

AFTER RECORDING RETURN TO:

Elevate Law Group,
Successor Trustee
Attn.: Sean C. Glinka
6000 Meadows Road, Suite 450
Lake Oswego, OR 97035

COLUMBIA COUNTY, OREGON		2026-03930
M-ND		
Cnt=1 Pgs=5 GOLSONK		06/25/2026 09:23:02 AM
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00		\$111.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Debbie Klug - County Clerk		

**NOTICE OF DEFAULT AND ELECTION TO SELL
(Commercial Foreclosure Not Subject to Mediation) ***

***This foreclosure is not subject to the mediation provisions of ORS 86.726 through ORS 86.748 because the trust deed being foreclosed is not a “residential trust deed” as defined by ORS 86.705(6). Therefore no “State of Oregon Foreclosure Avoidance Mediation Program Beneficiary Exemption Affidavit” is required.**

Reference is made to that certain *Trust Deed* made by (i) NEXT Renewable Fuels, Inc., a Delaware corporation, as the Grantor and predecessor-in-interest to current owner of record NEXT Renewable Fuels Oregon, LLC, (ii) Ticor Title Insurance Company, as the Trustee, and (iii) Beutler Exchange Group, LLC, as the Beneficiary. That certain *Trust Deed* is dated December 14, 2020, and was recorded December 15, 2020, in the Columbia County, Oregon Official Records as Document No. 2020-13187, covering the real property described on **Exhibit A** to this Notice of Default and Election to Sell. Such *Trust Deed* was amended by that certain First Amendment to Trust Deed dated and recorded on May 19, 2021, under Document No. 2021-006171 and assigned to current beneficiaries Paula L. Teevin and Shawn M. Teevin pursuant to that certain Assignment of Trust Deed by Beneficiary dated November 1, 2021, and recorded November 3, 2021, as Document No. 2021-012543.

The real property described above is vacant land in Clatskanie, Oregon. The Tax Assessor’s Account Number is 28062 and the Map and Tax Lot Number is 8NW22-00-0030.

The undersigned successor trustee, Sean C. Glinka, on behalf of and as authorized by Elevate Law Group, 6000 Meadows Road, Suite 450, Lake Oswego, Oregon 97035 hereby certifies that to the best of his knowledge 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 situated; and further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by said *Trust Deed*, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

Notice is hereby given by the present and successor trustee, Elevate Law Group, through Sean C. Glinka, OSB No. 082971 (who is Trustee by virtue of a duly recorded *Appointment of*

Successor Trustee recorded as Columbia County Document No. 2026-03910), pursuant to the written instructions of the present beneficiaries, Paula L. Teevin and Shawn M. Teevin, that the beneficiary by reason of the Grantor's default, and that Elevate Law Group, as Trustee, by virtue of its powers under ORS 86.752 and by virtue of the Grantor's default, has elected and hereby elects to foreclose the above-referenced *Trust Deed* by advertisement and sale pursuant to ORS 86.705 to 86.795 in order to satisfy the Grantor's obligations secured by the *Trust Deed*. All right, title, and interest in the said described property which the Grantor had, or had power to convey, at the time of execution of the *Trust Deed*, together with any interest the Grantor or its successors in interest acquired after execution of the *Trust Deed* shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the *Trust Deed* and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The default for which foreclosure is made is (1) the Grantor's failure to pay the entire balance of principal, interest, and costs to the Beneficiary, such default beginning March 2, 2024, and continuing through the date of this *Notice*; (2) failure to pay taxes assessed against the property; and (3) any defaults or breaches occurring after the date of this document. The current balance of payments now due is approximately **\$3,636,429.41** together with any default in payment of taxes due, periodic adjustments to the payment amount, any further sums advanced by the beneficiaries to protect the property or its interest therein, additional costs and attorney fees as provided by law and contract, and prepayment penalties/premiums, if any, together with defaulted amounts owed to senior lienholders.

The total necessary to cure default in payments to date is \$2,516,584, plus interest through June 25, 2024, in the amount of \$1,119,845.41, plus all interest continuing to accrue at the rate of 12% per annum (\$827.37 per diem) from and after June 25, 2024, plus accrued costs and attorney fees, plus payment of outstanding property taxes.

Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next thirty (30) days. Please contact the successor trustee, Elevate Law Group through Sean C. Glinka, to obtain a "reinstatement" and/or "payoff" quote prior to remitting funds.

By reason of the described default the Beneficiaries have declared all sums owing on the obligation secured by the *Trust Deed* due and payable. The amount required to discharge this lien in its entirety to date is \$3,636,429.41.

Said sale shall be held at 11:00 a.m. on Friday, November 20, 2026, in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771(7) shall occur at the following designated place:

Front steps of the Columbia County Circuit Courthouse, located at 230 Strand Street, St. Helens, Columbia County, Oregon.

Other than as shown of record, neither the said Beneficiaries nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the described

real property subsequent to the interest of the trustee in the *Trust Deed*, or of any successor(s) in interest to the Grantor or of any lessee or other person in possession of or occupying the property, except: N/A.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for sale, to have this foreclosure proceeding dismissed and the *Trust Deed* reinstated by payment to the Beneficiaries 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(s) of the *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 ORS 86.778.

The mailing address of the trustee is Elevate Law Group, Attn.: Sean C. Glinka, 6000 Meadows Road, Suite 450, Lake Oswego, Oregon 97035; the telephone number of the trustee is 503-417-0500.

NOTICE:

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.

Remainder of Page Intentionally Blank

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

That certain parcel of land situate in Section 22, Township 8 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at the one-quarter section corner of Sections 22 and 23, Township 8 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence South 89°37'00" West 2258.80 feet to the true Point of Beginning; thence North 00°04'00" West 1148.00 feet; thence South 89°37'00" West 960.00 feet; thence South 00°04'00" East 1148.00 feet; thence North 89°37'00" East 960.00 feet to the true Point of Beginning.

4904-0232-0311, v. 1