

2021-011685

Klamath County, Oregon



00284754202100116850030032

07/30/2021 01:05:02 PM

Fee: \$92.00

After recording, return to:

Lawrence F. Finneran
Attorney at Law
PO Box 359
Coos Bay, Oregon 97420

COVER SHEET

Name of the Document:

**Affidavit of Publication - Trustee's Notice
of Sale**

Affiant:

Joe Hudon, Advertising Director

**Parties to Trust Deed referenced
in Affidavit of Publication - Trustee's
Notice of Sale:**

Connie Elaine Wimmer, Grantor

AmeriTitle, Trustee

Hannah L. Hill, Beneficiary

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

I, Joe Hudon, Advertising Director 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 97601 in the aforesaid county and state: that I know from my personal knowledge that the Legal # 20062 #20062 - Hill - 2015-011612 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: 06/23/21, 06/30/21, 07/07/21, 07/14/21

Total Cost: \$1,740.39

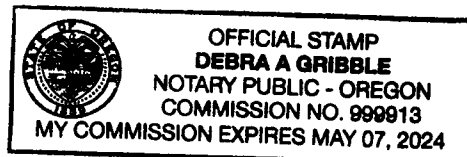


Subscribed and sworn by Joe Hudon before me on:
On 17th day of July, in the year of 2021



Notary Public of Oregon

My commission expires May 7, 2024



TRUSTEE'S NOTICE OF SALE

This Trustee's Notice of Sale is made with respect to that certain Trust Deed having Connie Elaine Wimmer as Grantor, AmeriTitle as Trustee, and Hannah L. Hill as Beneficiary, dated October 1, 2015, and recorded on October 22, 2015, in the real property records of Klamath County, Oregon, as instrument no. 2015-011612. Said Trust Deed shall hereinafter be referred to as the "Trust Deed." The real property subject to said Trust Deed is commonly known as 15309 Highway 66, Keno, Oregon, and is legally described as follows:

PARCEL 1:

Lot 17 and the Northeastery 20 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northwesterly 75 feet of Lot 17 and the Westerly 75 feet of the Northeastery 20 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 19 and the Southwesterly 40 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Account Nos. 501139 and 875529)

Both the Beneficiary and the Trustee have elected to sell the above described 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 Oregon Revised Statutes 86.752(3). The default for which foreclosure by advertisement and sale is made is Grantor's failure to pay when due the following sums:

The sum of \$19,382.70 plus interest thereon at the rate of 6% per annum from April 22, 2019, until paid. Also the failure to pay real property taxes on the above described real property which are now past due in the sum of \$1,386.13

By reason of the above described default, Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, which sums are the following:

The sum of \$19,382.70 plus interest thereon at the rate of 6% per annum from April 22, 2019, until paid.

WHEREFORE, notice is hereby given that Lawrence F. Finneran as Successor Trustee on August 24, 2021, at the hour of 1:30 p.m. at the front door of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, state of Oregon, will sell at public auction to the highest bidder for cash the interest in the real property described above which Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed together with any interest which Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations secured by the Trust Deed and the costs and expenses of the sale, including compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys. 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 the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to 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 Trust Deed and/or the obligation secured thereby, and in addition thereto, 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 Grantor as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service at phone number 503.684.3763 or toll-free in Oregon at 800.452.7636 or you may visit its website at: <http://www.osbar.org>. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information about free legal assistance and a directory of legal aid programs, go to <http://www.oregon-lawhelp.org> or call Oregon Legal Services at 541.269.1226 or toll-free at 800.303.3638.

DATED April 12, 2021.

/s/ Lawrence F. Finneran
Lawrence F. Finneran
Successor Trustee
PO Box 359
Coos Bay, Oregon 97420
Phone: 541.269.5565

I, the undersigned, certify that I am the attorney for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ Lawrence F. Finneran
Attorney for Trustee

#20062 June 23, 30, July 7, 14, 2021