

2019-003337

Klamath County, Oregon



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03/26/2019 03:11:39 PM

Fee: \$92.00

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed
From : Thomas D. Braband and Earla K Braband,
Grantor

To AmeriTitle, Inc., Trustee

For the benefit of Bellatrix Inc., a Nevada
Corporation, Beneficiary

AFTER RECORDING RETURN TO:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

Returned at Counter

NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that THOMAS D. BRABAND and EARLA K. BRABAND, as Tenants by the Entirety, is the grantor, and AMERITITLE, INC., an Oregon Corporation is the trustee, and BELLATRIX, INC., A Nevada Corporation, is the beneficiary under that certain trust deed dated October 1, 2012, and recorded on October 10, 2012, as Instrument No. 2012-011209 of the Mortgage (Microfilm) Records of Klamath County, Oregon. The property is described as:

Lot 2, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

Failure to make payments in the amount of \$500.00 per month for the months of December 2017, June 2018 and from August 2018 through the present.

Failure to pay Foreclosure fee due Klamath County in the sum of \$174.86.

Failure to pay real property taxes for the 2015-2016 tax year in the amount of \$727.73 plus

interest.

Failure to pay real property taxes for the 2016-2017 tax year in the amount of \$564.18 plus interest.

Failure to pay real property taxes for the 2017-2018 tax year in the amount of \$504.08 plus interest.

Failure to pay real property taxes for the 2018-2019 tax year in the amount of \$460.82. plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$23,761.54 as of July , 2018, plus interest and costs.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for case the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney.

Said sale will be held at the hour of 11:00 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on August 2, 2019, at the following place: 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property here in above described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Thomas D. Braband P.O. Box 357 Beatty, OR 97621	Default
Earla K. Braband P.O. Box 357 Beatty, OR 97621	Default

Carter-Jones Collections, LLC
1143 Pine Street
Klamath Falls, OR, 97601

Judgment dated March 14, 2013
Klamath County Case 1204655CV

Klamath County, State of Oregon,
305 Main Street
Klamath Falls, OR 97601

Affidavit of Publication for tax foreclosure
Instrument No. 2018-010995

Klamath County, State of Oregon,
305 Main Street
Klamath Falls, OR 97601

Judgment dated September 18, 2018
Klamath County Case 18CV36633

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: March 26, 2016.

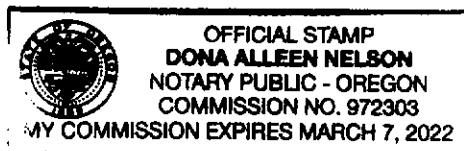


Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 26th day of March, 2019, by Scott D. MacArthur.

(SEAL)



Before me: 
Notary Public for Oregon
My Commissioner Expires: 3-7-2022