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2015-010474

Klamath County, Oregon 09/22/2015 12:55:08 PM

Fee: \$57.00

## NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from:
RANDY L. HILL AND RAMONA ROYAL,
NOT AS TENANTS IN COMMON BUT
WITH RIGHTS OF SURVIVORSHIP,
Granter

COMPANY

Grantor
To:
FIRST AMERICAN TITLE INSURANCE

After recording return to:

FIRST AMERICAN TITLE INSURANCE COMPANY c/o TRUSTEE CORPS 17100 Gillette Ave Irvine, CA 92614

TS No. OR05000066-15-1

APN R433276/R-3809-019AD-01500-000

TO No 8541175

Reference is made to that certain Trust Deed made by RANDY L. HILL AND RAMONA ROYAL, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP as Grantor, to FIRST AMERICAN TITLE INSURANCE as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, Beneficiary of the security instrument, its successors and assigns, dated as of January 28, 2008 and recorded January 28, 2008 in the records of Klamath County, Oregon as Instrument No. 2008-001125 and beneficial interest assigned to **Green Tree Servicing LLC** by assignment dated October 13, 2014 and recorded October 21, 2014 as Instrument Number 2014-011007 covering the following described real property situated in the above-mentioned county and state, to wit

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LOTS 5 AND LOT 6, BLOCK 15 OF CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by Grantor or other person owing an obligation, performance of which is secured by the Trust Deed or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is Grantor's failure to pay when due the following sums:

1. The total monthly late charges in the amount of \$319.40 and total monthly payment(s) in the amount of \$20,822.26 beginning August 1, 2014, as follows:

10,152.52 = 7 monthly payment(s) at 1,450.36

6,000.52 = 4 monthly payment(s) at 1,500.13

3,057.26 = 2 monthly payment(s) at 1,528.63

\$1,611.96 = 1 monthly payment(s) at \$1,611.96

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable totaling **\$214,795.55**, said sums being the following:

- Principal balance of \$195,464.64 and accruing interest as of September 21, 2015, per annum, from July 1, 2014 until paid.
- 2. \$14,026.98 in interest
- 3. \$319.40 in late charges
- 4. \$2,524.53 in negative escrow balance
- 5. \$1,435.00 in corporate advances
- 6. \$1,025.00 in foreclosure fees and costs
- 7. Together with title expenses, costs, Trustees fees and attorney fees incurred here in by reason of said default and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest there in.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following, to- wit: failed to pay payments which became due

Notice hereby is given that the Beneficiary and Trustee, by reason of default, have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys.

The Sale will be held at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, on January 29, 2016 at the following place: on the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, OR 97601

Other than as shown of record, neither the Beneficiary nor the Trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property except: **NONE** 

Notice is further given that any person named in ORS 86.753 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), together with costs, Trustee's and attorney's fees, 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, 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.

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TO No 8541175

In construing this notice, the singular gender 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.

By: (aux) FIRST AMERICAN TITLE INSURANCE COMPANY

By: (aux) FIRST RADIA

Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF		CALIFORNI	<u> </u>		₩.		// 1	
COUNTY OF		ORANGE			1		( )	T.
On	SEP 2	1 2015	before me,	K ROBE	RSON	nota	nopul	olic
personally ap			aurier.	TTVAC	<i>a</i>	, wno ;	proved to me	e on the basis
of satisfactory	eviden	ce to be the	person whose name	is subscribed to	the within	instrumen <sup>4</sup>	t and acknov	vledged to me
			in his/her authorized					
person, or the	entity u	pon behalf	of which the person a	cted, executed t	he instrum	ent.		
			47.7	W 16.	CALIFI	DRNIA		
I certify under	PENAL	TY OF PER	RJURY under the law	s of the State of				that the

foregoing paragraph is true and correct.

Notary Public Signature

K. ROBERSON
Commission # 1975885
Notary Public - California
Orange County
My Comm. Expires May 19, 2016

FIRST AMERICAN TITLE INSURANCE COMPANY c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300

FOR SALE INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Website for Trustee's Sale Information; www.insourcelogic.com

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.



Grantor:

## CERTIFICATE OF COMPLIANCE STATE OF OREGON FORECLOSURE AVOIDANCE PROGRAM

Roger Bains
For Malcolm & Cisneros, For Green Tree Servicing LLC
2112 Business Center Drive
Irvine, CA 92612

7/28/2015

Beneficiary:	GREEN TREE SERVICING LLC -						
Property Address:	325 RICKENBACKER AVENUE KLAMATH FALLS, OR 97601						
Instrument / Recording No.  Date / County	Instrument Number: 2008-001125 Recording Number: 2008-001125 Loan Number: 62269430 1/28/2008 Klamath						
Case Number	BI-150610-1919						
1. The Service Provider hereby certifies that:  The beneficiary and/or its agent complied with the requirements of Oregon Laws 2013, Chapter 304, sections 2, 3, and 4: or  The grantor did not pay the required fee by the deadline.  2. On this date, I mailed the original certificate to the beneficiary and provided a copy to the grantor and the Attorney General electronically or by mail.  DATED this 28 day of 30, 2015.  Compliance Officer, Oregon Foreclosure Avoidance Program  STATE OF OREGON ) ss.  County of Multnomah							
	July 18th 15. April Miptis						
The foregoing instrument was acknowledged before me on JULY 2015, by APYII U							
as Compliance Officer of Mediation Case Manager							
OFFICIAL STAMP NICOLE MILLER NOTARY PUBLIC-OREG COMMISSION NO. 9 402 MY COMMISSION EXPIRES JUNE	on 200   1010110119						

RANDY L. HILL & RAMONA ROYAL