

2017-000061

Klamath County, Oregon

01/05/2017 09:24:00 AM

Fee: \$107.00

NOTICE OF POSTPONEMENT OF TRUSTEE'S SALE

S&S #:16-118748

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, SHAPIRO & SUTHERLAND, LLC had recorded a Notice of Default and Election to Sell on June 17 16, 2016, establishing the date, time and location of the Trustee's Sale as November 2, 2016, at the hour of 10:00AM, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon. On November 2, 2016 the Trustee, SHAPIRO & SUTHERLAND, LLC, appeared and continued the scheduled Trustee's Sale by oral proclamation to December 5, 2016 at the hour of 10:00AM, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon. On December 5, 2016 the Trustee, SHAPIRO & SUTHERLAND, LLC, appeared and continued the scheduled Trustee's Sale by oral proclamation to January 5, 2017 at the hour of 10:00AM, at which time the trustee will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Located in KLAMATH COUNTY, OREGON:

The Easterly 120 feet of Lot 4 and the Easterly 120 Feet of the Northerly 7 feet of Lot 3, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as: 5420 Maryland Avenue Klamath Falls, OR 97603

which is the subject of that certain Deed of Trust dated March 18, 2011, recorded March 23, 2011 in the mortgage records of Klamath County, Oregon, as Vol. 2011 at Page 003921, records of Klamath County, Oregon, Ralph N McKim and Vicki M McKim, as tenants by the entirety, as grantor to AmeriTitle, as trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Sterling Savings Bank, its successors and assigns, as Beneficiary. Wells Fargo Bank, N.A., fka Wells Fargo Home Mortgage, Inc., fka Norwest Mortgage, Inc. is the present Beneficiary as defined by ORS 86.705(2).

A list of the persons this Notice was sent to is attached hereto as exhibit "A".

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: SHAPIRO & SUTHERLAND, LLC, is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

The Successor Trustee, Shapiro & Sutherland, LLC, has authorized the undersigned Attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(9).

Shapiro & Sutherland, LLC
Successor Trustee

Dated: 12/5/2016

By: [Signature]

Kelly D. Sutherland

OSB # B78575

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

SUBSCRIBED AND SWORN to before me this 5th day of December,
2016, by Kelly D. Sutherland, Successor Trustee

[Signature]
Notary Public for Washington
My commission expires March 19, 2019

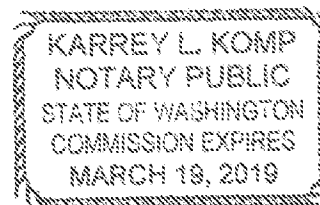


EXHIBIT "A"

Ralph N. McKim
5420 Maryland Ave
Klamath Falls, OR 97603

Ralph N. McKim
a/k/a Ralph Noel McKim
13925 Briarwood Drive
Ocean Springs, MS 39565

Ralph N. McKim
a/k/a Ralph Noel McKim
1712 Sargent Avenue
Klamath Falls, OR 97601

Vicki M. McKim
5420 Maryland Ave
Klamath Falls, OR 97603

Vicki M. McKim
a/k/a Vicki Maureen McKim
13925 Briarwood Drive
Ocean Springs, MS 39565

Vicki M. McKim
a/k/a Vicki Maureen McKim
1712 Sargent Avenue
Klamath Falls, OR 97601

SHAPIRO & SUTHERLAND, LLC

DECLARATION OF MAILING - NOTICE OF POSTPONEMENT

I, Evelyn T, state that I am now and at all time herein mentioned was a citizen of the United States and over the age of eighteen years, and not the beneficiary or his successors in interest named in the attached original Notice of Postponement.

That at the direction and under the supervision of the Trustee I gave notice of default under the terms of the Deed of Trust identified in the attached Notice of Postponement by mailing a copy thereof by first class mail and by mailing a copy certified mail with return receipt requested to each of the following named persons as the grantor or any successor in interest in the property described in said Deed of Trust at their respective addresses, to-wit:

Ralph N. McKim
5420 Maryland Ave
Klamath Falls, OR 97603

Ralph N. McKim
a/k/a Ralph Noel McKim
13925 Briarwood Drive
Ocean Springs, MS 39565

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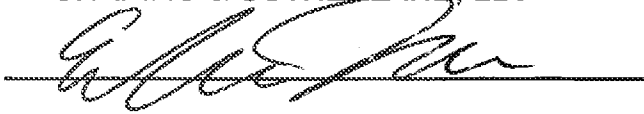
Vicki M. McKim
a/k/a Vicki Maureen McKim
13925 Briarwood Drive
Ocean Springs, MS 39565

Vicki M. McKim
a/k/a Vicki Maureen McKim
1712 Sargent Avenue
Klamath Falls, OR 97601

Each of the notices so mailed was a true copy of the original Notice of Postponement, each copy was contained in a sealed envelope, with postage therein fully prepaid, and was deposited by me in a United States post office on December 12, 2016.

SHAPIRO & SUTHERLAND, LLC

Declarant



S&S #: 16-118748

NOTICE OF POSTPONEMENT OF TRUSTEE'S SALE

S&S #:16-118748

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, SHAPIRO & SUTHERLAND, LLC had recorded a Notice of Default and Election to Sell on June 17 16, 2016, establishing the date, time and location of the Trustee's Sale as November 2, 2016, at the hour of 10:00AM, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon. On November 2, 2016 the Trustee, SHAPIRO & SUTHERLAND, LLC, appeared and continued the scheduled Trustee's Sale by oral proclamation to December 5, 2016 at the hour of 10:00AM, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon at which time the trustee will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Located in KLAMATH COUNTY, OREGON:

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A list of the persons this Notice was sent to is attached hereto as exhibit "A".

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: SHAPIRO & SUTHERLAND, LLC, is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

The Successor Trustee, Shapiro & Sutherland, LLC, has authorized the undersigned Attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(9).

Shapiro & Sutherland, LLC
Successor Trustee

Dated: 11/11/2016

By: *[Signature]*

Cara Richter

OSB # 094855

STATE OF WASHINGTON)
COUNTY OF CLARK) SS.

SUBSCRIBED AND SWORN to before me this 11th day of November, 2016, by *Cara J. Richter, Successor Trustee*.

Karrey L. Komp
Notary Public for Washington
My commission expires March 19, 2019

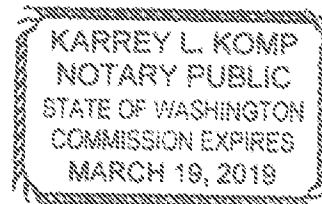


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1712 Sargent Avenue
Klamath Falls, OR 97601

SHAPIRO & SUTHERLAND, LLC

DECLARATION OF MAILING - NOTICE OF POSTPONEMENT

I, Erwin Torkona state that I am now and at all time herein mentioned was a citizen of the United States and over the age of eighteen years, and not the beneficiary or his successors in interest named in the attached original Notice of Postponement.

That at the direction and under the supervision of the Trustee I gave notice of default under the terms of the Deed of Trust identified in the attached Notice of Postponement by mailing a copy thereof by first class mail and by mailing a copy certified mail with return receipt requested to each of the following named persons as the grantor or any successor in interest in the property described in said Deed of Trust at their respective addresses, to-wit:

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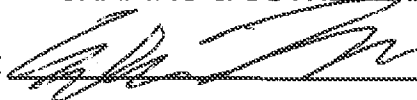
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1712 Sargent Avenue
Klamath Falls, OR 97601

Each of the notices so mailed was a true copy of the original Notice of Postponement, each copy was contained in a sealed envelope, with postage therein fully prepaid, and was deposited by me in a United States post office on November 11, 2016.

SHAPIRO & SUTHERLAND, LLC

Declarant

 11/11/16

S&S #: 16-118748