees
 - ☐ Other: _____
- ☒ **Default judgment** in favor of Plaintiff for possession of premises *because*:
- ☒ The complaint complies with ORS 105.115 and 105.124 and is sufficient to state a cause of action for possession *and*
 - ☒ As of the date of the testimony, Plaintiff does not have knowledge that Defendant has delivered possession of the premises and Plaintiff reasonably believes that Defendant remains in possession
- ☐ **Default judgment** in favor of Defendant dismissing Plaintiff's complaint
- ☐ **Judgment** in favor of Plaintiff pursuant to the previously-filed Mediation Agreement
- ☐ Judgment in favor of Plaintiff **after trial**. Plaintiff is awarded possession of the premises described above ☐ Effective Immediately *or* ☐ Effective _____
- ☐ Judgment in favor of Defendant **after trial**

☐ Stipulated judgment: _____

☐ Other: _____

And

- ☒ costs and fees to prevailing party
☒ prevailing party fee according to ORS 20.190

MONEY AWARD

Judgment Creditor: Pacific Rental Properties LLC, 800 Ellendale Dr. OFC, Medford, Oregon 97504
(name, address)

Judgment Creditor's Attorney (name, address, phone number) _____

☐ Additional information attached, titled "Additional Judgment Creditors"

Judgment Debtors ☐ Additional information attached, titled "Additional Judgment Debtors"

Name	Tracey Howerton	Rhett Howerton
Address	Taylor St Medford, Oregon 97504	Taylor St. Medford, Oregon 97504
Year of Birth	N/a	n/a
SSN or Tax ID (last 4 digits)	0707	4696
Driver License # (last 4) & State	n/a	n/a
Lawyer (name)	n/a	n/a

The following person or public body is known to be entitled to a portion of this money award:

The total amount awarded by this judgment is \$ 238, which includes:

1. Money Award \$	2. Prejudgment Interest \$
3. Accrued Arrearage \$	4. Costs & Service Expenses \$ 153
5. Attorney Fees \$	6. Prevailing Party Fee \$ 85

Plus postjudgment interest at the rate set by ORS 82.010(2) (or) on the amounts in sections 1, 2, & 3 at _____% by agreement of the parties and the balance as set by ORS 82.010(2).

☐ Prevailing party is granted leave to submit a *Supplemental Judgment* for costs and fees under ORCP 68C.

Judge Signature:

2/3/2026 2:10:07 PM

answer filed so default struck.

2/3/2026 3:47:15 PM




Circuit Court Judge, Matt Rowan

Certificate of Readiness under UTCR 5.100

This proposed judgment is ready for judicial signature because (*check all that apply*):

☒ Service is not required under UTCR 5.100 (1)(c) because the other party has been found in **default** or an order of default is being requested with this proposed judgment; because this judgment is submitted **ex parte** as allowed by statute or rule; or this judgment is being submitted in **open court** with all parties present.

☐ Each party affected by this judgment has **stipulated** to or **approved** the judgment, as shown by the signatures on the judgment, or by written confirmation sent to me.

☐ I have **served** a copy of this judgment and the *Notice of Proposed Judgment or Order* on all parties entitled to service. **And:**

☐ No objection has been served on me within the 7-day time frame.

☐ I received objections that I could not resolve with the other party despite reasonable efforts to do so. I have filed with the court a copy of the objections I received and indicated which objections remain unresolved.

☐ After conferring about objections, the other party (*name*) _____ agreed to file any remaining objection with the court.

Certificate of Service under UTCR 5.100

I certify that on (*date*): _____ I placed a true and complete copy of this proposed *Judgment* in the United States mail to (*name*) _____ at (*address*) _____

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

Pacific Rental Properties LLC

Plaintiff

v.

Tracey Howerton

Rhett Howerton

and all others

Defendant

RECEIVED AND FILED
2026 JAN -9 PM 2:57
JACKSON COUNTY COURTS
26LT00703
Case No: Judge: Landlord Tenant, Judge

**DECLARATION OF
NON-INCAPACITATED
DEFENDANT and
NON-MILITARY SERVICE**

To my knowledge, the following defendant (*full name*) Tracey Howerton, Rhett Howerton, and all others was served with a *Summons*, initial pleading (*Complaint, Petition, etc.*) and other documents required by law. Defendant has not made an appearance within the time required by law or notified me of intent to appear **and** (*check all that apply*):

Capacity Status:

☒ Defendants is not now, and was not at the time of service, incapacitated, a minor, a financially incapable person, a protected person, or a Respondent in a fiduciary protective proceeding, as defined by ORS 125.005

Military Status:

☒ Status reports attached confirming that Defendant is not in active military service of the United States
or

☐ I am unable to confirm if Defendant is in active military service of the United States. *Provide facts you do know*

For residential evictions only: ☐ Defendant is not a dependent of someone who is in active military service of the United States and the monthly rent amount does not exceed the CPI-adjusted limit of (*enter current year rental cap*) \$ ¹

☐ Defendant is in active military service of the United States and has waived SCRA default protections. A waiver of protection is attached.

I hereby declare that the above statements are true to the best of my knowledge and belief, and that I understand they are made for use as evidence in court and I am subject to penalty for perjury.

1/9/2026

Date

Signature

Kristin Cordial-Agent

Name (printed)

800 Ellendale Dr. Ofc

Contact Address

Medford, Oregon 97504

City, State, ZIP

541-897-6500

Contact Phone

¹ Consumer Price Index (CPI) - This amount is updated annually and published in the Federal Register. Go to <https://www.federalregister.gov/> and search for "servicemember's civil relief act rent." Be sure you select the link for the year in which you file your *Complaint*.

Verified Correct Copy of Original 1/12/2026

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-0707
Birth Date:
Last Name: HOWERTON
First Name: TRACEY
Middle Name:
Status As Of: Jan-09-2026
Certificate ID: 7D57TQ35SY4THW1

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard) This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty

Verified Correct Copy of Original 1/12/2026.

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-4696
Birth Date:
Last Name: HOWERTON
First Name: RHETT
Middle Name:
Status As Of: Jan-09-2026
Certificate ID: 901K6PZFTJYQ00C

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard) This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON COUNTY COURTS

Pacific Rentals

Case No: 26LT00703

Plaintiff (Landlord or Agent)

v.

Tracey Howerton

Rhett Howerton

Defendant (Tenant or Occupant)

**ANSWER TO A
RESIDENTIAL EVICTION**

➤ I need an interpreter: ☐ Spanish ☐ ASL ☐ other: _____

I deny that the plaintiff-landlord is entitled to possession because:

☐ The plaintiff-landlord did not make repairs. List any repair problems:

- ☐ The claimed damage or violation has been corrected and correction is allowed by law
- ☒ The plaintiff-landlord is trying to evict me because of my complaints (or the eviction is otherwise retaliatory)
- ☐ The plaintiff-landlord is trying to evict me because of my status as a victim of domestic violence, sexual assault, bias crime, or stalking
- ☐ I have paid the plaintiff-landlord the amount demanded in the nonpayment notice
- ☐ The plaintiff-landlord prevented me from paying rent (explain): _____

- ☐ The plaintiff-landlord did not reasonably participate in a rental assistance program
- ☐ The eviction notice is wrong (explain): _____

☒ List any other defenses: Improper and conflicting eviction notices, unlawful entry without notice, or consent. I

☐ Additional pages attached Landlord failure to follow Oregon landlord-tenant law, and procedural defects.

I ask that the plaintiff-landlord not be awarded possession of the premises and that I be awarded my costs and fees, lawyer fees (if any, under ORS 90.255), and a prevailing party fee under ORS 20.190

I hereby declare that the above statements are true to the best of my knowledge and belief. I understand they are made for use as evidence in court and I am subject to penalty for perjury.

Tracey Howerton
Signature of Tenant 1

TRACEY HOWERTON
Name (printed)

1/28/26
Date

820 Taylor St. #11
Address of Tenant

Medford OR 97504
City/State/ZIP

541 292 2002
Phone

 Rhett Howerton 1/28/26
Signature of Tenant 2 Name (printed) Date
320 Taylor St. Apt. 11 Medford, Or. 97504 541-933-7729
Address of Tenant City/State/ZIP Phone

Certificate of Mailing

I certify that on (date): 1/28/26 I placed a true and complete copy of this
Answer to A Residential Eviction in the United States mail to Plaintiff at (address): _____

Pacific Property Rental

1/28/26
Date


Signature

Rhett Howerton
Name (printed)

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 13, 2026

Joseph E Kellerman
Hornecker Cowling LLP
14 N Central Ave Ste 104
Medford OR, 97501

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703

Additional Information:

NOTICE OF EXHIBIT RETURN

Pursuant to UTCR 6.120(1) all exhibits shall be returned to the custody of counsel for the submitting parties upon conclusion of the trial or hearing. Various exhibits introduced at a hearing for this case presently exist in the possession of the Trial Court Administrator and that such exhibits should be claimed. Exhibits not claimed within 30 days of this Notice will be disposed of.

Exhibits may be picked up at the Public Room window on the 1st floor of the Justice Building. Please ring doorbell for assistance.

PLEASE BRING THIS NOTICE WITH YOU TO PICK UP ANY EXHIBITS IN THE COURT'S CUSTODY.

