

**2022-012649**

**Klamath County, Oregon**

**10/24/2022 02:37:02 PM**

**Fee: \$92.00**

**Recording Cover Sheet**

**When recorded mail to and  
Mail tax statements to:**

Law Offices of Jason C. Tatman  
5677 Oberlin Dr., Ste 210  
San Diego, CA 92121

TS# LO-32800-OR

**Title of the Transactions:**  
Affidavit of Publication

**Borrower/Trustor:**  
Karen E. Johnson and Jim A. Rose

**Lender/Beneficiary**  
NWC Receivables Trust

**Legal:**  
Lots 8 through 12, Block 30 Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the one-half portion of vacated alley adjacent to said lots which inure thereto.

**Deed of Trust:** recorded 6/24/2009 #2009-008747

**APN:** R-2409-030DB-09200-000

**Property Address:**  
212 Stevens St., Crescent, OR 97733

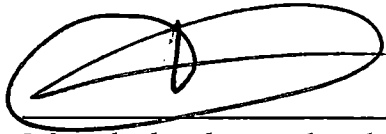
**AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH**

I, Christine Von Tersch, Circulation Manager 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 # 20711 - TS No: LO-32800-OR 212 Stevens

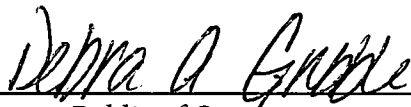
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues: 09/14/22, 09/21/22, 09/28/22, 10/05/22

Total Cost: \$1,556.82

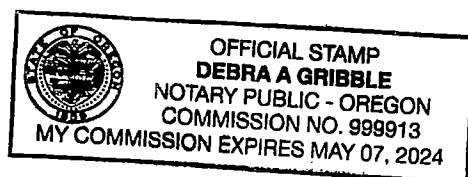


Subscribed and sworn by Christine Von Tersch before me  
on: On 5th day of October, in the year of 2022



Notary Public of Oregon

My commission expires May 7, 2024



## TRUSTEE'S NOTICE OF SALE

T.S. No.: LO-32800-OR  
 Trustee's Notice Of Sale  
 Loan No: 37770100000617 Reference is made to that certain deed made by, Karen E. Johnson and Jim A. Rose as Grantor to Western Title & Escrow Company, as trustee, in favor of Wanda M. Fidenour, as Beneficiary, dated 6/17/2009, recorded 6/24/2009, in official records of Klamath County, Oregon in book/reel/volume No. XX at page No. XX, Instrument No. 2009-008747, covering the following described real property situated in said County and State, to-wit: APN: R-2409-030DB-09200-000 Lots 8 through 12, Block 30 Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the one-half portion of vacated alley adjacent to said lots which inure thereto. Property Commonly known as: 212 Stevens St Crescent, OR 97733 Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735 (3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Installment of Principal and Interest plus impounds and/or advances which became due on 1/24/2022 plus late charges, and all subsequent installments or principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$704.95 Monthly Late Charge \$80.00 By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$77,196.24 together with interest thereon at the rate of 6.5% per annum from 12/24/2021 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that Darren J. Devlin, Esq., the undersigned trustee will on 12/30/2022 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at inside the main lobby of the Klamath Falls County Courthouse, 316 Main Street, Klamath Falls County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. 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 representation 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: 8/12/22 Darren J. Devlin, Esq., Bar #971211 Law Offices of Jason C. Tatman 5677 Oberlin Drive, Ste 210 San Diego, CA 92121 Signature By: /s/ Illegible A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of San Diego On 12 August 2022 before me, A O'Loughlin, a notary public, personally appeared Darren J. Devlin who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 /s/ A. O'Loughlin (Seal) My Comm Expires October 12, 2022 Darren J. Devlin, Bar #971211 c/o Law Offices of Jason C. Tatman, APC 5677 Oberlin Drive, Suite 210, San Diego, CA 92121 (844) 252-6972 This Communication Is From A Debt Collector And Is An Attempt To Collect A Debt, And Any Information We Obtain Will Be Used For That Purpose. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this Notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains right under its security instrument, including the right to foreclose its lien.

#20711 September 14, 21, 28, October 5, 2022