

**RECORDING COVER SHEET**  
**Pursuant to ORS 205.234**

**2019-002075**

**Klamath County, Oregon**

**03/07/2019 12:08:01 PM**

**Fee: \$227.00**

**After recording return to:**

Zieve, Brodnax & Steele, LLP  
One World Trade Center  
121 Southwest Salmon Street, 11<sup>th</sup> Floor  
Portland, OR 97204  
Phone: (503) 946-6558  
TS NO.: 18-53028

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:**  
SHERRIE A PIERCE

**Beneficiary:**  
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**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 0117360-01


T.S. No.: 18-53028

Loan No.: 0001800686

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 11/14/2018, (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   
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

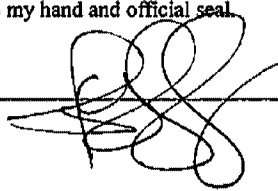
NOV 19 2018

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 \_\_\_\_\_



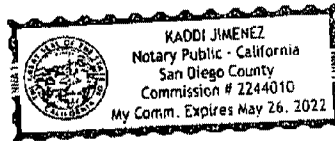


Exhibit A to Declaration of Mailing

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

Postal Class: First Class

Type of Mailing: ORNTSHO

Attachment: 0117360-01 000 20181114 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024874239902 2 SHERRIE A PIERCE

Address Line 1/3

5543 COTTAGE AVE

Address Line 2/4

KLAMATH FALLS, OR 97603

(11)9690024874239919 4 SHERRIE BENNETT

5543 COTTAGE AVE

KLAMATH FALLS, OR 97603

Exhibit A to Declaration of Mailing

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

Sender:

Postal Class: Electronic - Ret

Type of Mailing: ORNTSHO

Attachment: 0117360-01 000 20181114 Zieve000336

Postal Number Sequence Recipient Name

71969002484053796367  
1

SHERRIE A PIERCE

Address Line 1/3

5543 COTTAGE AVE

Address Line 2/4

KLAMATH FALLS, OR 97603

71969002484053796381  
3

SHERRIE BENNETT

5543 COTTAGE AVE

KLAMATH FALLS, OR 97603

# AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0117359-01


T.S. No.: 18-53028

Loan No.: 0001800686

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 11/14/2018, (s)he caused to be mailed copies of the document titled Notice of Sale and Tenant 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   
Jacob Smith

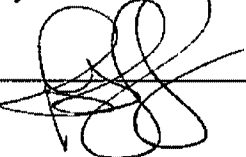
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On NOV 19 2018 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 

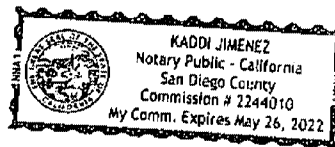


Exhibit A to Declaration of Mailing

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

Postal Class: First Class

Type of Mailing: ORRES

Attachment: 0117359-01 000 20181114 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024874239889  
2 Residential Tenants

Address Line 1/3

5543 COTTAGE AVE

Address Line 2/4

KLAMATH FALLS, OR 97603

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:	0117359-01 000 20181114 Zieve000336	
Postal Number	Sequence Recipient Name	Address Line 1/3
71969002484053796343	Residential Tenants	5543 COTTAGE AVE
1		Address Line 2/4
		KLAMATH FALLS, OR 97603

# AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0117358-01

T.S. No.: 18-53028

Loan No.: 0001800686

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 11/14/2018, (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   
Jacob Smith

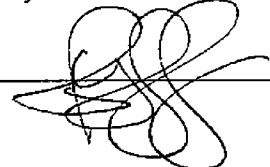
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On NOV 19 2018 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 

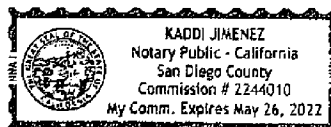




Exhibit A to Declaration of Mailing

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

Sender:

Postal Class: First Class

Type of Mailing: OROCC

Attachment: 0117358-01 000 20181114 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024874239858  
2 Occupant

Address Line 1/3

5543 COTTAGE AVE

Address Line 2/4

KLAMATH FALLS, OR 97603

Exhibit A to Declaration of Mailing

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

Sender:

Postal Class: Electronic - Ret

Type of Mailing: OROCC

Attachment: 0117358-01 000 20181114 Zieve000336

Postal Number Sequence Recipient Name

71969002484053796312

Occupant

Address Line 1/3

5543 COTTAGE AVE

Address Line 2/4

KLAMATH FALLS, OR 97603

# AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0118115-01


T.S. No.: 18-53028

Loan No.: 0001800686

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 12/3/2018, (s)he caused to be mailed copies of the document titled Notice of Sale and Tenant 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   
Jacob Smith

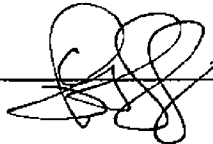
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On DEC 06 2018 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 

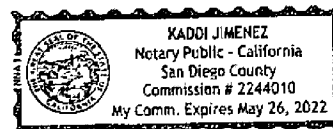


Exhibit A to Declaration of Mailing

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

Sender:

Postal Class: First Class

Type of Mailing: ORNTS

Attachment: 0118115-01 000 20181201 Zieve000338

Postal Number Sequence Recipient Name

(11)9660024874957035  
2

ENTERPRISE IRRIGATION DISTRICT

Address Line 1/3

3939 SOUTH SIXTH STREET # 325

Address Line 2/4

KLAMATH FALLS, OR 97603

Exhibit A to Declaration of Mailing

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

Postal Class: Electronic - Rat

Type of Mailing: ORNTS

Attachment: 0118115-01 000 20181201 Zieve000336

Postal Number Sequence Recipient Name

71969002484054004669

1

ENTERPRISE IRRIGATION DISTRICT

Address Line 1/3

3939 SOUTH SIXTH STREET # 325

Address Line 2/4

KLAMATH FALLS, OR 97603

# AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0118602-01


T.S. No.: 18-53028

Loan No.: 0001800686

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 12/12/2018, (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.

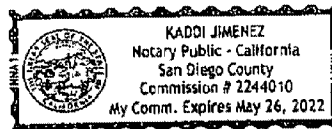
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On DEC 14 2018 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:** 0118602-01 000 20181212 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024875224648	2	SHERRIE A PIERCE	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
(11)9690024875224655	4	Occupant	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
(11)9690024875224662	6	Residential Tenants	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
(11)9690024875224679	8	SHERRIE BENNETT	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
(11)9690024875224686	10	ENTERPRISE IRRIGATION DISTRICT	3939 SOUTH SIXTH STREET # 325	KLAMATH FALLS, OR 97603

Exhibit A to Declaration of Mailing

Postal Class:	Electronic - Ret	Sender:	Law Offices Of Les Zieve 30 Corporate Park Drive, Suite 450 Irvine CA 92606
Type of Mailing:	ORAOTS		
Attachment:	0118602-01 000 20181212 Zieve000336		
Postal Number	Sequence Recipient Name	Address Line 1/3	Address Line 2/4
71969002484054132393 1	SHERRIE A PIERCE	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484054132416 3	Occupant	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484054132430 5	Residential Tenants	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484054132447 7	SHERRIE BENNETT	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484054132461 9	ENTERPRISE IRRIGATION DISTRICT	3939 SOUTH SIXTH STREET # 325	KLAMATH FALLS, OR 97603



# AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0122042-01

T.S. No.: 18-53028

Loan No.: 0001800686

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 2/19/2019, (s)he caused to be mailed copies of the document titled Notice of Sale Postponement Letter 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.