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501

Case No. 26LT00703

Pacific Rental Properties LLC
vs
Tracey Howerton, Rhett Howerton

**ORDER REGARDING DEFERRAL
OR WAIVER OF FEES**

The court reviewed the *Application for Deferral or Waiver of Fees and Declaration in Support* for (Applicant Name) : Rhett Howerton regarding the following fees:

- | | | |
|--|--|-------------------------------------|
| ☒ Filing Fees | ☐ Sheriff's service fee | ☐ Motion Fee |
| ☐ Arbitration Fee | ☐ Trial Fee | |
| ☐ Other: (describe) _____ | | |

The court finds Applicant:

- ☒ **DOES** qualify for a deferral or waiver of fees
☐ **DOES NOT** qualify for a deferral or waiver of fees

Additional findings:

The court orders:

- ☐ Determination of fee obligation is postponed. No payment is due from the applicant until further order of the court.
- ☐ Fees are deferred for full payment. Payment must be made according to the terms of the payment plan **for \$50.00 per month until paid in full.**

*A judgment will be entered against Applicant. Collection costs may be added without further notice if fees are not paid as ordered. If you owe other unpaid delinquent fines and fees to the court, these fees may be sent for collection immediately. **Payment is due on the 15th of each month.***

- ☒ Fees are waived. The court may change or revoke this waiver at a later time.
- ☐ Application is denied. Payment is due immediately. See the notice of payment due for information. If payment is not received by the court by 2/13/2026, your case may be dismissed, and your filing rejected. This may cause a default judgment to be entered against you.
- ☐ Application is granted in part:

1/30/2026 3:09:08 PM



Emily Mendoza, Court Clerk

NOTICE

- When you are granted a deferral of fees, the deferred fees are an obligation owed by you to the State of Oregon. This obligation is payable according to the payment schedule terms in the Order. **\$50.00 per month until paid in full, due by the 15th of each month.**
- Failure to pay the full amount shown of the judgment or failure to comply with the payment schedule may result in your account being referred to a collection agency without further notice. If this occurs, a **collection fee of 28%** will be added to the balance of this case.

PLEASE NOTE: If you have a balance outstanding on other cases with the court, and these have been assigned to a collection agency, this case will also be sent to collections within 30 days and all additional fees imposed without further notice. **To avoid this action, you may pay this balance in full within 30 days.**

Cash or credit/debit card payment may be made in person at the address below. Checks or money orders are to be made payable to the State of Oregon and may be mailed to the following address:

JACKSON COUNTY CIRCUIT COURT
100 S. OAKDALE AVENUE
MEDFORD, OR 97501-3127

You may also make your payment online today at www.courts.oregon.gov/ePay

You can also pay by phone at **1-888-564-2828** with a credit or debit card. If you have questions about the amount or what the debt is for, you can look up your case online for free at <https://webportal.courts.oregon.gov/caselookup>.



Circuit Court of the State of Oregon for Jackson County

Log					
Case Number:	26LT00703	Date:	02/13/26	Time:	09:00 AM
Judge:	Rowan	Courtroom #:	202	Clerk:	Rivas
Plaintiff/ Petitioner:	Pacific Rental Properties LLC		Attorney:	Joseph Kellerman	
Defendant/ Respondent:	Tracey Howerton, Rhett Howerton		Attorney:	Pro Se	
Type of Proceedings:	TLCT				

No Appearance by:		Time of Court's Findings:	9:23
Continued to:		Judgment to be Submitted by:	The Court

Witnesses	
For Petitioner:	For Respondent:
Kristen Cordial	Tracey Kelly
	Rhett Howerton

Log of Events

Time:	Description:	
9:04	Commencement of Proceedings	
9:04	The Court calls case	
9:05	Parties sworn in	
9:06	Mr Kellerman addresses The Court	
9:06	PTF Exh#1 and 2	REC
9:06	Ms Kelly moves The Court re: continuance	
9:06	Mr Kellerman inquires of Ms Kelly	
9:08	The Court makes ruling re: continuance	
9:08	Ms Kelly gives opening	
9:08	PTF Wit #1	Kristen Cordial
9:09	D by Mr Kellerman	
9:10	Mr Howerton and Ms Kelly waive X	
9:10	DEF Wit #1	Tracey Kelly
9:11	Ms Kelly addresses The Court	
9:11	D by The Court	
9:12	Mr Kellerman objects – sustained	
9:14	Mr Kellerman waives X	
9:14	DEF Wit #2	Rhett Howerton
9:14	D by The Court	
9:15	The Court inquires of Ms Kelly	
9:16	The Court addresses Mr Kellerman	
9:17	Ms Kelly addresses The Court	
9:18	The Court inquires of Mr Kellerman	
9:19	Ms Kelly speaks	
9:21	D by The Court continues	
9:21	Ms Kelly addresses The Court	
9:22	Mr Howerton addresses The Court	



Circuit Court of the State of Oregon for Jackson County

9:22	Mr Kellerman waives X	
9:22	Mr Kellerman gives closing	
9:23	Mr Howerton gives closing	
9:23	Ms Kelly addresses The Court	
9:23	The Court makes ruling	
9:24	Mr Kellerman addresses The Court re: Set Aside	
9:24	The Court addresses Mr Howerton and Ms Kelly	
9:25	Mr Kellerman addresses Mr Howerton and Ms Kelly	
9:27	Court adjourned	

Reporter's Certificate

I certify that the recording device functioned properly. All recordings are placed in the court's official audio record storage.

Kaylene Rivas

02/13/26

Official Reporter

Date

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

88
RECEIVED AND FILED
ORS 105.123
2026 JAN -9 PM 2:57
JACKSON COUNTY COURTS

Pacific Rental Properties LLC

Plaintiff (Landlord or Agent)

v.

Tracey Howerton

Rhett Howerton

and all others

Defendant (Tenant or Occupant)

Case No: **26LT00703**
Judge: Landlord Tenant, Judge *A*

**RESIDENTIAL EVICTION
COMPLAINT**

Filing fee at ORS 105.130

PLAINTIFFS-LANDLORDS:

Pacific Rental Properties LLC

Name

800 Ellendale Dr. OFC

Street

541-897-6500

Phone

Name

Medford, OR 97504

City / State / ZIP

Jackson

County

DEFENDANTS-TENANTS:

and all others

Name

Taylor St.

Street

Phone

Rhett Howerton

Name

Medford, OR 97504

City / State / ZIP

Jackson

County

Tracey Howerton

Name

Taylor St.

Street

Phone

Name

Medford, OR 97504

City / State / ZIP

Jackson

County

1. Defendant-Tenants are in possession of the dwelling unit, premises, or rental property located at:

Taylor St. Medford, OR 97504

Street

City

State

ZIP

2. IF NOTICE HAS BEEN GIVEN, A COPY IS ATTACHED

3. Plaintiff-Landlord is entitled to possession of the property because of:

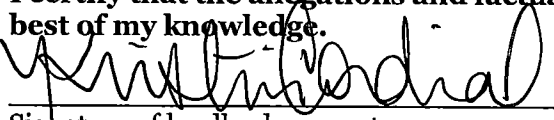
- ☐ 24-hour notice for **personal injury, substantial damage, extremely outrageous act, or unlawful occupant** (ORS 90.396 or 90.403)
- ☐ 24-hour or 48-hour notice for **violation of a drug or alcohol program** (ORS 90.398)
- ☐ 24-hour notice for **perpetrating domestic violence, sexual assault or stalking** (ORS 90.445)
- ☐ 72-hour notice for **nonpayment of rent** in a **week-to-week** tenancy (ORS 90.394(1))
- ☐ 7-day notice **with stated cause** in a **week-to-week** tenancy (ORS 90.392 (6))
- ☐ 10-day notice for a **pet violation, a repeat violation with stated cause, or without stated cause in a week-to-week tenancy** (ORS 90.392 (5), 90.405 or 90.427 (2))
- ☒ 10-day or 13-day notice for **nonpayment of rent** (ORS 90.394(2))
- ☐ 20-day notice for a **repeat violation** (ORS 90.630 (4))
- ☐ 30-day, 60-day, or 180-day notice **without stated cause in a month-to-month tenancy** (ORS 90.427 (3)(b) or (8)(a)(B), or 90.429)
- ☐ 30-day notice **with stated cause** (ORS 90.392, 90.427(8)(a)(C), 90.630 or 90.632)
 - ☐ The stated cause is for nonpayment as defined in Chapter 13, Or Laws 2023
- ☐ 30-day notice **without stated cause in a fixed-term tenancy** (ORS 90.427(4)(b) or (8)(b)(B))
- ☐ 60-day notice **with stated cause** (ORS 90.427(5)(b) or 90.632)
- ☐ 90-day notice **with stated cause** (ORS 90.427 (5)(a) or (7))
- ☐ Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term tenancy after foreclosure sale (ORS 86.782(6)(c))
- ☐ Other notice:

☐ No notice (explain):

4. If the landlord uses an attorney, the case goes to trial, and the landlord wins in court, the landlord can collect attorney fees from the defendant pursuant to ORS 90.255 and 105.137 (3)

5. Plaintiff-Landlord requests judgment for possession of the premises, court costs, disbursements and lawyer fees (if any, under ORS 90.255 and 105.137 (3))

I certify that the allegations and factual assertions in this complaint are true to the best of my knowledge.


Signature of landlord or agent

1/9/2026
Date

Kristin Cordial
Name of landlord or agent (Printed)

office@pacificrentals.net
Email

Agent's Mailing Address:
800 Ellendale Dr. OFC
Medford, Oregon 97504
541-897-6500



Notice mailed to:

Tracey Howerton
and all others
Taylor St.

Medford OR 97504

Notice regarding unit:

Tracey Howerton
and all others
Taylor St.

