

2019-007916

Klamath County, Oregon

07/15/2019 02:07:02 PM

Fee: \$142.00

After recording, return to:

Lawrence W. Andrews PC
494 State Street, Suite #230
Salem, OR 97301-3654

RECORDING COVER SHEET

- 1) Titles of the transactions (ORS 205.234(a)):
 - Trustee's Notice of Sale
 - Affidavit of Mailing Trustee's Notice of Sale
 - Proof of Service
 - Affidavit of Service
 - Affidavit of Publication
- 2) Direct Party/Grantor(s) (ORS 205.12(1)(b) and 205.160:
Grantor: Amanda L. Vansickle
5960 US Hwy. 30
Huntington, OR 97914
- 3) Indirect Party/Grantee(s) (ORS 205.125(1)(a) and 205.160:

Beneficiary: Fredrick Hillman and Dianne Hillman
5715 State Street
Salem, OR 97317

Trustee: Lawrence W. Andrews
494 State Street, Suite #230
Salem, OR 97301-3654
- 4) True and Actual Consideration (ORS 93.030(5)): \$0.00
- 5) Send Tax Statements To: Unchanged
- 6) Satisfaction of Order or Warrant (ORS 205.125(1)(e): N/A
- 7) The amount of the monetary obligation imposed by the order or warrant
(ORS 205.125(1)(c): N/A
- 8) If this instrument is being Re-Recorded, complete the following statement in
accordance with ORS 205.244: N/A

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Amanda L. Vansickle as Grantor, to AmeriTitle as Trustee, in favor of Fredrick Hillman and Dianne Hillman as Beneficiary, dated January 19, 2018, recorded on January 22, 2018, in the Records of Klamath County, Oregon, as Instrument No. 2018-000764, covering the following described real property situated in that county and state, to wit:

Lots 3 and 4 in Block 32 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A successor Trustee, Lawrence W. Andrews, Lawyer, was appointed on March 4, 2019, by the Beneficiary; Assignment of Successor Trustee was recorded on March 5, 2019, in the Records of Klamath County, Oregon, at Instrument No. 2019-001966.

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made in Grantor's failure to pay when due the following sums:

• November 2018 payment:	\$ 692.81
• Late fee for November 2018:	\$ 25.00
• December 2018 payment:	\$ 692.81
• Late fee for December 2018:	\$ 25.00
• January 2019 payment:	\$ 692.81
• Late fee for January 2019:	\$ 25.00
• February 2019 payment:	\$ 692.81
• Late fee for February 2019:	\$ 25.00
• March 2019 payment:	\$ 692.81
• Late fee for March 2019:	\$ 25.00
• April 2019 payment:	\$ 692.81
• Late fee for April 2019:	\$ 25.00
• Foreclosure Guaranty	\$ 200.00
• Real property taxes 2018-2019:	\$ 171.61
• Current attorney fees and costs:	\$ 2,043.40

By reason of the default just described, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following, to wit:


\$25,657.04 (plus interest at 6% per annum from October 16, 2018, until paid, plus late fees of \$150.00, plus foreclosure guaranty of \$200.00, plus attorney fees and costs of \$2,043.40, plus real property taxes 2018-2019 \$171.61.)

WHEREFORE, notice is hereby given that the undersigned Trustee will on August 14, 2019, at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110, at the Klamath County Courthouse at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed together with any interest which the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the Trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying those 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 Trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

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.

In construing this Notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor, as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: April 1, 2019



LAWRENCE W. ANDREWS, Trustee
494 State Street, Suite #230, Salem, OR 97301
Telephone: 503-581-1552

I certify that I am the attorney or one of the attorneys for the above-named Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

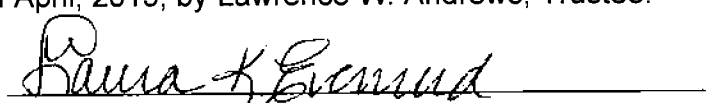
Attorney for Trustee

STATE OF OREGON)

County of Marion) ss.

Acknowledged before me this 1st day of April, 2019, by Lawrence W. Andrews, Trustee.





Notary Public for Oregon

TRUSTEE'S NOTICE OF SALE

After recording, return to:

Lawrence W. Andrews PC
494 State Street, Suite #230
Salem, OR 97301-3654

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

GRANTOR:

Amanda L. Vansickle
5960 US Hwy. 30
Huntington, OR 97907

TRUSTEE:

Lawrence W. Andrews
494 State Street, Suite #230
Salem, OR 97301-3654

BENEFICIARY:

Fredrick Hillman and Dianne Hillman
5715 State Street
Salem, OR 97317-9232

STATE OF OREGON)
) ss.
County of Marion)

I, Lawrence W. Andrews, being first duly sworn, depose, and say:

At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years, and not the Beneficiary named in the attached original Notice of Sale given under the terms of that certain Deed described in the Notice of Sale.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses:

<u>Name</u>	<u>Address</u>
Amanda L. Vansickle	5960 US Hwy. 30, Huntington, OR 97907
Jamie Schuessler	784 Butler Blvd., Ontario, OR 97914

These persons include (a) the Grantor in the Trust Deed; (b) any successor in interest to the Grantor whose interest appears of record or of whose interest the Trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the Trust Deed, if the lien or interest appears of record or the Beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.

