

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

**2024-002165**  
Klamath County, Oregon  
03/22/2024 09:31:01 AM  
Fee: \$117.00

I, Joseph Hudon, General 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 # 24045 Schock Notice of Default 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: 02/10/24, 02/17/24, 02/24/24, 03/02/24

Total Cost: \$2,041.02

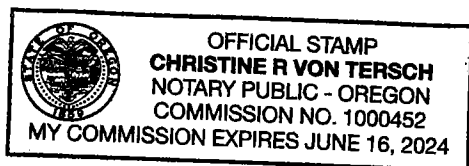


Subscribed and sworn by Joseph Hudon before me on: On 5th day of March, in the year of 2024



Notary Public of Oregon

My commission expires June 16, 2024



**AmeriTitle**  
MTC 608810cm

**NOTICE OF DEFAULT AND ELECTION TO  
SELL AND OF SALE**

WE ARE ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Robert H. Schock, Grantor; AmeriTitle, Trustee; and Steven L. Ericson, Trustee of the Steven L. Ericson Separate Property Trust, Beneficiary, recorded in Official/Microfilm Records, Volume 2022, Page 009382, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, having the following described real property ("Property"):

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, Oregon at the intersection of said line of road and the Northerly right-of-way line on the Weyerhaeuser Timber Company's logging road as same is now constructed; thence Northeasterly along the West line of said Old Road 306.50 feet to the point of beginning of the land herein conveyed; thence North 67°50' West at right angles to said County road 296.45 feet; thence North 22°10' East 141 feet; thence South 67°60' East 333.45 feet to the Westerly line of said County Road; thence Southwesterly along said line of road to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Beginning at a point on the Westerly line of Old Klamath Falls-Keno County Road which is North 22°10' East a distance of 153.25 feet from the intersection of the Westerly line of said road with the Northerly right of way line of the Weyerhaeuser Timer Company's logging railroad; thence North 22°10' East along the Westerly line of said road a distance of 153.25 feet; thence North 67°50' West 148.25 feet; thence South 22°10' West 153.25 feet; thence South 67°50' East 148.25 feet to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 Sount, Range 8 East of the Willamette Meridian.

The defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

The payment of the sum of \$136,900.00, due September 1, 2022, plus interest, thereon at the rate of 7.5 percent per annum from May 15, 2022, 2022 2023 real property taxes and assessments in the original amount of \$492.30, plus interest thereon and such further taxes and assessments as come due.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

\$136,900.00, plus interest at the rate of 7.5 percent per annum from May 15, 2022, 2022 - 2023 real property taxes and assessments in the original amount of \$492.30, plus interest thereon and such further taxes and assessments as come due, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will, on February 22, 2024, at the hour of 11:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: 411 Pine Street, Klamath Falls, Oregon, 97601, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the 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 ORS 86.783 has the right, at any time prior to five days before the date last set for 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 sum 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 ORS 86.783.

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

Dated: September 14, 2023.

TRUSTEE:

/s/ Andrew C. Brandsness, Successor Trustee  
411 Pine St.  
Klamath Falls, OR 97601

The sale date will be postponed on the date set for sale above. The new date of sale can be obtained by contacting the Successor Trustee at the address above or by calling (541) 882-6616.  
#24045 February 10, 17, 24, March 6, 2024

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

STATE OF: Oregon  
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: **All Occupants of 14975 Puckett Rd. Klamath Falls, OR 97601**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to \_\_\_ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to \_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt: **December 29, 2023**

**1:23 PM POSTED**

2<sup>nd</sup> Attempt: **January 02, 2024**

**1:04 PM POSTED**

3<sup>rd</sup> Attempt: **January 04, 2024**

**1:35 PM POSTED**

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

☐ **SUBSTITUTE SERVICE MAILER:** That on the day of \_\_\_, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed \_\_\_\_\_

**14975 Puckett Rd. Klamath Falls, OR 97601**

**ADDRESS OF SERVICE**

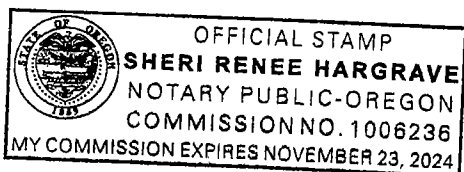
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

December 29, 2023      1:23 PM  
**DATE OF SERVICE      TIME OF SERVICE**

☐ or non occupancy

By: *Jeremy L. Duff*

Subscribed and sworn to before on this 8 day of January, 2024.



*Sheri Hargrave*

BRANDSNESS, BRANDSNESS & RUDD, P.C.