Medford OR 97504

10 Day Notice of Termination for Nonpayment of Rent

Date of Notice: 12/12/2025

Service: Mailed USPS First Class on 12/12/2025

Regarding your rental unit at: Taylor St.

Medford OR 97504

This is to inform you that rent is now more than seven (7) days past due. This is your ten (10) day written notice to pay your past due rent or your Rental Agreement will terminate as provided by Oregon Landlord/Tenant Law.

The amount of rent owed for the month of December 2025 is \$1,505.00. You must pay only this amount to avoid termination. However, you remain responsible for all other charges and outstanding amounts. Only complete payments in the form of cashier's check or money order will be accepted. Payments must be submitted to the Landlord's Agent, Pacific Rental Properties, located at 800 Ellendale Drive Office Medford, OR 97504. This amount must be paid by, 11:59 PM on 12/26/2025, or your tenancy will terminate automatically without further notice on this date.

The total amount owed on your ledger is \$1,580.00.

This notice has been served by posting on the main entrance door of the dwelling unit and mailed first class mail or by mailing first class mail only.

WARNING NOTICE. The conduct described above is a violation of your Rental Agreement. If you cure this violation as provided above, Owner/ Agent may choose to terminate your tenancy at the end of the fixed term if there are three or more violations within a 12-month period preceding the end of the fixed term. Correcting the third or subsequent violations is not a defense to termination under ORS 90.427 (7).

If the recipient of this document is a veteran of the armed forces, assistance may be available from a county veterans service officer or community action agency. Contact information for a local county veteran's service officer and community action agency may be obtained by calling a 2-1-1 information service.

SUBSIDIZED RESIDENTS ONLY

Notice served by the methods listed above AND copy mailed to Public Housing Agency the same day.

Please see additional important information on the reverse of this notice.



NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public

The Oregon State Bar provides information about legal assistance programs at Phone: 503-684-3763 or toll-free in Oregon at 800-452-7636.

Warning Note:

You are hereby notified and warned that the included itemized instances of your conduct are violations of the rental agreement, and/or the ORLTA and are or will be grounds for termination of your tenancy.

You are required to discontinue and not again engage in conduct that is a similar violation.

If you do not cease violating your rental agreement and/or the ORLTA, then a recurrence that constitutes a violation may result in the termination of your tenancy pursuant to ORS 90.392.

If you cure the violation(s), that does not hereafter constitute a waiver of our rights to seek all available relief for same or similar violations.

Time remains of the essence for all your obligations under your rental agreement, including, but not limited to your obligation to timely pay rent.

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

Pacific Rental Properties LLC

Plaintiff(s)

Case No.

26LT00703

Tracey Howerton, Rhett Howerton and all
others

Defendant(s)

MEDIATION NOTICE

FORCIBLE ENTRY AND DETAINER (FED)

The parties met in mediation on 1/28/2026 with the following result:

☒ **NON-AGREEMENT** – The parties did not reach a mediated agreement. (See below ¹)

¹ For FED cases, the defendant(s) must file an answer and pay a fee on the first floor before the court closes today.

☐ **CONTINUANCE** – The parties request the court to schedule a session on

MONTH DAY, YEAR at TIME. (See below ^{1,2})

¹ For FED cases, the defendant(s) must file an answer and pay a fee on the first floor before the court closes today.

² If the date to continue mediation is 14 days or less, this may be the only notice you will receive for your new court date.

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

Pacific Rental Properties LLC

Plaintiff(s)

CASE NO. 26LT00703

Tracey Howerton

Rhett Howerton and all others
Defendant(s)

MEDIATION NOTICE

The parties were scheduled for mediation on 1/28/2026 with the following result:
(Date)

☒ **NON-AGREEMENT** – The parties did not reach a mediated agreement. (see below *1)

☐ **AGREEMENT TO CONTINUE MEDIATION** - The parties request the court to schedule a session on _____, 20____. at _____ (time) see below *2

Additional instructions:

1 For FED cases defendant(s) must file an answer and pay a fee on the first floor before the court closes today.

2 If the date to continue mediation is 14 days or less this may be the only notice you will receive for your new court date

[Signature]
Signature of Plaintiff(s)

Paul P. Ramirez (Asst)
Printed Name of Plaintiff(s)

[Signature]

Rhett Howerton

Tracey Howerton
Signature of Defendant(s)

TRACEY HOWERTON

Printed Name of Defendant(s)

[Signature]

S. Mystina Jacob
Printed Name of Mediator(s)

Signature of Mediator(s)

Length of mediation (minutes) 15 # of Parties 3 # of Surveys _____

April 2018 - MEDIATION NOTICE: NON-AGREEMENT - CONTINUANCE

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 03, 2026

File Copy

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Landlord/Tenant - Residential Eviction

Notice of Scheduled Court Appearance

Assigned Judge	Benjamin M Bloom
Scheduled Proceeding	Trial - Court
Location – Courtroom	Courtroom 201
Date 02/13/2026	Time 9:00 AM

Additional information: Please ensure trial fees are paid. Additionally, for family cases ensure both parties have completed the court required mediation and parenting classes. A Uniform Support Declaration (USD) MUST be submitted 14 days prior to trial if support is being contested. The USD can be printed at www.courts.oregon.gov or purchased at the court.

IMPORTANT NOTICE: PLEASE READ

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<https://www.courts.oregon.gov/courts/jackson/go/Pages/RemoteHearings.aspx>

Failure to appear at the court event indicated above at the time and place specified may result in an order being rendered against you in this case.

Pursuant to UTCR 6.080(1), all exhibits are to be marked with appropriate labels prior to commencement of trial. Pursuant to UTCR 6.080(3), all parties are to submit a list of pre-marked exhibits to the court.

TRIAL FEES: FOR CIVIL, LANDLORD TENANT AND DOMESTIC RELATIONS CASES:

Additional fees may be required for trial. Please see the current fee schedule at www.courts.oregon.gov/Jackson. The receipt for trial fees and the UTCR 6.080(3) list shall be submitted to the Courtroom Clerk at or before the time set for trial.

Intérprete: Si tiene alguna pregunta por favor llame al 541-776-7171 ext. 35038.

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 03, 2026

Pacific Rental Properties LLC
800 Ellendale Dr OFC
Medford OR 97504

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Landlord/Tenant - Residential Eviction

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 03, 2026

Rhett Howerton
Taylor St
Medford OR 97504

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Landlord/Tenant - Residential Eviction

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Scheduled Proceeding	Trial - Court
Location – Courtroom	Courtroom 201
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 03, 2026

Tracey Howerton
Taylor St
Medford OR 97504

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Landlord/Tenant - Residential Eviction

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 18, 2026

Rhett Howerton
Taylor St
Medford OR 97504

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Case Type: Landlord/Tenant - Residential Eviction

NOTICE OF ENTRY OF JUDGMENT

The court entered a Judgment - General Creates Lien on 02/18/2026 in the court register.

This judgment contains a money award that has been noted in the court register.

This judgment creates a judgment lien. A judgment lien attaches a debt for the payment of money to the real property of the judgment debtor, who is identified in the judgment document.

Judgment Creditor: Pacific Rental Properties LLC
Judgment Debtor: Tracey Howerton; Rhett Howerton

Why did I get this notice?

Oregon law (ORS 18.078) requires the court to send this notice when a judgment is entered. If you have questions about the judgment, contact the other party.

If this Notice says that a judgment lien was created:

What is a lien?

A lien is a claim attached to the real property of the person who owes a debt. Depending on the type of case and the amount of the money award, some judgments automatically attach a lien to real property. A lien may prevent property from being sold, or it may require a buyer to pay off the judgment before the seller gets any money.

How do I get rid of a lien?

Judgment liens stay attached to real property until the judgment is paid off, including costs and fees. Once the judgment is paid, the creditor (the person receiving the payment) has to file a Satisfaction of Judgment, which tells the court that the judgment is paid.

To request a copy of the judgment, go to: <https://www.courts.oregon.gov/records>

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

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February 18, 2026

Pacific Rental Properties LLC
800 Ellendale Dr OFC
Medford OR 97504

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171

January 09, 2026

File Copy

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703 Landlord/Tenant - Residential Eviction

NOTICE OF SCHEDULED COURT APPEARANCE

Scheduled Proceeding: Hearing - Landlord/Tenant
Date: 01/28/2026
Time: 1:00 PM
Room: Courtroom 202
Additional information:

IMPORTANT NOTICE: PLEASE READ

Day of hearing: check the lobby monitor for the location of your court hearing

Failure to appear at this hearing may result in a Judgment of Restitution being entered against you. This is a first appearance only. If you request a trial, the defendant must file an answer. The answer form is available from the court staff, and it must be served by the defendant on the plaintiff. A filing fee is due at the time the answer is filed.

YOU MAY REQUEST TO ATTEND YOUR COURT APPEARANCE BY TELEPHONE OR VIDEO. FOR THIS TO BE ALLOWED, you must file a motion and order to request appearance by telephone or video, along with a remote hearing form must be received at the court by 4:00 pm, 2 days prior to the hearing. If a judge has allowed your remote appearance, please see the instructions and documents for Remote Hearing and Remote Exhibits that need to be filed with the court at our website:

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171

January 09, 2026

Pacific Rental Properties LLC
800 Ellendale Dr OFC
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
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100 S. Oakdale Ave Medford Oregon 97501
541-776-7171

January 09, 2026

Rhett Howerton
Taylor St
Medford OR 97504

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON

Pacific Rental Properties LLC,

Plaintiff (Landlord or Agent)

Case No: 26LT00703

v.
Tracey Howerton, Rhett Howerton and
All Others,

Defendant (Tenant or Occupant)

NOTICE OF RESTITUTION
(Residential Eviction)

TO: Tracey Howerton, Rhett Howerton and All Others
(Tenant/Defendant)

Taylor St. Medford, OR 97504
(Address of rental property)

DEADLINE TO MOVE OUT

MOVE OUT DATE: _____

(date completed by process server)

The court has ordered you to move out of the property. You must move out no later than 11:59 p.m. on the Move Out Date.

