

2018-014541

Klamath County, Oregon



00232772201800145410050059

12/04/2018 11:07:05 AM

Fee: \$102.00

AFTER RECORDING RETURN TO:
PY Properties LLC
3057 Nutley St. Suite 334
Fairfax Va, 22031

DECLARATION OF FORFEITURE

STATE OF OREGON, County of Klamath) ss

I, Patrick Young, under oath state as follows:

1. This declaration pertains to that certain Land Sale Contract (Contract) between PY Properties, LLC., as seller, and Nicholas Ross Schenck & Amber Marie Mulyca, as purchaser, which agreement was signed and entered into on April 30, 2017, without a memorandum having been recorded by a county recording officer, which contract covers that certain real property situated in Klamath County, Oregon, and which is more particularly described as follows:

Klamath Falls Forest Estates Hwy 66 Plat #1, Block 21, Lot 30, Klamath County, Oregon.

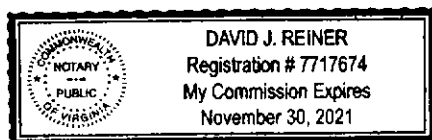
Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.


2. An affidavit of Mailing Notice of Default, Exhibit "A" with a copy of the Notice of Default, Exhibit "B" are attached (Notice).
3. The default described in the Notice was not cured within the time specified, as required by ORS 93.915
4. Proof of Mailing the Notice of Default an Affidavit of Mailing is attached hereto as Exhibit "C", and incorporated herein by this reference.
5. The Contract is hereby declared forfeited.
6. I make this affidavit as the seller under the Contract.


Patrick Young of PY Properties LLC

The foregoing instrument was acknowledged before me this 27th day of November, 2018, by David J. Reiner.

(SEAL)




Before me: 
Notary Public for Virginia
My Commission Expires: 11/30/2021

NOTICE OF DEFAULT

This Notice of Default is given with respect to the contract described below, which contains a forfeiture remedy pursuant to the provisions of ORS 93.905-93.940.

1. **Description of Contract.** Land Sale Contract (Contract) between PY Properties LLC, as seller, and Nicholas Ross Schenck & Amber Marie Mulyca, as purchaser, which agreement was signed and entered into on April 30, 2017, without a memorandum having been recorded by a county recording officer.
2. **Property.** The property which is subject of the contract covers that certain real property situated in Klamath County, Oregon, and which is more particularly described as follows:

Klamath Falls Forest Estates Hwy 66 Plat #1, Block 21, Lot 30, Klamath County, Oregon.
3. **Nature of default.** Pursuant to the Contract, Paragraph 11(D), "Buyer will make payments of \$221 plus taxes and loan servicing monthly for a period of 72 months." Paragraph 11(E) Payments will begin 6/1/2017 and will continue until 5/1/2023.
Pursuant to Paragraph 9, failure to perform any obligations contained in the Contract, with reasonable notice from seller specifying the nature of the default will result in a forfeiture.
E-Mail of 8/9/2018 attached as exhibit "D" provided reasonable notice to purchasers.
4. **Amount of Default.** Pursuant to the Contract, Paragraph 9, Seller has declared the whole unpaid principal balance of said purchase price with interest thereon at once due and payable.
5. **Date Contract will be forfeited.** The Contract will be forfeited if the default is not cured by 11/6/2018.
6. **How to Cure Default.** The default will be cured if by November 6th, 2018, the whole unpaid principal balance of said purchase price with interest thereon is paid.
7. **Name and Address of Seller.** Patrick Young of PY Properties LLC, 3057 Nutley St. Suite 334, Fairfax Va., 22031.
8. **Date Notice Mailed.** This notice is being deposited both first-class and certified mail with return receipt requested on September 19, 2018.



Patrick Young of PY Properties LLC

Exhibit "A"

AFTER RECORDING RETURN TO:
PY Properties LLC
3057 Nutley St. Suite 334
Fairfax Va, 22031

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

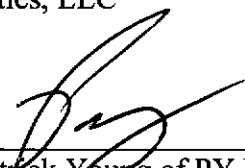
STATE OF OREGON)
) ss.
County of Klamath)

I, Patrick Young, under oath state as follows:

1. Attached as Exhibit "A" is a true and correct copy of Notice of Default pertaining to the contract described therein (Contract)
2. The Contract contains a "forfeiture remedy" as defined by ORS 90.905(2).
3. The Notice of Default was mailed by first-class and by certified mail with return receipt requested to the following people at the last known addresses indicated:

Nick Schenck & Amber Mulyca
11627 Sparrow Hawk Dr.
Dairy, Oregon 97625

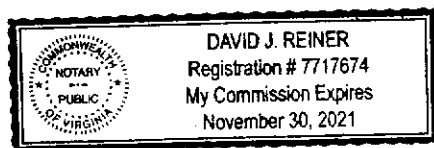
4. Attached as Exhibit "B" is a copy of the Certified Mail Receipt for each of the addresses named in Item 3 above.
5. I make this affidavit as owner of PY Properties, LLC



Patrick Young of PY Properties LLC

The foregoing instrument was acknowledged before me this 27th day of November, 2018, by David J. Reiner.

(SEAL)



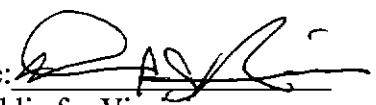
Before me: 
Notary Public for Virginia
My Commission Expires: 11/30/2021

Exhibit "B"

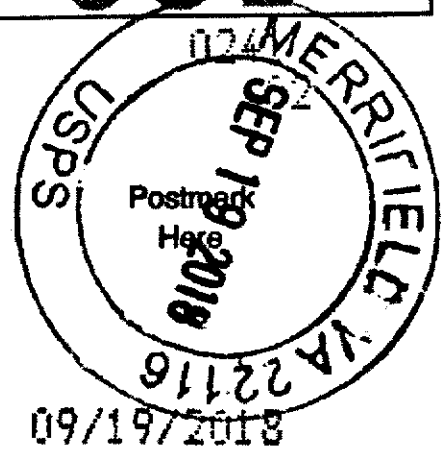
U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

DAIRY, OR 97625

OFFICIAL USE

Certified Mail Fee	\$3.45
	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Nick Shevek & Amber Mulyca
 Street and Apt. No., or PO Box No.
11627 Sparrow Hawk Dr
 City, State, ZIP+4®
Danville, OH 45015 97625

PS Form 3800, April 2015

7017 1450 0000 9478 0397

Exhibit "C"

Date: 08/09/2018 [10:38:40 AM MDT]
From: patrick@pyproperties.com
To: amber.schenck16@gmail.com
Cc: nick.schenck16@gmail.com
Subject: Land Contract Delinquency Notice

Hello Nick/Amber,

Your current land contract for Schenck - R398288 is now 35 days delinquent. You have 30 days to get the account out of delinquency. On September 7th, 2018 the land contract will be defaulted and canceled if not up to date.

You currently are delinquent for 7/3/2018 and 8/3/2018 including late fees.

Exhibit "D"