Each of the Notices so mailed was certified to be a true copy of the original Notice of Sale by Lawrence W. Andrews, the Trustee named in the Notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Salem, Oregon, on April 3, 2019. With respect to each person listed above, one such Notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to

request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such Notice was mailed after the Notice of Default and Election to Sell described in the Notice of Sale was recorded.

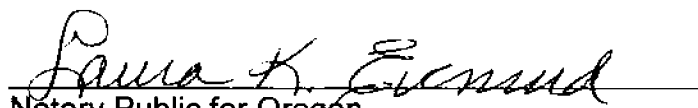
As used herein, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor, as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, the words "Trustee" and "Beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities, and to individuals.

Dated: April 3, 2019


LAWRENCE W. ANDREWS, Trustee

SIGNED AND SWORN TO before me on April 3, 2019, by Lawrence W. Andrews, Trustee.




Notary Public for Oregon
My commission expires: July 12, 2021

AFFIDAVIT OF SERVICE

State of Oregon

County of Klamath

Circuit Court

Fredrick Hillman, and Dianne Hillman,
Beneficiaries,

v.

Amanda L. VanSickle ,
Grantor.

Received by Have Papers, Will Travel to be served on **Amanda L. VanSickle, 5960 US Hwy 30, Huntington, OR 97914.**

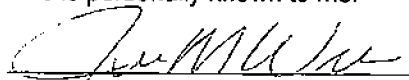
I, Marsha L. Wilson, being duly sworn, depose and say that on the **12th day of April, 2019, at 1:09 pm, I:**

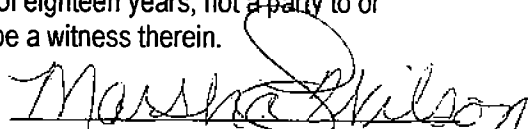
OFFICE SERVED by delivering a true copy of the **Trustee's Notice of Sale** to: **Doug Shartner, as office manager of Ben's Truck Repair**, which is the business that the Grantor and her boyfriend operate, at the address of **635 NE 2nd Ave., Ontario, OR 97914**, a person over the age of eighteen (18) years, and informed said person of the contents therein, in compliance with state statutes.

AND: That I mailed a copy of the **Trustee's Notice of Sale** addressed to **Amanda L. VanSickle** to the address of **5960 US Hwy 30, Huntington, OR 97914** by first-class mail, postage pre-paid, on **13 April 2019.**

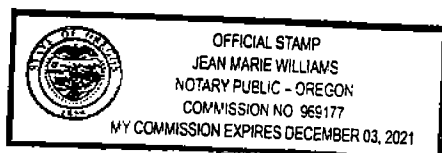
I hereby acknowledge that I am a resident of the State of Oregon, and a Process Server in the county in which service was effected. I am over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness therein.

Subscribed and Sworn to before me on
the 16 day of April, 2019 by the affiant
who is personally known to me.


NOTARY PUBLIC, STATE OF OREGON
COUNTY OF MALHEUR


Marsha L. Wilson

HAVE PAPERS, WILL TRAVEL
767 NW 3rd St.
Ontario, OR 97914
(541) 216-2441



**PROOF OF SERVICE
JEFFERSON STATE PROCESS SERVICE**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: All Occupants of Lots 3 and 4 in Block 22 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to _____ at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Joleen Schuessler, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Jamie Schuessler

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt:

2nd Attempt:

3rd Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on __ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of April 23, 2018, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Melissa Chambers

**136860 5th St. Crescent, OR 97733
ADDRESS OF SERVICE**

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

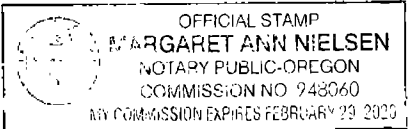
April 18, 2019
DATE OF SERVICE

5:26 PM
TIME OF SERVICE

☐ or non occupancy

By: Robert W. Bolenbaugh
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 23 day of April, 2019.



Margaret A. Nielsen
Notary Public for Oregon

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

I, Megan McGuffee, 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#18989 SALE

HILLMAN

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:

05/31/2019 06/07/2019 06/14/2019 06/21/2019

Total Cost: \$1387.16

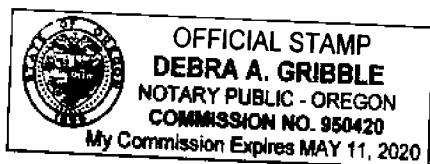


Subscribed and sworn by Megan McGuffee before me on:
3rd day of July in the year of 2019



Notary Public of Oregon

My commission expires on May 11, 2020



TRUSTEE'S NOTICE OF SALE

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Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752 (3); the default for which the foreclosure is made in Grantor's failure to pay when due the following sums:

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WHEREFORE, notice is hereby given that the undersigned Trustee will on August 14, 2019, at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110, at the Klamath County Courthouse at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed together with any interest which the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the Trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying those 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 Trustee and attorney fees not exceeding the amounts provided by ORS 86.778. Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the Trustee to state in this Notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale.

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Dated: April 1, 2019

/s/**LAWRENCE W. ANDREWS**, Trustee
494 State Street, Suite #230, Salem, OR 97301
Telephone: 503-581-1552

I certify that I am the attorney or one of the attorneys for the above-named Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ **LAWRENCE W. ANDREWS**, Attorney for Trustee
#18989 May 31, JUNE 07, 14, 21, 2019.