If you and everyone else living there do not move out by that time, the Sheriff will physically remove you. You must also move all your belongings by that time. Anything you leave behind will be stored or disposed of as allowed by law.



2/19/2026 8:39:41 AM

A handwritten signature in black ink, appearing to read "Brian Drahosh", is written over a horizontal line.

Brian Drahosh / Court Clerk

IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF JACKSON

PACIFIC RENTAL PROPERTIES LLC,

Plaintiff/Landlord,

vs.

TRACEY HOWERTON, RHETT
HOWERTON and ALL OTHERS,

Defendants/Tenants.

Case No. 26LT00703

(AMENDED)

PLAINTIFF'S PETITION FOR ATTORNEY
FEES, COSTS AND DISBURSEMENTS

The undersigned attorney offers the following facts in support of an award of reasonable and necessary attorney fees, costs and disbursements:

1. Plaintiff is entitled to recover attorney fees, costs, and disbursements pursuant to the following facts, statute or rule: Section 12.3 of the rental agreement and/or ORS 90.255.

2. Legal Fees including the number of hours and services provided in this matter by each attorney, clerk, and legal assistant and the hourly rates for each are set forth in detail in Exhibit 1. The total sum of these fees is \$1,593.75. Exhibit 1 is summarized as follows:

<u>NAME</u>	<u>POSITION</u>	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>FEES</u>
Joseph E. Kellerman	Attorney	\$425/hr	3.75	\$ 1,593.75

3. The specific factors supporting an award and the amount of legal fees pursuant to ORS 20.075 or other statute or rule are set forth in Exhibit 2.

4. Litigation expenses billable directly to the client that are not overhead expenses already reflected in the hourly rate for legal services are set forth in detail in Exhibit 3. The total sum of these costs and disbursements is \$0.00.

5. Costs and disbursements supported by ORCP 68A(2) or other statute or rule, including the prevailing party fee, are set forth in detail in Exhibit 4. The total sum of these costs and disbursements is \$475.00.

DATE	STAFF	DESCRIPTION	DUR/QTY	AMOUNT
2/04/2026	JEK	Review emails from client re: HOWERTON; review court file and assess; emails to and fro re: same.	0.6	\$ 255.00
2/04/2026	JEK	Emails from and to client reps re: HOWERTON; review file materials and court case docket; telephone call with Paul re: same; analyze each case and assess any possible issues; email to client reps re: same.	0.9	\$ 382.50
2/13/2026	JEK	Prepare for, go to and appear at FED trial with Kristin -- Howerton; email to client.	1.25	\$ 531.25
2/19/2026	JEK	Draft fee petition and cost bill on HOWERTON.	0.5	\$ 212.50
2/19/2026	JEK	Review judgment on Howerton; forward same and email to client reps re: same.	0.25	\$ 106.25
2/20/2026	JEK	Work on fee petition on HOWERTON.	<u>0.25</u>	<u>\$ 106.25</u>
TOTAL:			3.75	\$1,593.75

SUMMARY OF ATTORNEY TIME

Joseph E. Kellerman @ 425 3.75 \$1,593.75

TOTAL: 3.75 \$1,593.75

SUMMARY OF COSTS

Jackson County Courts – e-filing fee (Complaint)	\$88.00
Process Service fee (Complaint)	\$65.00
Jackson County Courts – trial fee	\$139.00
Jackson County Courts - -e-filing fee (Notice of Restitution)	\$18.00
Process Service fee (Notice of Restitution)	\$60.00
Prevailing Party fee	<u>\$105.00</u>

TOTAL: \$475.00

EXHIBIT 2

Specific factors supporting an award and the amount of legal fees pursuant to ORS

20.075:

- ☒ The novelty and difficulty of the questions involved.
- ☒ Skills required to perform the legal service properly.
- ☒ The likelihood, if apparent to the client, that the acceptance of the particular employment will preclude other employment by the lawyer.
- ☒ Fees customarily charged in the locality for similar legal services.
- ☒ The amount involved and the results obtained.
- ☐ The time limitations imposed by the client or by the circumstances.
- ☐ The nature and length of the professional relationship with the client.
- ☒ The experience, reputation and ability of the lawyer(s) performing the services.
- ☐ Whether the fee is fixed or contingent.

EXHIBIT 3

The following charges are reasonable and necessary and are not included in the hourly rates set forth above.

a.	Postage:	\$	_____	
b.	Photocopies:	\$	_____	(\$.00/page)
c.	Long Distance Telephone Charges:	\$	_____	
d.	Mileage (68 miles):	\$	_____	(65.5 cents/mile)
e.	Computer Research:	\$	_____	
f.	Investigator:	\$	_____	(\$.00/hour)
g.	_____:	\$	_____	

TOTAL: \$ 0.00

EXHIBIT 4

Filing Fees:	\$ 106.00
Service Fees:	\$ 125.00
Trial Fee:	\$ 139.00
Prevailing Party Fee:	<u>\$ 105.00</u>

TOTAL	<u>\$ 475.00</u>
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CERTIFICATE OF SERVICE

I, Joseph E. Kellerman, of attorneys for Plaintiff herein, hereby certify that on the date stated below, I caused a true, exact, and full copy of (AMENDED) PLAINTIFF'S PETITION FOR ATTORNEY FEES, COSTS AND DISBURSEMENTS to be served on the interested party or parties listed below:

Tracey Howerton
Rhett Howerton
All Others
Taylor St.
Medford, OR 97504
Defendants/Tenants Pro Se

* By depositing said true copy in the United States Post Office at Medford, Oregon, in a sealed envelope with postage fully prepaid thereon, addressed to the above individual(s) at his or her last known address, and that between the same post office and the address(es) to which said copy was mailed, there is a regular communication by U.S. Mail.

DATED: February 23, 2026.

HORNECKER COWLING LLP

By:

JOSEPH E. KELLERMAN, OSB No. 921997
Of Attorneys for Plaintiff/Landlord
Fax: 541-779-2982 | jek@roguelaw.com

IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF JACKSON

PACIFIC RENTAL PROPERTIES LLC,

Plaintiff/Landlord,

vs.

TRACEY HOWERTON, RHETT
HOWERTON and ALL OTHERS,

Defendants/Tenants.

Case No. 26LT00703

PLAINTIFF'S PETITION FOR ATTORNEY
FEES, COSTS AND DISBURSEMENTS

The undersigned attorney offers the following facts in support of an award of reasonable and necessary attorney fees, costs and disbursements:

1. Plaintiff is entitled to recover attorney fees, costs, and disbursements pursuant to the following facts, statute or rule: Section 12.3 of the rental agreement and/or ORS 90.255.

2. Legal Fees including the number of hours and services provided in this matter by each attorney, clerk, and legal assistant and the hourly rates for each are set forth in detail in Exhibit 1. The total sum of these fees is \$1,593.75. Exhibit 1 is summarized as follows:

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3. The specific factors supporting an award and the amount of legal fees pursuant to ORS 20.075 or other statute or rule are set forth in Exhibit 2.

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5. Costs and disbursements supported by ORCP 68A(2) or other statute or rule, including the prevailing party fee, are set forth in detail in Exhibit 4. The total sum of these costs and disbursements is \$475.00.

6. Plaintiff asks the Court to retain jurisdiction to award further fees and costs should it require more expense and effectuate satisfaction of the within judgment.

7. In summary, plaintiff is entitled to an award of reasonable and necessary attorney fees in the sum of \$1,593.75, costs and disbursements in the sum of \$649.00.

I hereby declare that the above statement, including the information contained in the exhibits to this statement, is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

DATED: February 23, 2026.

HORNECKER COWLING LLP

By

JOSEPH E. KELLERMAN, OSB No. 921997
Of Attorneys for Plaintiff/Landlord
Fax 541-779-2982 | jek@roguelaw.com

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- ☐ The time limitations imposed by the client or by the circumstances.
- ☐ The nature and length of the professional relationship with the client.
- ☒ The experience, reputation and ability of the lawyer(s) performing the services.
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e.	Computer Research:	\$	_____	
f.	Investigator:	\$	_____	(\$.00/hour)
g.	_____:	\$	_____	

TOTAL: **\$ 0.00**

EXHIBIT 4

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Service Fees:	\$ 125.00
Trial Fee:	\$ 139.00
Prevailing Party Fee:	<u>\$ 105.00</u>
TOTAL	<u>\$ 475.00</u>

CERTIFICATE OF SERVICE

I, Joseph E. Kellerman, of attorneys for Plaintiff herein, hereby certify that on the date stated below, I caused a true, exact, and full copy of PLAINTIFF'S PETITION FOR ATTORNEY FEES, COSTS AND DISBURSEMENTS to be served on the interested party or parties listed below:

Tracey Howerton
Rhett Howerton
All Others
Taylor St.
Medford, OR 97504
Defendants/Tenants Pro Se

* By depositing said true copy in the United States Post Office at Medford, Oregon, in a sealed envelope with postage fully prepaid thereon, addressed to the above individual(s) at his or her last known address, and that between the same post office and the address(es) to which said copy was mailed, there is a regular communication by U.S. Mail.

