

2019-003662

Klamath County, Oregon

04/05/2019 08:38:01 AM

Fee: \$117.00

RECORDING COVER SHEET
AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440-1475

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234:

Affidavit of Publication

Affidavit of Mailing Notice of Postponement of Trustee's Sale w/Notice

2. GRANTOR (ORIGINAL GRANTOR ON TRUST DEED):

DAN LAWLER AND CAREY HOBBS-LAWLER
931 Kane Street
Klamath Falls, OR 97603

3. SUCCESSOR TRUSTEE (NOD):

NANCY K. CARY
PO Box 1475
Eugene, OR 97440

4. BENEFICIARY:

UMPQUA BANK, SUCCESSOR BY MERGER TO STERLING SAVINGS BANK
DBA STERLING BANK
PO Box 230727
Tigard, OR 97281

5. ORIGNAL TRUST DEED INFORMATION:

Date Recorded: April 4, 2013
Recording No. 2013-003592
Official Records of Klamath County, Oregon

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

**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#18798 SALE

30057.31006 UMPQUA/LAWLER

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:

03/05/2019 03/12/2019 03/19/2019 03/26/2019

Total Cost: \$1533.56

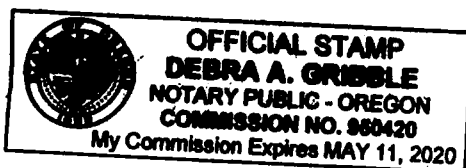
Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
26th day of March in the year of 2019

Debra A. Gribble

Notary Public of Oregon

My commission expires on May 11, 2020



TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

1. PARTIES:

Grantor: DAN LAWLER AND CAREY
HOBBS-LAWLER

Trustee: FIRST AMERICAN TITLE OF KLAMATH FALLS

Successor Trustee: NANCY K. CARY

Beneficiary: UMPQUA BANK, SUCCESSOR BY MERGER TO STERLING SAVINGS BANK DBA STERLING BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows: As described on the attached Exhibit A

EXHIBIT A

PARCEL 1

All of Lot 52 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the following described parcel as set out in Deed from Melvin Floyd Brewster et ux, to Hiram S. Brewster, as grantee; said deed dated June 13, 1945 and recorded September 4, 1945 in Book 179 at page 438 of Deed Records of Klamath County, Oregon, to wit: A strip of land 14 feet 2 inches off the North side of Lot 52; and a strip of land 46 feet, 10 inches off the South side of Lot 53, both of said strips extended by parallel lines from the East side line of Kane street to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in FAIR ACRES SUBDIVISION NUMBER ONE. Also Excepting therefrom the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

PARCEL 2

All that portion of Lot 53 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southeasterly of the Enterprise Irrigation District Canal.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: April 4, 2013

Recording No. 2013-003592

Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$1,001.45 each, due the first of each month, for the months of May 2018 through November 2018; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$141,441.79; plus interest at the rate of 3.8250% per annum from April 1, 2018; plus late charges of \$386.94; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: April 4, 2019

Time: 11:00 a.m.

Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS

(This notice is required for notices of sale sent on or after January 1, 2015.)

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.

You may reach 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>.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #30057.31006).

DATED: November 8, 2018. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

#18798 March 05, 12, 19, 26, 2019.

**AFFIDAVIT OF MAILING NOTICE OF
POSTPONEMENT OF TRUSTEE'S SALE**

STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, Nancy K. Cary, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Notice of Postponement of Trustee's Sale.

2. Pursuant to Oregon Revised Statute 86.782 (2)(b), on April 4, 2019. I mailed the attached Notice of Postponement of Trustee's Sale of the real property by certified and first class mail to the following address(es):

Dan Lawler
931 Kane Street
Klamath Falls OR 97603

Carey Hobbs-Lawler
931 Kane Street
Klamath Falls OR 97603

Carey Hobbs-Lawler
3039 Crest St.
Klamath Falls OR 97603

Carey Hobbs-Lawler
1907 N. Liberty St.
Boise ID 83704

Carey Hobbs-Lawler
406 Virginia Drive
San Jacinto CA 92583

Enterprise Irrigation District
4806 Highway 39
Klamath Falls OR 97603

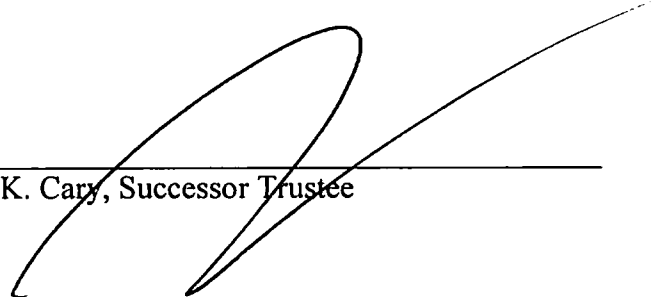
Enterprise Irrigation District
3939 South Sixth Street #325
Klamath Falls OR 97603

Occupants
931 Kane Street
Klamath Falls OR 97603

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge,

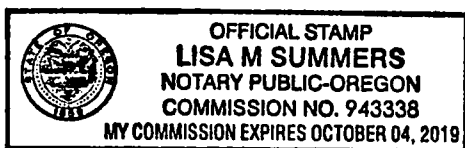
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included all addresses on file with the trustee as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.



Nancy K. Cary, Successor Trustee

Signed and sworn to before me on April 4, 2019, by Nancy K. Cary, Successor Trustee.





Notary Public for Oregon
My Commission Expires: 10/4/2019
(TS #30057.31006)

NOTICE OF POSTPONEMENT OF TRUSTEE'S SALE

1. PARTIES:

Grantor: DAN LAWLER AND CAREY HOBBS-LAWLER
Trustee: FIRST AMERICAN TITLE OF KLAMATH FALLS
Successor Trustee: NANCY K. CARY
Beneficiary: UMPQUA BANK, SUCCESSOR BY MERGER TO
STERLING SAVINGS BANK DBA STERLING BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A

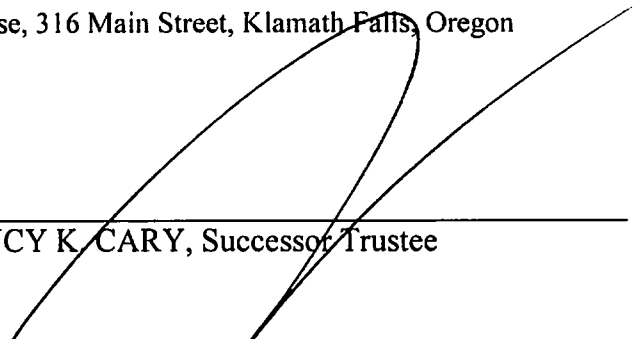
3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: April 4, 2013
Recording No. 2013-003592
Official Records of Klamath County, Oregon

You are hereby notified that the foreclosure sale scheduled for April 4, 2019, at 11:00 a.m., at Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon was postponed and will be held on:

4. TIME OF SALE.


Date: April 25, 2019.
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon



NANCY K. CARY, Successor Trustee

Signed and sworn to before me on April 4, 2019, by NANCY K. CARY, Successor Trustee.





Notary Public for Oregon (TS #30057.31006)
My Commission Expires: 10/4/2019

FAIR DEBT COLLECTION PRACTICES ACT NOTICE
This communication is from a debt collector.

EXHIBIT A

PARCEL 1

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PARCEL 2

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