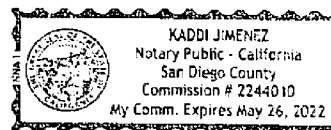
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On FEB 22 2019 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**

<b>Sender:</b>		Law Offices Of Les Zieve	
		30 Corporate Park Drive, Suite 450	
		Irvine CA 92606	
<b>Postal Class:</b>	<b>First Class</b>		
<b>Type of Mailing:</b>	<b>ORPPLTR</b>		
<b>Attachment:</b> 0122042-01 000 20190215 Zieve000336			
<b>Postal Number</b>	<b>Sequence</b>	<b>Recipient Name</b>	<b>Address Line 1/3</b>
(11)9690024877727086	2	ENTERPRISE IRRIGATION DISTRICT	3939 SOUTH SIXTH STREET # 325
			KLAMATH FALLS, OR 97603
(11)9690024877727123	4	SHERRIE A PIERCE	5543 COTTAGE AVE
			KLAMATH FALLS, OR 97603
(11)9690024877727176	6	SHERRIE BENNETT	5543 COTTAGE AVE
			KLAMATH FALLS, OR 97603
(11)9690024877727222	8	Occupant	5543 COTTAGE AVE
			KLAMATH FALLS, OR 97603
(11)9690024877727260	10	Residential Tenants	5543 COTTAGE AVE
			KLAMATH FALLS, OR 97603

Exhibit A to Declaration of Mailing

Postal Class:	Electronic - Ret	Sender:	Law Offices Of Les Zieve 30 Corporate Park Drive, Suite 450 Irvine CA 92606
Type of Mailing:	ORPPLTR		
Attachment:	0122042-01 000 20190215 Zieve000336		
Postal Number	Sequence Recipient Name	Address Line 1/3	Address Line 2/4
71969002484055040734 1	ENTERPRISE IRRIGATION DISTRICT	3939 SOUTH SIXTH STREET # 325	KLAMATH FALLS, OR 97603
71969002484055040765 3	SHERRIE A PIERCE	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484055040789 5	SHERRIE BENNETT	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484055040819 7	Occupant	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603
71969002484055040857 9	Residential Tenants	5543 COTTAGE AVE	KLAMATH FALLS, OR 97603

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

**Original Beneficiary Name:**  
CITIFINANCIAL, INC.

**Current Beneficiary Name:**  
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**Trustor Name:**  
SHERRIE A PIERCE

**Original Trustee Name:**  
AMERITITLE

**Original trust deed recorded:**  
4/14/2008, as Instrument No. 2008-005386

**TS NO. 18-53028**

**After recording return to:**  
Janaya L. Carter, Attorney at Law  
c/o Zieve, Brodnax & Steele, LLP  
One World Trade Center  
121 Southwest Salmon Street, 11<sup>th</sup> Floor  
Portland, OR 97204  
(503) 946-6558

**RECORDING COVER SHEET**

## **TRUSTEE'S NOTICE OF SALE**

**TS NO.: 18-53028**

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by SHERRIE A PIERCE as Grantor to AMERITITLE, as trustee, in favor of CITIFINANCIAL, INC., as Beneficiary, dated 4/10/2008, recorded 4/14/2008, as Instrument No. 2008-005386, in mortgage records of Klamath County, Oregon covering the following described real property situated in said County and State, to-wit:

**TRACT 77 OF PLEASANT HOME TRACTS NO. 2, 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:  
**5543 COTTAGE AVE  
KLAMATH FALLS, Oregon 97603**

The Tax Assessor's Account ID for the Real Property is purported to be: **3909002-AD-00900 / R514278**

Both the beneficiary and the trustee, Janaya L. Carter, 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 1/4/2018, 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 follows as of 11/9/2018:

**From: 1/4/2018**

**Total of past due payments: \$6,761.42**

**Additional charges (Taxes, Insurance, Corporate Advances, Other Fees): \$1,987.00**

**Trustee's Fees and Costs: \$800.75**

**Total necessary to cure: \$9,549.17**

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 Janaya L. Carter, 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 11/9/2018 is: **\$118,449.81**

Said sale shall be held at the hour of 10:00 AM on 3/19/2019 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:

**On the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, 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:

Janaya L. Carter, Attorney at Law  
c/o Zieve, Brodnax & Steele, LLP  
One World Trade Center  
121 Southwest Salmon Street, 11<sup>th</sup> 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: 11/5/18

Janaya L. Carter, Attorney at Law  
c/o Zieve, Brodnax & Steele, LLP

Signature By: \_\_\_\_\_

  
Janaya L. Carter, Attorney at Law

**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:  
5543 COTTAGE AVE  
KLAMATH FALLS, Oregon 97603

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 11/9/2018 to bring your mortgage loan current was \$9,549.17. (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:

Janaya L. Carter, Attorney at Law  
One World Trade Center  
121 Southwest Salmon Street, 11<sup>th</sup> 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: 3/19/2019      Time: 10:00 AM

Place: On the front steps of the Circuit Court, 316 Main Street. in the City of Klamath Falls, County of Klamath, 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 Bayview Loan Servicing, LLC at 877-205-9958 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](http://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: 11/5/18

Trustee Name: Janaya L. Carter, Attorney at Law

Trustee Signature: \_\_\_\_\_

Janaya L. Carter, Attorney at Law  
c/o Zieve, Brodnax & Steele, LLP

Trustee telephone number: 503-946-6558



18-53028 / PIERCE  
ASAP# 4676397

**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; 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**":

**5543 Cottage Ave  
Klamath Falls, OR 97603**

As follows:

On 11/15/2018 at 12:44 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 11/19/2018 at 9:26 AM, 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).

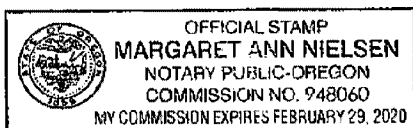
On 11/28/2018 at 3:05 PM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.774 (1)(b)(C).

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

SUBSCRIBED AND SWORN BEFORE ME  
this 30<sup>th</sup> day of November, 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



\*348926\*

18-53028 / PIERCE  
ASAP# 4676397

**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 November 29, 2018, I mailed a copy of the Trustee's Notice of Sale; 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  
5543 Cottage Ave  
Klamath Falls, OR 97603**

This mailing completes service upon an occupant at the above address with an effective date of **11/15/2018** 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 30<sup>th</sup> day of November, 2018  
by Robert Bolenbaugh.

*Margaret A. Nielsen*  
Notary Public for Oregon

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



\*348926\*



**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#18675 SALE ASAP#4676397 PIERCE 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:

11/27/2018 12/04/2018 12/11/2018 12/18/2018

Total Cost: \$1553.24

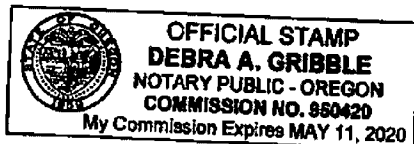
*Pat Bergstrom*

Subscribed and sworn by Pat Bergstrom before me on:  
18th day of December 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.: 18-53028**

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by SHERIE A PIERCE as Grantor to AMERITITLE, as trustee, in favor of CITIFINANCIAL, INC., as Beneficiary, dated 4/10/2008, recorded 4/14/2008, as Instrument No. 2008-005386, in mortgage records of Klamath County, Oregon covering the following described real property situated in said County and State, to-wit: TRACT 77 OF PLEASANT HOME TRACTS NO. 2, 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: 5543 COTTAGE AVE KLAMATH FALLS, Oregon 97603 The Tax Assessor's Account ID for the Real Property is purported to be: 3908002-AD-00900 / R514278

Both the beneficiary and the trustee, Janaya L. Carter, Attorney at Law have elected to foreclose the above referenced Trust Deed and call 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 1/4/2018, 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 follows as of 11/9/2018: From: 1/4/2018 Total of past due payments: \$8,761.42 Additional charges (Taxes, Insurance, Corporate Advances, Other Fees): \$1,987.00 Trustee's Fees and Costs: \$800.75 Total necessary to cure: \$9,549.17 Please note the amounts stated hereth are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Janaya L. Carter, Attorney at Law, to obtain a "reinstatement" and or "payoff" quote prior to remitting funds.

1/25/2019 - OR

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 11/9/2018 is: \$118,449.81 Said sale shall be held at the hour of 10:00 AM on 3/19/2019 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: On the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, 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: Janaya L. Carter, 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: 11/5/18 Janaya L. Carter, Attorney at Law c/o Zieve, Brodnax and Steele, LLP Signature By: Janaya L. Carter, Attorney at Law A-4876397 11/27/2018, 12/04/2018, 12/11/2018, 12/18/2018 #18675 November 27, December 04, 11, 18, 2018.