DATED: February 23, 2026.

HORNECKER COWLING LLP

By: 

JOSEPH E. KELLERMAN, OSB No. 921997
Of Attorneys for Plaintiff/Landlord
Fax: 541-779-2982 | jek@roguelaw.com

AFFIDAVIT OF SERVICE

State of Oregon

County of Jackson

Circuit Court

Case Number: 26LT00703 Court Date: 1/28/2026 1:00 pm

Plaintiff:

PACIFIC RENTAL PROPERTIES LLC

vs.

Defendant:

TRACEY HOWERTON, RHETT HOWERTON AND ALL OTHERS

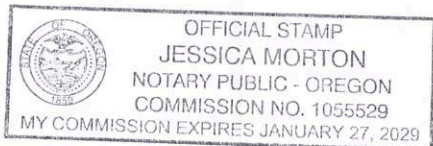
For:

Received by ACP Investigations on the 6th day of January, 2026 at 11:54 am to be served on **TRACEY HOWERTON RHETT HOWERTON AND ALL OTHERS, TAYLOR ST, # MEDFORD, OR 97504.**

I, ACP INVESTIGATIONS (SEAN SOUZA), being duly sworn, depose and say that on the **10th day of January, 2026 at 9:43 am, I:**

POSTED by attaching a true copy of the **RESIDENTIAL EVICTION SUMMONS (pgs 1-2); RENTAL ASSISTANCE NOTICE - NOTICE RE: EVICTION FOR NONPAYMENT OF RENT (pgs 1-2), AN OPTION FOR RESOLVING YOUR DISPUTE: MEDIATION (pgs 1-3), RESIDENTIAL EVICTION COMPLAINT (pgs 1-2); 10 DAY NOTICE OF TERMINATION FOR NONPAYMENT OF RENT (pgs 1-2)** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person(s) **TRACEY HOWERTON RHETT HOWERTON AND ALL OTHERS** at the address of: **TAYLOR ST, MEDFORD, OR 97504.**

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served. I declare under penalty of perjury that the above statement is true and correct.



Subscribed and Sworn to before me on the 10th day of January, 2026 by the affiant who is personally known to me.


NOTARY PUBLIC


ACP INVESTIGATIONS (SEAN SOUZA)
Process Server

**ACP Investigations
P.O. Box 1624
1616 W. Main Street
Medford, OR 97501
(541) 772-3107**

Our Job Serial Number: ANV-2026000074

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

Pacific Rental Properties LLC

Case No: **26LT00703**
Judge: Landlord Tenant, Judge

Plaintiff (Landlord or Agent)

v.

**RESIDENTIAL EVICTION
SUMMONS**

Tracey Howerton
Rhett Howerton
and all others

Defendant (Tenant or Occupant)

TO: Taylor St. Medford, OR 97504

Street Address of Property Occupied by Defendant

City

State

ZIP

Mailing Address (if different)

**NOTICE TO TENANTS:
READ THESE PAPERS CAREFULLY!
YOUR LANDLORD WANTS TO EVICT YOU**

ON 1-28-26 AT 1:00 A.M./P.M., you must come to court at the location below. You do not have to pay any fees to the court for this first hearing.

- If you *do not* appear in court and your landlord does, your landlord will win automatically and can have the sheriff physically remove you from the property.
- If you *do* appear in court and your landlord does not, the court will dismiss this case.
- If both of you appear in court:
 - The judge may ask you to try to reach an agreement with your landlord, but this is voluntary. Trained mediators may be available for free to help you resolve disputes.
 - If you and your landlord do not reach an agreement, the court will schedule a trial.
- If you are a veteran, help may be available from a county veterans' service officer or community action agency. Contact information is included below.
- Low-income tenants who have received a court summons about an eviction case may contact the Eviction Defense Project to seek free legal defense at (888) 585-9638 or e-mail evictiondefense@oregonlawcenter.org

IF YOU WANT A TRIAL, YOU MUST:

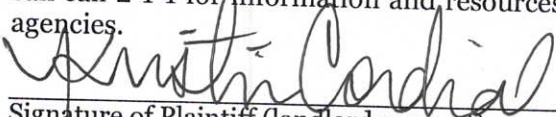
- Be in court at the time scheduled above. Allow time to get through security;
- On the same day, file an *Answer* with the court giving a *legal* reason why you should not be evicted. The court can give you a form or you can use the interactive form that can be efiled by going to www.courts.oregon.gov/iforms;

- Give a copy of the *Answer* to your landlord (or your landlord's agent or lawyer); **and**
- Pay a filing fee. The judge may defer payment if you are low-income. Go to www.courts.oregon.gov to see what the filing fee will be.

GO TO THIS LOCATION:

Jackson County Courthouse
100 South Oakdale
Medford, Oregon 97501
(541) 776-7171
<http://courts.oregon.gov/Jackson>

IF YOU HAVE QUESTIONS, YOU SHOULD SEE A LAWYER IMMEDIATELY. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503.684.3763 or toll-free in Oregon at 800.452.7636 or go to www.oregonstatebar.org. Veterans (and others) can call 2-1-1 for information and resources including veteran's services and community action agencies.


Signature of Plaintiff (landlord or agent)

1/9/2026

Dated

Kristin Cordial-Agent

Name of Plaintiff (printed)

800 Ellendale Dr. Ofc, Medford, Oregon 97504
Address of Plaintiff

541-897-6500
Phone Number

(To be completed by Plaintiff)

Contact information for:

- **County veteran's service officer for the county where Defendant lives**
Veterans Services

140 S Holly St

Medford, Oregon 97501

Phone: 541-774-8214

- **Community action agency for the area where Defendant lives**
ACCESS

3630 Aviation Way

Medford, Oregon 97504

Phone: 541-779-6691

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public

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Aviso sobre desalojo por impago de alquiler

Este es un aviso importante sobre los recursos que le pueden ayudar si está enfrentándose a un posible desalojo por impago de alquiler.

Debe cumplir con los plazos indicados en el aviso por impago del alquiler, de lo contrario podría perder su vivienda.

Es posible que haya servicios de ayuda y apoyo con el pago del alquiler. Llame al 2-1-1 o visite www.211info.org para encontrar un proveedor local de servicios.

Si tiene hijos menores de 1 año viviendo con usted y, a través de Medicaid, ha recibido aprobación de servicios de asistencia para el alquiler, es posible que se pueda retrasar el desalojo. Consulte el siguiente sitio web para obtener más información: www.courts.oregon.gov/forms/Pages/landlord-tenant.

El posible que los arrendatarios de bajos ingresos económicos puedan conseguir asesoría legal gratuita o de bajo costo si se comunican con una organización de asesoría jurídica. Visite el sitio web indicado a continuación para encontrar una oficina cercana a usted: oregonlawhelp.org/association-legal-aid-programs-oregon. El Colegio de Abogados del Estado de Oregón (*Oregon State Bar*) brinda información sobre los programas de asesoría jurídica en: www.osbar.org/public.

Thông báo về việc trục xuất ra khỏi nhà vì không trả tiền

ĐÂY LÀ THÔNG BÁO QUAN TRỌNG VỀ NƠI BẠN CÓ THỂ NHẬN ĐƯỢC SỰ TRỢ GIÚP NẾU BẠN ĐANG PHẢI ĐỐI MẶT VỚI NGUY CƠ BỊ TRỤC XUẤT RA KHỎI NHÀ VÌ KHÔNG THANH TOÁN TIỀN THUÊ NHÀ.

Bạn phải tuân thủ thời hạn được nêu trong thông báo không thanh toán, nếu không bạn có nguy cơ mất nhà.

Có thể có dịch vụ hỗ trợ và trợ giúp thuê nhà. Hãy gọi 2-1-1 hoặc truy cập www.211info.org để tìm nhà cung cấp dịch vụ địa phương.

Nếu bạn có con dưới 1 tuổi sống cùng và bạn đã được chấp thuận cho thuê hỗ trợ thông qua Medicaid, bạn có thể trì hoãn việc trục xuất. Xem www.courts.oregon.gov/forms/Pages/landlord-tenant để biết thêm thông tin.

Người thuê nhà có thu nhập thấp có thể nhận được tư vấn pháp lý miễn phí hoặc chi phí thấp bằng cách liên lạc với một tổ chức hỗ trợ pháp lý. Truy cập oregonlawhelp.org/association-legal-aid-programs-

[oregon](#) để tìm văn phòng gần bạn. Hiệp hội Luật sư Tiểu bang Oregon cung cấp thông tin về các chương trình hỗ trợ pháp lý tại www.osbar.org/public.

關於因欠租而被驅逐的通知

如果您因未付租金而面臨被房東驅逐的風險，本重要通知將告訴您如何獲得幫助。

您必須遵照欠租通知中列出的截止日期，否則可能會失去住房。

您可能符合資格獲得租金援助和支持服務。請撥打 2-1-1 或訪問 www.211info.org 查找當地服務提供機構。

如果您家中有 1 歲以下的兒童與您同住，並且您已通過 Medicaid (醫療補助) 獲得租金援助批准，您可能可以延緩驅逐程序。詳情請參閱: www.courts.oregon.gov/forms/Pages/landlord-tenant

低收入租戶可以聯繫法律援助機構獲得免費或低費用的法律諮詢。請訪問:

oregonlawhelp.org/association-legal-aid-programs-oregon 查找離您最近的辦公室。俄勒岡州律師協會 (Oregon State Bar) 也在其網站 www.osbar.org/public 提供有關法律援助項目的信息。

Повторное уведомление. Выселение за неуплату

ЭТО ВАЖНОЕ УВЕДОМЛЕНИЕ О ТОМ, ГДЕ МОЖНО ПОЛУЧИТЬ ПОМОЩЬ, ЕСЛИ ВАМ ГРОЗИТ ПОТЕНЦИАЛЬНОЕ ВЫСЕЛЕНИЕ ЗА НЕУПЛАТУ.

