

RECORDING COVER SHEET
Pursuant to ORS 205.234

2018-015028

Klamath County, Oregon

12/17/2018 09:44:01 AM

Fee: \$192.00

After recording return to:

Janaya L. Carter, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
Phone: (503) 946-6558
TS NO.: 18-51502

1. AFFIDAVIT OF MAILING – (s)
2. AFFIDAVIT OF MAILING – TRUSTEE’S NOTICE OF SALE
3. TRUSTEE’S NOTICE OF SALE & DANGER NOTICE
4. PROOF OF SERVICE
5. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed:
SANDY J. MUNDY

Beneficiary:

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as servicer for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0113285-01


T.S. No.: 18-51502

Loan No.: 0578187981

STATE OF California }
COUNTY OF Orange

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at 9620 Ridgehaven Court, Suite A, San Diego, CA 92123; by iMailTracking, LLC acting on behalf of Law Offices of Les Zieve and that on 8/9/2018, (s)he caused to be mailed copies of the document titled Notice of Sale, Tenant Notice and Danger Notice via certified or registered mail and first class mail with postage prepaid, and that such envelope was sealed and deposited in the mail and addressed to the person(s) in attached Exhibit "A".

I declare under penalty of perjury that the foregoing is true and correct.

X 
Irving Carrillo

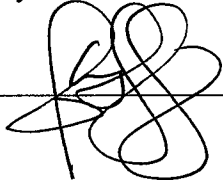
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On AUG 14 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Irving Carrillo, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

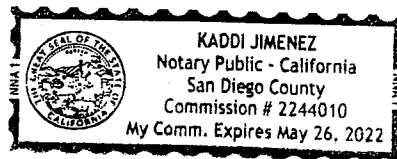


Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: OROCC

Attachment: 0113285-01 000 20180809 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024871239479
2

Occupant

Address Line 1/3

1100 MITCHELL STREET

Address Line 2/4

KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: OROCC

Attachment: 0113285-01 000 20180809 Zieve000336

Postal Number Sequence Recipient Name

Address Line 1/3

Address Line 2/4

71969002484052593325

1 Occupant

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0113286-01


T.S. No.: 18-51502

Loan No.: 0578187981

STATE OF California }
COUNTY OF Orange

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at 9620 Ridgehaven Court, Suite A, San Diego, CA 92123; by iMailTracking, LLC acting on behalf of Law Offices of Les Zieve and that on 8/9/2018, (s)he caused to be mailed copies of the document titled Notice of Sale, Tenant Notice and Danger Notice via certified or registered mail and first class mail with postage prepaid, and that such envelope was sealed and deposited in the mail and addressed to the person(s) in attached Exhibit "A".

I declare under penalty of perjury that the foregoing is true and correct.

X 
Irving Carrillo

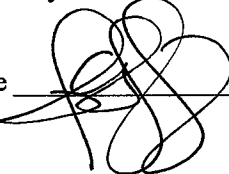
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On AUG 14 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Irving Carrillo, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

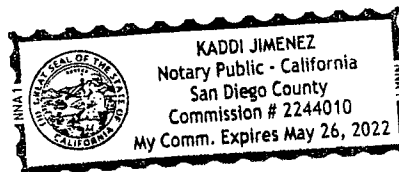


Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORNTSHO

Attachment: 0113286-01 000 20180809 Zieve000336

Postal Number Sequence Recipient Name

Address Line 1/3

Address Line 2/4

(11)9690024871239486
2

SANDY J. MUNDY

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

(11)9690024871239493
4

SANDY J. MUNDY

36160 HIGHWAY 140

BEATTY, OR 97621-9705

(11)9690024871239509
6

SPOUSE OF SANDY J. MUNDY

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

(11)9690024871239516
8

SPOUSE OF SANDY J. MUNDY

36160 HIGHWAY 140

BEATTY, OR 97621-9705

(11)9690024871239523
10

SPOUSE OF SANDY J. MUNDY

PO BOX 2073

KLAMATH FALLS, OR 97601

(11)9690024871239530
12

SANDY J. MUNDY

PO BOX 2073

KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORNTSHO

Attachment: 0113286-01 000 20180809 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484052593578	1	SANDY J. MUNDY	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
71969002484052593608	3	SANDY J. MUNDY	36160 HIGHWAY 140	BEATTY, OR 97621-9705
71969002484052593615	5	SPOUSE OF SANDY J. MUNDY	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
71969002484052593639	7	SPOUSE OF SANDY J. MUNDY	36160 HIGHWAY 140	BEATTY, OR 97621-9705
71969002484052593653	9	SPOUSE OF SANDY J. MUNDY	PO BOX 2073	KLAMATH FALLS, OR 97601
71969002484052593677	11	SANDY J. MUNDY	PO BOX 2073	KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORRES

