

2023-002653

Klamath County, Oregon



00313555202300026530150157

04/12/2023 08:09:52 AM

Fee: \$152.00

AFFIDAVITS OF NOTICE

Re: Notice of Default recorded as
Instrument No. 2022-006849 in the
records of Klamath County, Oregon

Grantor(s): Jose Almanza

Beneficiary(ies): Vincent J. Belleci and Judith A.
Belleci, as Tenants by the Entirety or the
survivor thereof

Trustee: Nathan J. Ratliff, OSB
#034269

After recording return to:
Nathan J. Ratliff
620 Main Street
Klamath Falls, OR 97601

Returned at Counter

COVER PAGE

1. AFFIDAVIT OF MAILING, TRUSTEE'S NOTICE OF SALE
2. TRUSTEE'S NOTICE OF SALE, DANGER NOTICE
3. AFFIDAVIT OF NON-OCCUPANCY
4. AFFIDAVIT OF PUBLICATION, TRUSTEE'S NOTICE OF SALE

After Recording Return to:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

AFFIDAVIT OF MAILING: TRUSTEE'S NOTICE OF SALE

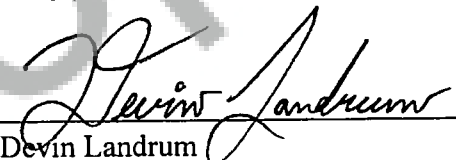
STATE OF OREGON)
) ss.
County of Klamath)

I, Devin Landrum, under penalty of perjury, state as follows:

1. Attached as Exhibit 'A' is a true and correct copy of the Trustee's Notice of Sale pertaining to the Trust Deed referenced therein.
2. The Trustee's Notice of Sale was mailed by both first-class and certified mail with return receipt requested at the following address(es) on December 7th and 9th, 2022:


Jose Almanza	Klamath County Counsel
185 N. 800 East	305 Main Street
Hyrum, UT 84319	Klamath Falls, OR 97601

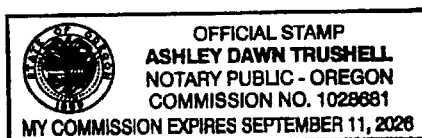
3. Attached as Exhibit 'B' is a copy of the Certified Mailing Receipt(s).
4. I make this affidavit as legal assistant to attorney Nathan J. Ratliff, OSB #034269, of Parks & Ratliff, P.C., for and on behalf of the Beneficiary(ies), Vincent J. Belleci and Judith A. Belleci.


Devin Landrum
Legal Assistant to Nathan J. Ratliff

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 21st day of February, 2023 by Devin Landrum.


NOTARY PUBLIC FOR OREGON
My commission expires: 9/11/2026



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by, Jose Almanza, as Grantor to AmeriTitle, a Delaware Corporation, as Trustee, in favor of Vincent J. Belleci and Judith A. Belleci, as Tenants by the Entirety or the survivor thereof, Beneficiary of the security instrument, its successors and assigns, dated as of May 21, 2020 and recorded on May 22, 2020 as Instrument No. 2020-006399 in the official records Klamath County, Oregon to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Both the Beneficiary, Vincent J. Belleci and Judith A. Belleci, as Tenants by the Entirety or the survivor thereof, and the Successor Trustee, Nathan J. Ratliff, OSB #034269, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to: Pay when due payments on the Promissory Note at \$1,000.00 per month from August 22, 2021, until the present, pursuant to paragraph 1 under the Note, and pursuant to paragraph 3 of the Deed of Trust. By the reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$26,870.57 together with interest thereon from July 22, 2021, until paid; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed.

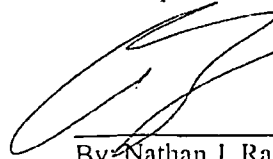
Wherefore, notice is hereby given that, the undersigned Trustee will on Wednesday, April 12, 2023, at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the Main Street entrance steps to the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale.

Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the Trustee to state in this notice that some residential property sold at a Trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well any

other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any.

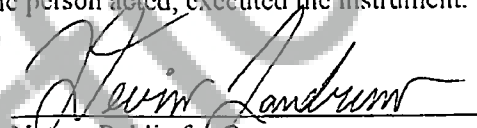
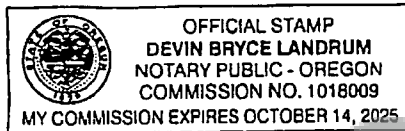
Dated: 12-07-22



By: Nathan J. Ratliff, OSB #034269
Successor Trustee

State of Oregon)
) ss.
County of Klamath)

On 12-07-22 before me, Devin B. Landrum, Notary Public, personally appeared Nathan J. Ratliff, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public for Oregon
Commission Expires: 10-14-25

Parks & Ratliff, PC
Attention: Nathan Ratliff, Esq., OSB #034269
620 Main St
Klamath Falls, OR 97601
541-882-6331

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

LEGAL DESCRIPTION

Lots 11 and 12 in Block 22, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

County Tax Account(s)/Parcel Nos.: 259124/3510-014A0-02300, 259133/3510-014A0-02200

Unofficial
Copy

7021 2720 0003 1074 5632

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

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

OFFICIAL USE

Certified Mail Fee \$1.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To José Almanza

Street and Apt. No., or PO Box No. 185 N. 800 East

City, State, ZIP+4® Hyrum, UT 84319

PS Form 3800, April 2015 PSN 7530-02-000-9017-5127 See Reverse for Instructions



KLAMATH FALLS
 317 S 7TH ST
 KLAMATH FALLS, OR 97601-6170
 (800)275-8777

12/07/2022 04:18 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.84
Hyrum, UT 84319			
Weight: 0 lb 1.10 oz			
Estimated Delivery Date Sat 12/10/2022			
Certified Mail®			\$4.00
Tracking #: 70212720000310745632			
Return Receipt			\$3.25
Tracking #: 9590 9402 7116 1251 3360 82			
Affixed Postage			-\$8.09
Affixed Amount: \$8.09			
Total			\$0.00
Grand Total:			\$0.00

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 404576-0601
 Receipt #: 840-59700265-1-5637599-2
 Clerk: 11

EXHIBIT "B"
 Page 1 of 2

6995 4207 0000 0222 1202

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

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

OFFICIAL USE

Certified Mail Fee \$4.00

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 \$0.84

Total Postage and Fees \$4.84

Sent To Klamath County Counsel

Street and Apt. No., or PO Box No. 305 Main Street

City, State, ZIP+4® Klamath Falls, OR 97601

(PS Form 3800, April 2015) See Reverse for Instructions



KLAMATH FALLS
 317 S 7TH ST
 KLAMATH FALLS, OR 97601-6170
 (800)275-8777

12/09/2022 02:14 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.84
Klamath Falls, OR 97601 Weight: 0 lb 1.10 oz Estimated Delivery Date Mon 12/12/2022			
Certified Mail®			\$4.00
Tracking #:	70212720000310745663		
Return Receipt			\$3.25
Tracking #:	9590 9402 7116 1251 3373 17		
Affixed Postage			-\$8.09
Affixed Amount: \$8.09			
Total			\$0.00
Grand Total:			\$0.00

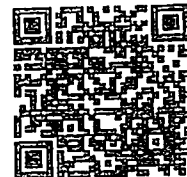
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 404576-0601
 Receipt #: 840-59700265-3-4920902-2
 Clerk: 88

EXHIBIT " B "
 Page 2 of 2

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by, Jose Almanza, as Grantor to AmeriTitle, a Delaware Corporation, as Trustee, in favor of Vincent J. Belleci and Judith A. Belleci, as Tenants by the Entirety or the survivor thereof, Beneficiary of the security instrument, its successors and assigns, dated as of May 21, 2020 and recorded on May 22, 2020 as Instrument No. 2020-006399 in the official records Klamath County, Oregon to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Both the Beneficiary, Vincent J. Belleci and Judith A. Belleci, as Tenants by the Entirety or the survivor thereof, and the Successor Trustee, Nathan J. Ratliff, OSB #034269, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to: Pay when due payments on the Promissory Note at \$1,000.00 per month from August 22, 2021, until the present, pursuant to paragraph 1 under the Note, and pursuant to paragraph 3 of the Deed of Trust. By the reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$26,870.57 together with interest thereon from July 22, 2021, until paid; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed.

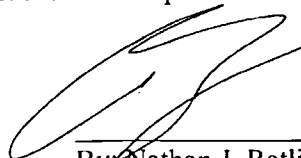
Wherefore, notice is hereby given that, the undersigned Trustee will on Wednesday, April 12, 2023, at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the Main Street entrance steps to the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale.

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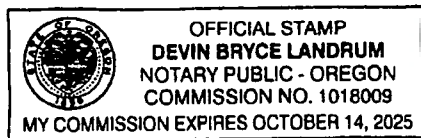
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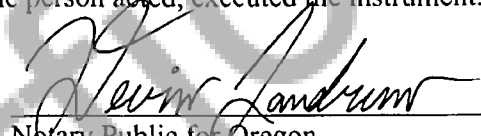
Dated: 12-07-22


By: Nathan J. Ratliff, OSB #034269
Successor Trustee

State of Oregon)
) ss.
County of Klamath)

On 12-07-22 before me, Devin B. Landrum, Notary Public, personally appeared Nathan J. Ratliff, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.




Notary Public for Oregon
Commission Expires: 10-14-25

Parks & Ratliff, PC
Attention: Nathan Ratliff, Esq., OSB #034269
620 Main St
Klamath Falls, OR 97601
541-882-6331

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

LEGAL DESCRIPTION

Lots 11 and 12 in Block 22, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

County Tax Account(s)/Parcel Nos.: 259124/3510-014A0-02300, 259133/3510-014A0-02200

Unofficial
Copy

**NOTICE: YOU ARE IN DANGER OF LOSING YOUR PROPERTY
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at:
Klamath Forest Estates, Block 22, Lots 11 and 12 on Mule Deer Drive, Chiloquin,
Oregon.

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called 'foreclosure'.

The amount you would have had to pay as of December 6, 2022, to bring your mortgage loan current was \$32,746.12. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call 541-882-6331 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to:

Parks & Ratliff, PC
Attention: Nathan Ratliff, Esq., OSB #034269
620 Main St
Klamath Falls, OR 97601
541-882-6331

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:**

Date, time, and place: Wednesday, April 12, 2023, at 10:00 AM
at the Main Street entrance steps to the Klamath County
Courthouse, 316 Main Street, Klamath Falls, Oregon 97601.

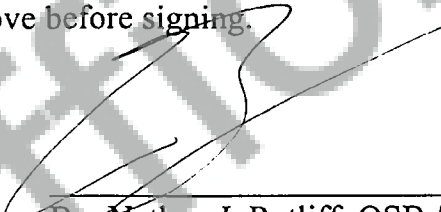
THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full any time before the sale.
3. You can call Parks & Ratliff, PC at phone no. 541-882-6331 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your property, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 800-SAFENET (800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you can visit its website at <http://www.osbar.org>. Legal assistance may be available to you if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: 12-07-22



By: Nathan J. Ratliff, OSB #034269
Successor Trustee
541-882-6331

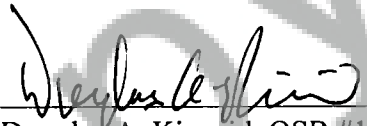
After Recording Return to:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

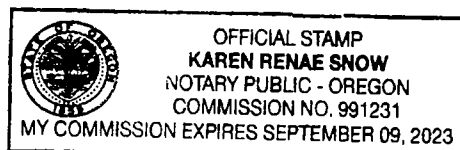
I, Douglas A. Kincaid, under penalty of perjury, state as follows:

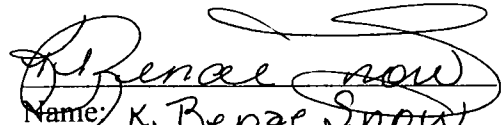
1. I have confirmed to the best of my knowledge that the vacant property located on Mule Deer Drive, Chiloquin, OR 97624 with a legal description of Lots 11 and 12 in Block 22, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon ("the Property") is unoccupied.
2. The Property does not contain a residence unit and consists only of vacant land.
3. I make this affidavit as attorney for the Trustee, Nathan J. Ratliff, OSB #034269, of Parks & Ratliff, P.C., for and on behalf of the Beneficiary(ies), Vincent J. Belleci and Judith A. Belleci.


Douglas A. Kincaid, OSB #121032

STATE OF OREGON)
) ss.
County of Klamath)

THE FOREGOING INSTRUMENT was acknowledged before me on the April 11, 2023,
by Douglas A. Kincaid.




Name: K. Renae Snow
NOTARY PUBLIC FOR OREGON
My commission expires: 9 - 9 - 23

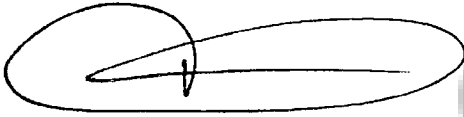
**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Christine Von Tersch, Circulation Manager being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97601 in the aforesaid county and state: that I know from my personal knowledge that the Legal # 20957 - OSB#034269 Lots 11 & 12 KFE

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues: 12/17/22, 12/24/22, 12/31/22, 01/07/23

Total Cost: \$1,312.92

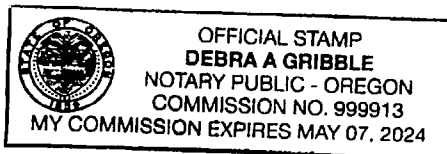


Subscribed and sworn by Christine Von Tersch before me
on: On 9th day of January, in the year of 2023



Notary Public of Oregon

My commission expires May 7, 2024



TRUSTEE'S NOTICE OF SALE

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Dated: 12-07-22

By: Nathan J. Ratliff, OSB #034269
Successor Trustee

LEGAL DESCRIPTION

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County Tax Account(s)/Parcel Nos.: 259124/3510-014A0-02300, 259133/3510-014A0-02200
#20957 December 17, 24, 31, 2022, January 7, 2023