Вы должны соблюдать сроки, указанные в уведомлении о неуплате, иначе вы рискуете потерять свое жилье.

Могут быть предложены услуги по аренде и технической поддержке. Для того, чтобы найти местного поставщика услуг, наберите 2-1-1 или перейдите по ссылке на сайт www.211info.org.

Если с вами проживает ребенок в возрасте до 1 года и вы получили разрешение на получение помощи в оплате аренды жилья по программе Medicaid, возможно, вам удастся отсрочить выселение. Дополнительную информацию смотрите в разделе www.courts.oregon.gov/forms/Pages/landlord-tenant.

Арендаторы с низким уровнем дохода могут получить бесплатную или недорогостоящую юридическую консультацию, обратившись в организацию по оказанию юридической помощи. Перейдите по ссылке на сайт oregonlawhelp.org/association-legal-aid-programs-oregon для того, чтобы найти офис рядом с вами. Адвокатская коллегия штата Орегон предоставляет информацию о программах юридической помощи по адресу www.osbar.org/public.

공지: 임대료 미납으로 인한 퇴거

귀하가 임대료 미납으로 인하여 퇴거의 위험을 당면하고 있다면 어디에서 도움을 받을 수 있는지에 관한 중요한 공지입니다.

당신은 임대료 미납 통지서에 명시된 만기일을 지켜야 합니다 그렇지 않으면 거주지를 잃을 수 있습니다.

임대료 보조와 지원 서비스가 가능할 수 있습니다. 당신이 사는 지역에 있는 서비스 제공자들을 찾으려면 2-1-1로 전화하거나 www.211info.org 를 방문하십시오.

당신이 1살 미만인 아이와 함께 살고 있고 메디케이드를 통하여 임대료 보조를 받도록 허가되었다면, 퇴거연기가 가능할 수 있습니다. 그것에 관한 더 자세한 정보를 원하면 www.courts.oregon.gov/forms/Pages/landlord-tenant 를 방문하십시오.

저소득 세입자들은 법률부조단체에 연락하여 무료 또는 저렴한 법률조언을 받을 수 있습니다. 인근에 있는 사무실을 찾으려면 oregonlawhelp.org/association-legal-aid-programs-oregon 을 방문하십시오. 오래된 변호사 협회 www.osbar.org/public 에서는 법률부조 프로그램에 관한 정보를 제공합니다.



An Option for Resolving Your Dispute: Mediation

Important Notice: If you are receiving this form as the filing party, you must serve this form on the responding party.

What is mediation?

- A voluntary way to resolve your case with the help of a neutral person (the mediator). Instead of having a judge decide your case, you can work with a mediator to settle your case. You can still go to trial if you do not reach an agreement.
- The mediator will help you and the other party communicate and come up with options to settle the case. The mediator does not take sides or give legal advice.

How does mediation work?

- The mediator will explain the process at the beginning of mediation. Parties may meet with the mediator together or the mediator may meet with you each separately. Either party can ask to meet with the mediator alone.
- During mediation, each party has an opportunity to suggest ideas for moving forward. The mediator helps the parties come up with ideas and possible solutions.
- If both parties agree to a resolution, you may not need to go to court or arbitration. There is only a resolution in mediation if both parties agree to it.

Why should I mediate?

- It can be faster, less expensive, and less stressful than a trial or hearing.
- Parties decide the outcome instead of a judge.
- Parties can find more creative ways to resolve the dispute.
- It's private and confidential (with a few exceptions).
- It gives parties an opportunity to hear each other's perspectives.
- Parties are more likely to follow mediated agreements than court judgments.
- Parties often report higher satisfaction than in a court trial.

Things to consider before mediation.

There may be times when mediation is not appropriate. Tell your mediator or attorney if:

- Mediation poses a risk to your safety;
- You can't make decisions about your case; or
- You think you'll agree to something you don't want.

The mediator may be able to address your concerns so that you can mediate.



Where do we meet with the mediator?

Mediation usually happens in person or by video conference (for example, Zoom or Webex).

Who chooses the mediator?

Some courts will provide a mediator in landlord-tenant and small claims cases. The parties may also agree on a private mediator on their own.

Another option is to go through a Community Dispute Resolution Center (CDRC). To find one go to: Oregon Office for Community Dispute Resolution | School of Law (uoregon.edu)

You can also find private mediators using these resources:

- Oregon Mediation Association - Find a Mediator: <https://ormediation.org>
- The mediator search tool at Mediate.com: <https://mediate.com>

How much does mediation cost?

Some courts offer free mediation services in landlord-tenant and small claims cases. Otherwise, the cost for a mediator varies. Private mediators usually charge by the hour. Community dispute resolution centers (CDRCs) may be less expensive.

Can I get an interpreter for mediation?

If the court sends the case to mediation, interpreters are available for people with limited English proficiency and for people who are deaf (ASL) or hard of hearing for free. Please let your mediator or the court know that you will need an interpreter prior to your court date or mediation conference.

How do I get my case to mediation?

- The court may refer your case to mediation without you asking.
- You can also ask the court to send your case to mediation by filing a request for mediation (check with your local court for forms).
- You may talk with the other person directly and agree on mediation. If you decide to work with a private mediator, contact the mediator directly to learn more about their process.

My case is going to arbitration: can I mediate my case instead?

Yes, some courts have an established mediation program and can refer you to a mediator. In these counties, arbitration is not required if the parties don't agree on an outcome in mediation. Instead, they are referred to a judge for further case processing.

If your court does not have a mediation program, the parties can still choose to mediate with a private mediator but may be required to attend arbitration if they can't agree on an outcome.

Jackson County Mediation Program Information

Mediation programs:

☒ Small claims:

☒ The court will refer the parties to mediation.

☐ At least one party must request mediation.

☒ Landlord tenant:

☒ The court will refer the parties to mediation.

☐ At least one party must request mediation.

☐ Other: _____

☐ The court will refer the parties to mediation.

☐ At least one party must request mediation.

Link to mediator information:

<https://www.courts.oregon.gov/courts/jackson/programs-services/Pages/Mediation-SC-LT.aspx>

Mediation program contact:

Resolve – Center for Dispute Resolution and Restorative Justice

Phone: 541-770-2468

E-mail: smallclaims@resolvecenter.org

This form is available in Spanish, Korean, Russian, Traditional Chinese, Arabic and Vietnamese on the court's website:

RETURN OF SERVICE

State of Oregon

County of Jackson

Circuit Court

Case Number: 26LT00703

Plaintiff:

Pacific Rental Properties LLC

vs.

Defendant:

Tracey Howerton, Rhett Howerton and all others

Received by Quality Process Serving to be served on **Tracey and Rhett Howerton and all others, Taylor St Medford, OR 97504.**

I, Kristeen Martin, do hereby affirm that on the **20th day of February, 2026 at 9:02 am, I:**

served the within-named resident(s) by **POSTING** a true copy of the **Notice of Restitution** to the front door (or nearest to door, as possible) of the residence of the property described above.

I declare under penalty of perjury that I am a resident of the State of Oregon. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

Additional Information pertaining to this Service:

Copy also mailed to All Occupants by first class mail

I declare under penalty of perjury that I am a resident of the State of Oregon. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

UK.
Kristeen Martin
Process Server

Umail.
2/20/26

**Quality Process Serving
40 N Front St #4
Central Point, OR 97502
(541) 664-1130**

Our Job Serial Number: QPS-2026000778
Ref: Taylor
Service Fee: \$60.00

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

Pacific Rental Properties LLC,
Plaintiff (Landlord or Agent)

Case No: 26LT00703

v.
Tracey Howerton, Rhett Howerton and
All Others,
Defendant (Tenant or Occupant)

NOTICE OF RESTITUTION
(Residential Eviction)

TO: Tracey Howerton, Rhett Howerton and All Others
(Tenant/Defendant)

Taylor St. Medford, OR 97504
(Address of rental property)

DEADLINE TO MOVE OUT
MOVE OUT DATE: 2/24/26
(date completed by process server)

The court has ordered you to move out of the property. You must move out no later than 11:59 p.m. on the Move Out Date.

If you and everyone else living there do not move out by that time, the Sheriff will physically remove you. You must also move all your belongings by that time. Anything you leave behind will be stored or disposed of as allowed by law.



2/19/2026 8:39:41 AM

A handwritten signature in black ink, appearing to read "Brian Drahosh", is written over a horizontal line.

Brian Drahosh / Court Clerk

2/23/2026 8:25 AM

26LT00703

AMENDED

RETURN OF SERVICE

State of Oregon

County of Jackson

Circuit Court

Case Number: 26LT00703

Plaintiff:

Pacific Rental Properties LLC

vs.

Defendant:

Tracey Howerton, Rhett Howerton and all others

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Kristeen Martin
Process Server


2/20/26

**Quality Process Serving
40 N Front St #4
Central Point, OR 97502
(541) 664-1130**

Our Job Serial Number: QPS-2026000778

Ref: Taylor

Service Fee: \$60.00

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

Pacific Rental Properties LLC,
Plaintiff (Landlord or Agent)

Case No: 26LT00703

v.
Tracey Howerton, Rhett Howerton and
All Others,
Defendant (Tenant or Occupant)

NOTICE OF RESTITUTION
(Residential Eviction)

TO: Tracey Howerton, Rhett Howerton and All Others
(Tenant/Defendant)

Taylor St. Medford, OR 97504
(Address of rental property)

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County of Jackson

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vs.