ANDREW C. BRANDSNESS  
MICHAEL P. RUDD  
DREW A. HUMPHREY

Attorneys at Law  
411 Pine Street  
Klamath Falls, Oregon 97601

Telephone (541) 882-6616  
Fax (541) 882-3571  
www.brandsnessrudd.com

William P. Brandsness  
Retired

January 17, 2024

OCCUPANT  
14975 Puckett Road  
Klamath Falls, OR 97601

Re: LETTER OF SERVICE OF NOTICE OF DEFAULT AND ELECTION TO  
SELL AND OF SALE

Dear Occupant:

This letter is notice to you, you were served with Trustee's Notice of Default and Election to Sell and of Sale by substituted service at 14975 Puckett Road, Klamath Falls, OR 97601. Service occurred on December 29, 2023, at 1:23 p.m.

I enclose a copy of the Notice of Default and Election to Sell and of Sale and Proof of Service.

Very truly yours,

BRANDSNESS, BRANDSNESS & RUDD, P.C.

Andrew C. Brandsness

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ 4.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 0.66

Total Postage and Fees \$ 0 Stamps

Sent To Occupant

Street and Apt. No., or PO Box No.  
14975 Puckett Rd

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

S Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2023-00062  
Klamath County, Oregon



09/16/2023 09:17:39 AM

Fee: \$87.00

RETURN TO:

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Certified True Copy  
*[Signature]*

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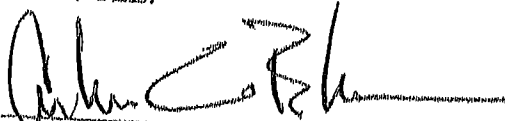
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In construing this notice, the singular includes the plural, the word "grantor" includes each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds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

Dated: September 14, 2023.

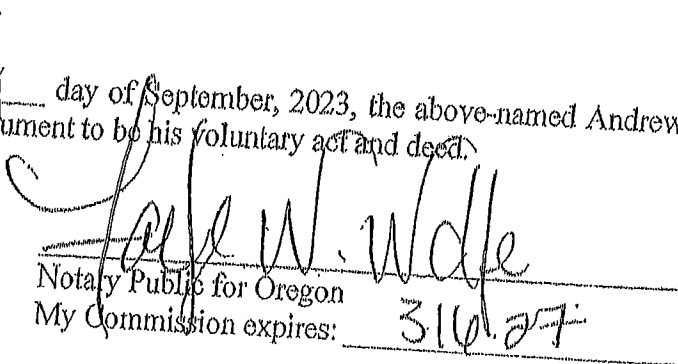
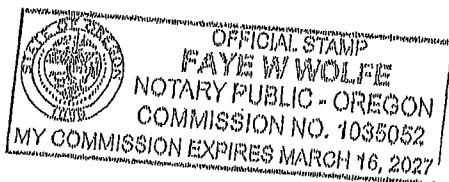
TRUSTEE:



Andrew C. Brandsness, Successor Trustee  
411 Pine Street  
Klamath Falls, OR 97601

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared before me this 14 day of September, 2023, the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon  
My Commission expires: 3/16/27

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**AFFIDAVIT OF NON-MILITARY SERVICE**

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                 )

THIS IS TO CERTIFY That I am the attorney for the Beneficiary/Beneficiary's successor in interest in that certain Trust Deed in which Robert H. Schock as Grantor, conveyed to Steven L. Ericson, Trustee of The Steven L. Ericson Separate Property Trust, Trustee, dated May 15, 2022 as Trustee, certain real property in Klamath County, Oregon; which said Trust Deed was dated August 1, 2022, and recorded in the mortgage records of said county, in book/volume 2022 at page 009382; thereafter a Notice of Default with respect to said Trust Deed was recorded September 15, 2023, in Volume 2023, Page 008062 of said mortgage records.

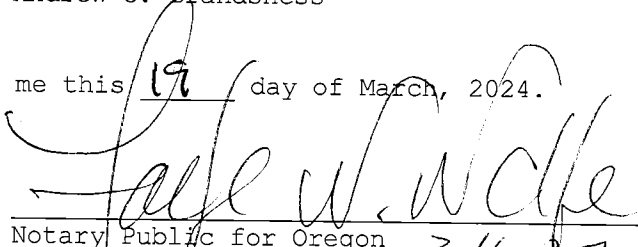
To the best of my knowledge and belief the Grantor of the above Trust Deed is not in the military service, or was not so within 367 days before the recording of the Notice of Default, or a dependent of a service member in military service based on the following facts made known to me by the Beneficiary or based on inquiry made by this office: (1) Grantor's address is not part of a military installation; (2) the Beneficiary has not been provided with any information that indicated that Grantor is a member of any branch of military service, whether active or reserve; and (3) notice was personally served on Grantor at an address that is not part of a military installation.

In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "Grantor" includes any successor in interest to the grantor, the word "Trustee" includes any successor trustee, and the word "Beneficiary" includes any successor in interest to the beneficiary named in said Trust Deed.

  
\_\_\_\_\_  
Andrew C. Brandsness

SUBSCRIBED AND SWORN to before me this 19 day of March, 2024.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: 3.16.27