Attachment: 0113287-01 000 20180809 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024871239547
2

Residential Tenants

Address Line 1/3

1100 MITCHELL STREET

Address Line 2/4

KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORRES

Attachment: 0113287-01 000 20180809 Zieve000336

Postal Number Sequence Recipient Name

Address Line 1/3

Address Line 2/4

71969002484052593691

1 Residential Tenants

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0117178-01

T.S. No.: 18-51502

Loan No.: 0578187981

STATE OF California }
COUNTY OF Orange

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at 9620 Ridgehaven Court, Suite A, San Diego, CA 92123; by iMailTracking, LLC acting on behalf of Law Offices of Les Zieve and that on 11/8/2018, (s)he caused to be mailed copies of the document titled OR Appointment of Trustee mailing via certified or registered mail and first class mail with postage prepaid, and that such envelope was sealed and deposited in the mail and addressed to the person(s) in attached Exhibit "A".

I declare under penalty of perjury that the foregoing is true and correct.

X

Jacob Smith

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

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

NOV 13 2018

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Jacob Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

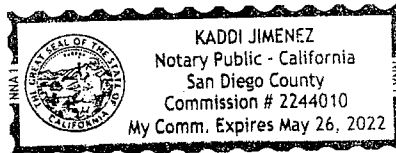


Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORAOTS

Attachment: 0117178-01 000 20181108 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024874108314	2	SANDY J. MUNDY	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
(11)9690024874108321	4	Occupant	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
(11)9690024874108338	6	Residential Tenants	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
(11)9690024874108345	8	SANDY J. MUNDY	36160 HIGHWAY 140	BEATTY, OR 97621-9705
(11)9690024874108352	10	SPOUSE OF SANDY J. MUNDY	1100 MITCHELL STREET	KLAMATH FALLS, OR 97601
(11)9690024874108369	12	SPOUSE OF SANDY J. MUNDY	36160 HIGHWAY 140	BEATTY, OR 97621-9705
(11)9690024874108376	14	SPOUSE OF SANDY J. MUNDY	PO BOX 2073	KLAMATH FALLS, OR 97601
(11)9690024874108383	16	SANDY J. MUNDY	PO BOX 2073	KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORAOTS

Attachment: 0117178-01 000 20181108 Zieve000336

Postal Number Sequence Recipient Name

Address Line 1/3

Address Line 2/4

71969002484053734680

1

SANDY J. MUNDY

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

71969002484053734697

3

Occupant

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

71969002484053734703

5

Residential Tenants

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

71969002484053734710

7

SANDY J. MUNDY

36160 HIGHWAY 140

BEATTY, OR 97621-9705

71969002484053734727

9

SPOUSE OF SANDY J. MUNDY

1100 MITCHELL STREET

KLAMATH FALLS, OR 97601

71969002484053734734

11

SPOUSE OF SANDY J. MUNDY

36160 HIGHWAY 140

BEATTY, OR 97621-9705

71969002484053734741

13

SPOUSE OF SANDY J. MUNDY

PO BOX 2073

KLAMATH FALLS, OR 97601

71969002484053734758

15

SANDY J. MUNDY

PO BOX 2073

KLAMATH FALLS, OR 97601

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE PER ORS 205.234**

Original Beneficiary Name:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary Name:

Bank of New York Mellon FKA The Bank of New York, as Trustee for the
Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-39CB,
Mortgage Pass-Through Certificates, Series 2006-39CB

Trustor Name:

SANDY J. MUNDY

Original Trustee Name:

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON

Original trust deed recorded:

8/24/2006, as Document No.: 2006-017097

TS NO. 18-51502

After recording return to:

Amy F. Harrington, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
(503) 946-6558

RECORDING COVER SHEET

TRUSTEE'S NOTICE OF SALE

TS NO.: 18-51502

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by SANDY J. MUNDY as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/18/2006, recorded 8/24/2006, in mortgage records of Klamath County, Oregon Document No. 2006-017097 in Book N/A Page N/A., the subject Deed of Trust was modified by Loan Modification Agreement dated 5/18/2011, all covering the following described real property situated in said County and State, to-wit:

LOT 1, BLOCK 300, DARROW 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 street address or other common designation, if any for the real property described above is purported to be:
**1100 MITCHELL STREET
KLAMATH FALLS, OR 97601**

The Tax Assessor's Account ID for the Real Property is purported to be: **R-3809-033DA-10600-000 / R614990**

Both the beneficiary and the trustee, Amy F. Harrington, Attorney at Law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their 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 the foreclosure is made is:

The monthly installment of principal and interest which became due on 3/1/2017, late charges, and all subsequent monthly installments of principal and interest.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

The amount required to cure the default in payments to date is calculated as follow as of 6/30/2018:

From: 3/1/2017

Total of past due payments: \$12,346.02

Additional charges (Taxes, Insurance, Legal Fees, Other): \$1,941.00

Unapplied Balance: (\$662.46)

Trustee's Fees and Costs: \$1,573.47

Total necessary to cure: \$15,198.03

Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Amy F. Harrington, Attorney at Law, to obtain a "reinstatement" and or "payoff" quote prior to remitting funds.

By reason of said default the beneficiary has 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 as of 6/30/2018 was: **\$113,536.99**

Said sale shall be held at the hour of **1:00 PM** on **12/17/2018** 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 Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601

Other than as shown of record, neither the said beneficiary nor the said trustee have 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(s) in interest to the grantors 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 86.778 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 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(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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778.

The mailing address of the trustee is:
Amy F. Harrington, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
(503) 946-6558

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

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.

Dated: 8.6.18

Amy F. Harrington, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP

Signature By: _____

Amy F. Harrington

NOTICE:
YOU ARE IN DANGER OF LOSING
YOUR PROPERTY IF YOU DO NOT TAKE ACTION IMMEDIATELY

This notice is about your mortgage loan on your property at:
1100 MITCHELL STREET
KLAMATH FALLS, OR 97601

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have to pay as of 6/30/2018 to bring your mortgage loan current was \$15,198.03. (See enclosed Notice of Sale for additional details regarding this amount.) The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (503) 946-6558 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to:

Amy F. Harrington, Attorney at Law
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
(503) 946-6558

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF YOU DO NOT TAKE
ACTION**

Sale Date: 12/17/2018 Time: 1:00 PM

Place: Front Steps of the Klamath County Circuit Court, 316 Main Street, Klamath Falls,
OR 97601

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing at 800-365-7107 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at **800-SAFENET (800-723-3638)**. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at **503-684-3763** or toll-free in Oregon at **800-452-7636** or you may visit its website at: **www.osbar.org**. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to **<http://www.oregonlawhelp.org>**

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: 8.6.18

Trustee Name: Amy F. Harrington, Attorney at Law

Trustee Signature: _____

Amy F. Harrington, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP

Trustee telephone number: 503-946-6558

1850502 / MUNDY
ASAP# 4666836

LESZIEVE

AFFIDAVIT OF POSTING

STATE OF OREGON

County of Klamath

ss.

I, Robert Bolenbaugh, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the Trustee's Notice of Sale and Notice to Residential Tenants upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

**1100 Mitchell Street
Klamath Falls, OR 97601**

As follows:

On 08/15/2018 at 2:11 PM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.774 (1)(b)(A).

On 08/17/2018 at 4:38 PM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.774 (1)(b)(B).

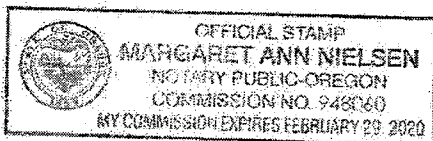
On 08/24/2018 at 9:32 AM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.774 (1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 30th day of August, 2018
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

X *[Signature]*
Robert Bolenbaugh
Nationwide Process Service, Inc.
300 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



339287

1850502 / MUNDY
ASAP# 4666836

LESZIEVE

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Klamath

ss.

I, Robert Bolenbaugh, being first duly sworn, depose and say that I am a competent person over the age of 18 years of age or older. On August 28, 2018, I mailed a copy of the Trustee's Notice of Sale and Notice to Residential Tenants, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.774(1)(b)(C).

The envelope was addressed as follows:

**OCCUPANT
1100 Mitchell Street
Klamath Falls, OR 97601**

This mailing completes service upon an occupant at the above address with an effective date of **08/15/2018** as calculated pursuant to ORS 86.774 (1)(c).

I declare under the penalty of perjury that the above statement is true and correct.

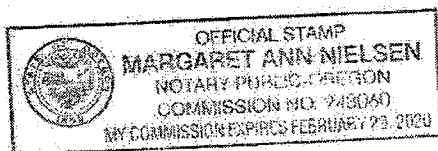
SUBSCRIBED AND SWORN BEFORE ME
this 28th day of AUGUST, 2018
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

[Signature]
Robert Bolenbaugh
Nationwide Process Service, Inc.
300 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



339207



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

I, Pat Bergstrom, Legal Specialist, 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 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#18545 SALE

TS#1850502 MUNDY

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:

08/28/2018 09/04/2018 09/11/2018 09/18/2018

Total Cost: \$1610.36

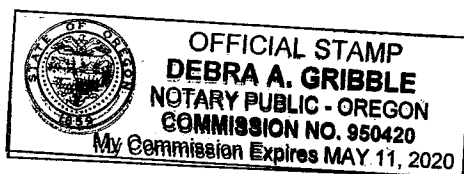
Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
18th day of September in the year of 2018

Debra A. Gribble

Notary Public of Oregon

My commission expires on May 11, 2020



TRUSTEE'S NOTICE OF SALE TS NO.: 18-51502

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by SANDY J. MUNDY as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC. ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/18/2006, recorded 8/24/2006, in mortgage records of Klamath County, Oregon Document No. 2006-017097 in Book N/A Page N/A, the subject Deed of Trust was modified by Loan Modification Agreement dated 5/18/2011, all covering the following described real property situated in said County and State, to-wit: LOT 1, BLOCK 300, DARROW 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 street address or other common designation, if any for the real property described above is purported to be: 1100 MITCHELL STREET KLAMATH FALLS, OR 97601 The Tax Assessor's Account ID for the Real Property is purported to be: R-3809-033DA-10600-000 / R614990

Both the beneficiary and the trustee, Amy F. Harrington, Attorney at Law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their 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 the foreclosure is made is: The monthly installment of principal and interest which became due on 3/1/2017, late charges, and all subsequent monthly installments of principal and interest. You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges. Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance. Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents. The amount required to cure the default in payments to date is calculated as follow as of 6/30/2018: From: 3/1/2017 Total of past due payments: \$12,346.02 Additional charges (Taxes, Insurance, Legal Fees, Other): \$1,941.00 Unapplied Balance: (\$662.46) Trustee's Fees and Costs: \$1,573.47 Total necessary to cure: \$15,198.03 Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Amy F. Harrington, Attorney at Law, to obtain a "reinstatement" and or "payoff quote prior to remitting funds.

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By reason of said default the beneficiary has 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 as of 6/30/2018 was: \$113,536.99 Said sale shall be held at the hour of 1:00 PM on 12/17/2018 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 Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601 Other than as shown of record, neither the said beneficiary nor the said trustee have 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 (s) in interest to the grantors 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 86.778 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 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(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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778. The mailing address of the trustee is: Amy F. Harrington, Attorney at Law c/o Zieve, Brodnax and Steele, LLP One World Trade Center 121 Southwest Salmon Street, 11th Floor Portland, OR 97204 (503) 946-6558

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. 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. Dated: August 6, 2018 Amy F. Harrington, Attorney at Law c/o Zieve, Brodnax and Steele, LLP
Signature By: Amy F. Harrington A-4666836
08/28/2018, 09/04/2018, 09/11/2018, 09/18/2018
#18545 August 28, September 04, 11, 18, 2018.