Defendant:

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UK

Kristeen Martin
Process Server

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2/20/26
Quality Process Serving
40 N Front St #4
Central Point, OR 97502
(541) 664-1130

Our Job Serial Number: QPS-2026000778
Ref: Taylor
Service Fee: \$60.00

2/18/2026 4:54 PM
26LT00703

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

Pacific Rental Properties LLC,
Plaintiff (Landlord or Agent)

Case No: 26LT00703

^{v.}
Tracey Howerton, Rhett Howerton and
All Others,
Defendant (Tenant or Occupant)

NOTICE OF RESTITUTION
(Residential Eviction)

TO: Tracey Howerton, Rhett Howerton and All Others
(Tenant/Defendant)

Taylor St. Medford, OR 97504
(Address of rental property)

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2/19/2026 8:39:41 AM

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Brian Drahosh / Court Clerk

Circuit Court of the State of Oregon for Jackson County

Exhibit Log						
Status: Rec = Received Rej = Rejected W/D = Withdrawn		Type: <i>Doc = Documentary</i> - Text Documents - Photos - Audio/Video Tapes - USB/Thumb Drives - Maps (*if not oversized) <i>*Size not larger than Std or legal</i>		Type: <i>Non-Doc = Non-Documentary</i> - Weapons - Items of Value - Clothing - Bio-Hazardous Items - Map Boards		APD = Ashland Police CPPD = Central Point Police JCSO = Jackson Co. Sheriff MPD = Medford Police OSP = Oregon State Police TPD = Talent Police
Case Number:	26LT00703	Date:	02/13/26	Time:	09:00 AM	
Judge:	Rowan	Courtroom #:	202	Clerk:	Rivas	
Plaintiff/ Petitioner:	Pacific Rental Properties LLC			Attorney:	Joseph Kellerman	
Defendant/ Respondent:	Tracey Howerton, Rhett Howerton			Attorney:	Pro Se	
Type of Proceedings:	TLCT					
Exhibits for:	PTF					
No.	Description	Rec	Rej	W/D	Doc	Non -Doc
1	10 Day Notice of Termination for Nonpayment of Rent	X			X	
2	Pacific Rental Properties Ledger	X			X	

FILED
2021 FEB 27 PM 3:45
JACKSON COUNTY COURTS

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

Pacific Rental Properties LLC,
Plaintiff/Petitioner
vs.
Tracey Howerton, Rhett Howerton,
Defendant/Respondent

Case Number: 26LT00703

RECEIPT FOR EXHIBITS

Proceeding Type: TLCT

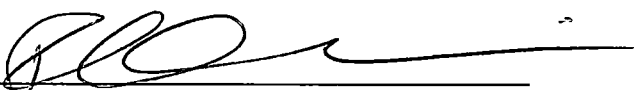
Proceeding Date: 2/13/2026

I acknowledge receipt of exhibits numbered 1-2.

☒ I understand that pursuant to UTCR 6.120 I must retain custody and control of the exhibits until the court enters an order of destruction or disposition. I further understand that if an appeal should be filed, I am to return any designated exhibits to the custody of the trial court for submission to the appellate court.

☐ Acquittal. Exhibits returned to parties for disposition.

Dated: 2/27/26


Signed

Ruth Travis
Printed Name

Circuit Court of the State of Oregon for Jackson County

Exhibit Log

Status: Rec = Received Rej = Rejected W/D = Withdrawn		Type: <i>Doc = Documentary</i> • Text Documents • Photos • Audio/Video Tapes • USB/Thumb Drives • Maps (*if not oversized) <i>*Size not larger than Std or legal</i>		Type: <i>Non-Doc = Non-Documentary</i> • Weapons • Items of Value • Clothing • Bio-Hazardous Items • Map Boards		APD = Ashland Police CPPD = Central Point Police JCSO = Jackson Co. Sheriff MPD = Medford Police OSP = Oregon State Police TPD = Talent Police	
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2	Pacific Rental Properties Ledger	X			X		

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON
100 S. Oakdale Ave Medford Oregon 97501
541-776-7171 <http://courts.oregon.gov/jackson>

February 13, 2026

Joseph E Kellerman
Hornecker Cowling LLP
14 N Central Ave Ste 104
Medford OR, 97501

Re: Pacific Rental Properties LLC vs Tracey Howerton, Rhett Howerton
Case #: 26LT00703

Additional Information:

NOTICE OF EXHIBIT RETURN

Pursuant to UTCR 6.120(1) all exhibits shall be returned to the custody of counsel for the submitting parties upon conclusion of the trial or hearing. Various exhibits introduced at a hearing for this case presently exist in the possession of the Trial Court Administrator and that such exhibits should be claimed. Exhibits not claimed within 30 days of this Notice will be disposed of.

Exhibits may be picked up at the Public Room window on the 1st floor of the Justice Building. Please ring doorbell for assistance.

PLEASE BRING THIS NOTICE WITH YOU TO PICK UP ANY EXHIBITS IN THE COURT'S CUSTODY.

RECEIVED AND FILED
2026 JAN -9 PM 3:29
JACKSON COUNTY COURTS
FILED BY

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

Pacific Rental Properties LLC

Case No: **26LT00703**
Judge: Landlord Tenant, Judge

Plaintiff (Landlord or Agent)
v.

**RESIDENTIAL EVICTION
SUMMONS**

Tracey Howerton
Rhett Howerton
and all others

Defendant (Tenant or Occupant)

TO: Taylor St. Medford, OR 97504
Street Address of Property Occupied by Defendant City State ZIP

Mailing Address (if different)

**NOTICE TO TENANTS:
READ THESE PAPERS CAREFULLY!
YOUR LANDLORD WANTS TO EVICT YOU**

ON 1-28-26 AT 1:00 A.M./P.M., you must come to court at the location below. You do not have to pay any fees to the court for this first hearing.

- If you *do not* appear in court and your landlord does, your landlord will win automatically and can have the sheriff physically remove you from the property.
- If you *do* appear in court and your landlord does not, the court will dismiss this case.
- If both of you appear in court:
 - The judge may ask you to try to reach an agreement with your landlord, but this is voluntary. Trained mediators may be available for free to help you resolve disputes.
 - If you and your landlord do not reach an agreement, the court will schedule a trial.
- If you are a veteran, help may be available from a county veterans' service officer or community action agency. Contact information is included below.
- Low-income tenants who have received a court summons about an eviction case may contact the Eviction Defense Project to seek free legal defense at (888) 585-9638 or e-mail evictiondefense@oregonlawcenter.org

IF YOU WANT A TRIAL, YOU MUST:

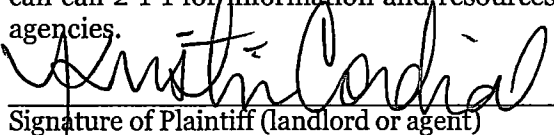
- Be in court at the time scheduled above. Allow time to get through security;
- On the same day, file an *Answer* with the court giving a *legal* reason why you should not be evicted. The court can give you a form or you can use the interactive form that can be filed by going to www.courts.oregon.gov/iforms;

- Give a copy of the *Answer* to your landlord (or your landlord's agent or lawyer);
and
- Pay a filing fee. The judge may defer payment if you are low-income. Go to www.courts.oregon.gov to see what the filing fee will be.

GO TO THIS LOCATION:

Jackson County Courthouse
100 South Oakdale
Medford, Oregon 97501
(541) 776-7171
<http://courts.oregon.gov/Jackson>

IF YOU HAVE QUESTIONS, YOU SHOULD SEE A LAWYER IMMEDIATELY. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503.684.3763 or toll-free in Oregon at 800.452.7636 or go to www.oregonstatebar.org. Veterans (and others) can call 2-1-1 for information and resources including veteran's services and community action agencies.


Signature of Plaintiff (landlord or agent)

1/9/2026

Dated

Kristin Cordial-Agent

Name of Plaintiff (printed)

800 Ellendale Dr. Ofc, Medford, Oregon 97504
Address of Plaintiff

541-897-6500
Phone Number

(To be completed by Plaintiff)

Contact information for:

- **County veteran's service officer for the county where Defendant lives**
Veterans Services

140 S Holly St

Medford, Oregon 97501

Phone: 541-774-8214

- **Community action agency for the area where Defendant lives**
ACCESS

3630 Aviation Way

Medford, Oregon 97504

Phone: 541-779-6691

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public

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Aviso sobre desalojo por impago de alquiler

Este es un aviso importante sobre los recursos que le pueden ayudar si está enfrentándose a un posible desalojo por impago de alquiler.

Debe cumplir con los plazos indicados en el aviso por impago del alquiler, de lo contrario podría perder su vivienda.

Es posible que haya servicios de ayuda y apoyo con el pago del alquiler. Llame al 2-1-1 o visite www.211info.org para encontrar un proveedor local de servicios.

Si tiene hijos menores de 1 año viviendo con usted y, a través de Medicaid, ha recibido aprobación de servicios de asistencia para el alquiler, es posible que se pueda retrasar el desalojo. Consulte el siguiente sitio web para obtener más información: www.courts.oregon.gov/forms/Pages/landlord-tenant.

