

42481

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by James M. Hoblitzell and Sharon R. Hoblitzell, husband and wife, as grantor, to William Ganong, Jr., First Federal Savings & Loan Association of Klamath Falls, Oregon, a Federal Corporation, as trustee, to secure certain obligations in favor of Falls, Oregon, a Federal Corporation, as beneficiary, dated June 14, 1972, recorded June 15, 1972, in the mortgage records of Klamath County, Oregon, in book M-72 at page 6484, or as file number (indicate which), covering the following described real property situated in said county and state, to-wit:

Lots 13 and 14 in Block 20, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly payment of \$120.00 due on December 20, 1976	Monthly payment of \$120.00 due on August 20, 1977
Monthly payment of \$120.00 due on January 20, 1977	Monthly payment of \$120.00 due on September 20, 1977
Monthly payment of \$120.00 due on February 20, 1977	Monthly payment of \$120.00 due on October 20, 1977
Monthly payment of \$120.00 due on March 20, 1977	Monthly payment of \$120.00 due on November 20, 1977
Monthly payment of \$120.00 due on April 20, 1977	
Monthly payment of \$120.00 due on May 20, 1977	
Monthly payment of \$120.00 due on June 20, 1977	
Monthly payment of \$120.00 due on July 20, 1977	

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

Principal sum of	\$13,308.23
Taxes	459.01
Insurance	178.00
Reserve Shortages	78.17
Interest to 12/1/77 at 9½%	<u>1,171.54</u>
	\$15,194.95

Plus interest at the rate of 9.5% per annum thereafter until paid

A notice of default and election to sell and to foreclose was duly recorded December 5, 1977, in book M-77 at page 23575 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 14th day of April, 1978, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the law office of William L. Sisemore, 540 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, 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 85.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, December 5, 1977

Successor Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of February A.D., 1978 at 9:31 o'clock A.M., and duly recorded in Vol. M78, of Mortgages on Page 1922.

FEE \$3.00

WM. D. MILNE, County Clerk

By Penelope L. Block Deputy

Return to
 William L. Sisemore
 540 Main Street
 Klamath Falls, Ore.