El posible que los arrendatarios de bajos ingresos económicos puedan conseguir asesoría legal gratuita o de bajo costo si se comunican con una organización de asesoría jurídica. Visite el sitio web indicado a continuación para encontrar una oficina cercana a usted: oregonlawhelp.org/association-legal-aid-programs-oregon. El Colegio de Abogados del Estado de Oregon (Oregon State Bar) brinda información sobre los programas de asesoría jurídica en: www.osbar.org/public.

Thông báo về việc trục xuất ra khỏi nhà vì không trả tiền

ĐÂY LÀ THÔNG BÁO QUAN TRỌNG VỀ NƠI BẠN CÓ THỂ NHẬN ĐƯỢC SỰ TRỢ GIÚP NẾU BẠN ĐANG PHẢI ĐỐI MẶT VỚI NGUY CƠ BỊ TRỤC XUẤT RA KHỎI NHÀ VÌ KHÔNG THANH TOÁN TIỀN THUÊ NHÀ.

Bạn phải tuân thủ thời hạn được nêu trong thông báo không thanh toán, nếu không bạn có nguy cơ mất nhà.

Có thể có dịch vụ hỗ trợ và trợ giúp thuê nhà. Hãy gọi 2-1-1 hoặc truy cập www.211info.org để tìm nhà cung cấp dịch vụ địa phương.

Nếu bạn có con dưới 1 tuổi sống cùng và bạn đã được chấp thuận cho thuê hỗ trợ thông qua Medicaid, bạn có thể trì hoãn việc trục xuất. Xem www.courts.oregon.gov/forms/Pages/landlord-tenant để biết thêm thông tin.

Người thuê nhà có thu nhập thấp có thể nhận được tư vấn pháp lý miễn phí hoặc chi phí thấp bằng cách liên lạc với một tổ chức hỗ trợ pháp lý. Truy cập oregonlawhelp.org/association-legal-aid-programs

oregon để tìm văn phòng gần bạn. Hiệp hội Luật sư Tiểu bang Oregon cung cấp thông tin về các chương trình hỗ trợ pháp lý tại www.osbar.org/public.

關於因欠租而被驅逐的通知

如果您因未付租金而面臨被房東驅逐的風險，本重要通知將告訴您如何獲得幫助。

您必須遵照欠租通知中列出的截止日期，否則可能會失去住房。

您可能資格獲得租金援助和支持服務。請撥打 2-1-1 或訪問 www.211info.org 查找當地服務提供機構。

如果您家中有 1 歲以下的兒童與您同住，並且您已通過 Medicaid (醫療補助) 獲得租金援助批准，您可能可以延緩驅逐程序。詳情請參閱: www.courts.oregon.gov/forms/Pages/landlord-tenant

低收入租戶可以聯繫法律援助機構獲得免費或低費用的法律諮詢。請訪問:

oregonlawhelp.org/association-legal-aid-programs-oregon 查找離您最近的辦公室。俄勒岡州律師協會 (Oregon State Bar) 也在其網站 www.osbar.org/public 提供有關法律援助項目的信息。

Повторное уведомление. Выселение за неуплату

ЭТО ВАЖНОЕ УВЕДОМЛЕНИЕ О ТОМ, ГДЕ МОЖНО ПОЛУЧИТЬ ПОМОЩЬ, ЕСЛИ ВАМ ГРОЗИТ ПОТЕНЦИАЛЬНОЕ ВЫСЕЛЕНИЕ ЗА НЕУПЛАТУ.

Вы должны соблюдать сроки, указанные в уведомлении о неуплате, иначе вы рискуете потерять свое жилье.

Могут быть предложены услуги по аренде и технической поддержке. Для того, чтобы найти местного поставщика услуг, наберите 2-1-1 или перейдите по ссылке на сайт www.211info.org.

Если с вами проживает ребенок в возрасте до 1 года и вы получили разрешение на получение помощи в оплате аренды жилья по программе Medicaid, возможно, вам удастся отсрочить выселение. Дополнительную информацию смотрите в разделе www.courts.oregon.gov/forms/Pages/landlord-tenant.

Арендаторы с низким уровнем дохода могут получить бесплатную или недорогостоящую юридическую консультацию, обратившись в организацию по оказанию юридической помощи. Перейдите по ссылке на сайт oregonlawhelp.org/association-legal-aid-programs-oregon для того, чтобы найти офис рядом с вами. Адвокатская коллегия штата Орегон предоставляет информацию о программах юридической помощи по адресу www.osbar.org/public.

공지: 임대료 미납으로 인한 퇴거

귀하가 임대료 미납으로 인하여 퇴거의 위험을 당면하고 있다면 어디에서 도움을 받을 수 있는지에 관한 중요한 공지입니다.

당신은 임대료 미납 통지서에 명시된 만기일을 지켜야 합니다 그렇지 않으면 거주지를 잃을 수 있습니다.

임대료 보조와 지원 서비스가 가능할 수 있습니다. 당신이 사는 지역에 있는 서비스 제공자들을 찾으려면 2-1-1로 전화하거나 www.211info.org 를 방문하십시오.

당신이 1살 미만인 아이와 함께 살고 있고 메디케이드를 통하여 임대료 보조를 받도록 허가되었다면, 퇴거연기가 가능할 수 있습니다. 그것에 관한 더 자세한 정보를 원하면 www.courts.oregon.gov/forms/Pages/landlord-tenant 를 방문하십시오.

저소득 세입자들은 법률부조단체에 연락하여 무료 또는 저렴한 법률조언을 받을 수 있습니다. 인근에 있는 사무실을 찾으려면 oregonlawhelp.org/association-legal-aid-programs-oregon 을 방문하십시오. 오래된 변호사 협회 www.osbar.org/public 에서는 법률부조 프로그램에 관한 정보를 제공합니다.



An Option for Resolving Your Dispute: Mediation

Important Notice: If you are receiving this form as the filing party, you must serve this form on the responding party.

What is mediation?

- A voluntary way to resolve your case with the help of a neutral person (the mediator). Instead of having a judge decide your case, you can work with a mediator to settle your case. You can still go to trial if you do not reach an agreement.
- The mediator will help you and the other party communicate and come up with options to settle the case. The mediator does not take sides or give legal advice.

How does mediation work?

- The mediator will explain the process at the beginning of mediation. Parties may meet with the mediator together or the mediator may meet with you each separately. Either party can ask to meet with the mediator alone.
- During mediation, each party has an opportunity to suggest ideas for moving forward. The mediator helps the parties come up with ideas and possible solutions.
- If both parties agree to a resolution, you may not need to go to court or arbitration. There is only a resolution in mediation if both parties agree to it.

Why should I mediate?

- It can be faster, less expensive, and less stressful than a trial or hearing.
- Parties decide the outcome instead of a judge.
- Parties can find more creative ways to resolve the dispute.
- It's private and confidential (with a few exceptions).
- It gives parties an opportunity to hear each other's perspectives.
- Parties are more likely to follow mediated agreements than court judgments.
- Parties often report higher satisfaction than in a court trial.

Things to consider before mediation.

There may be times when mediation is not appropriate. Tell your mediator or attorney if:

- Mediation poses a risk to your safety;
- You can't make decisions about your case; or
- You think you'll agree to something you don't want.

The mediator may be able to address your concerns so that you can mediate.



Where do we meet with the mediator?

Mediation usually happens in person or by video conference (for example, Zoom or Webex).

Who chooses the mediator?

Some courts will provide a mediator in landlord-tenant and small claims cases. The parties may also agree on a private mediator on their own.

Another option is to go through a Community Dispute Resolution Center (CDRC). To find one go to: Oregon Office for Community Dispute Resolution | School of Law (uoregon.edu)

You can also find private mediators using these resources:

- Oregon Mediation Association - Find a Mediator: <https://ormediation.org>
- The mediator-search tool at Mediate.com: <https://mediate.com>

How much does mediation cost?

Some courts offer free mediation services in landlord-tenant and small claims cases. Otherwise, the cost for a mediator varies. Private mediators usually charge by the hour. Community dispute resolution centers (CDRCs) may be less expensive.

Can I get an interpreter for mediation?

If the court sends the case to mediation, interpreters are available for people with limited English proficiency and for people who are deaf (ASL) or hard of hearing for free. Please let your mediator or the court know that you will need an interpreter prior to your court date or mediation conference.

How do I get my case to mediation?

- The court may refer your case to mediation without you asking.
- You can also ask the court to send your case to mediation by filing a request for mediation (check with your local court for forms).
- You may talk with the other person directly and agree on mediation. If you decide to work with a private mediator, contact the mediator directly to learn more about their process.

My case is going to arbitration: can I mediate my case instead?

Yes, some courts have an established mediation program and can refer you to a mediator. In these counties, arbitration is not required if the parties don't agree on an outcome in mediation. Instead, they are referred to a judge for further case processing.

If your court does not have a mediation program, the parties can still choose to mediate with a private mediator but may be required to attend arbitration if they can't agree on an outcome.

Jackson County Mediation Program Information

Mediation programs:

☒ Small claims:

☒ The court will refer the parties to mediation.

☐ At least one party must request mediation.

☒ Landlord tenant:

☒ The court will refer the parties to mediation.

☐ At least one party must request mediation.

☐ Other: _____

☐ The court will refer the parties to mediation.

☐ At least one party must request mediation.

Link to mediator information:

<https://www.courts.oregon.gov/courts/jackson/programs-services/Pages/Mediation-SC-LT.aspx>

Mediation program contact:

Resolve – Center for Dispute Resolution and Restorative Justice

Phone: 541-770-2468

E-mail: smallclaims@resolvecenter.org

This form is available in Spanish, Korean, Russian, Traditional Chinese, Arabic and Vietnamese on the court's website: