

2023-002685**Klamath County, Oregon****04/12/2023 01:33:02 PM****Fee: \$97.00****RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument.

ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

ZBS LAW, LLP

30 CORPORATE PARK, SUITE 450

IRVINE, CA 92606

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

NOTICE OF PENDENCY OF ACTION**2. Direct Party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1995-6

3. Indirect Party(ies) / grantees(s)

Name(s)

ORS 205.234(1)(b)

THE UNKNOWN HEIRS AND DEVISEES OF ROY W. BILLINGS, A DECEASED INDIVIDUAL; JANET RUTH BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; MICHELLE BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; SCOTT BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; BRIAN BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; KEVIN BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; STEVEN BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; SUZANNE LUNS福德, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; OREGON DEPARTMENT OF HUMAN SERVICES; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 10009 BEN KERNS RD, KENO, OR 97627 AKA KLAMATH FALLS, OR 97601

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, SC 29601-2743

6. Satisfaction of lien, order, or warrant

ORS 205.234(1)(f)

___ FULL ___ PARTIAL

7. The amount of the monetary obligation imposed**by the lien, order, or warrant:** ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: _____**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the Request of _____
to correct _____
previously recorded in book _____ and Page _____, or as fee number _____."

1
2
3
4 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
5 **FOR THE COUNTY OF KLAMATH**
6

7 U.S. BANK NATIONAL ASSOCIATION, AS
8 TRUSTEE, AS SUCCESSOR TO FIRST
9 BANK NATIONAL ASSOCIATION, AS
10 TRUSTEE, FOR MANUFACTURED
HOUSING CONTRACT
SENIOR/SUBORDINATE PASS-THROUGH
CERTIFICATE TRUST 1995-6,

11 Plaintiff,

12 vs.

13 THE UNKNOWN HEIRS AND DEVISEES OF
14 ROY W. BILLINGS, A DECEASED
15 INDIVIDUAL; JANET RUTH BILLINGS, AS
16 POTENTIAL HEIR OR DEVISEE OF ROY W.
17 BILLINGS; MICHELLE BILLINGS, AS
18 POTENTIAL HEIR OR DEVISEE OF ROY W.
19 BILLINGS; SCOTT BILLINGS, AS
20 POTENTIAL HEIR OR DEVISEE OF ROY W.
21 BILLINGS; BRIAN BILLINGS, AS
22 POTENTIAL HEIR OR DEVISEE OF ROY W.
23 BILLINGS; KEVIN BILLINGS, AS
24 POTENTIAL HEIR OR DEVISEE OF ROY W.
25 BILLINGS; STEVEN BILLINGS, AS
POTENTIAL HEIR OR DEVISEE OF ROY W.
BILLINGS; SUZANNE LUNSFORD, AS
POTENTIAL HEIR OR DEVISEE OF ROY W.
BILLINGS; OREGON DEPARTMENT OF
HUMAN SERVICES; AND ALL OTHER
UNKNOWN PARTIES CLAIMING ANY
RIGHT, TITLE, LIEN OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN
AS 10009 BEN KERNS RD, KENO, OR 97627
AKA KLAMATH FALLS, OR 97601,

Defendants.

CASE NO.:

NOTICE OF PENDENCY OF ACTION

1 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
2 the Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of
3 U.S. Bank National Association, as Trustee, as successor to First Bank National Association, as
4 Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust
5 1995-6 ("Plaintiff"), against the above-named defendants THE UNKNOWN HEIRS AND
6 DEVISEES OF ROY W. BILLINGS, A DECEASED INDIVIDUAL; JANET RUTH
7 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; MICHELLE
8 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; SCOTT
9 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; BRIAN
10 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; KEVIN
11 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; STEVEN
12 BILLINGS, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; SUZANNE
13 LUNSFORD, AS POTENTIAL HEIR OR DEVISEE OF ROY W. BILLINGS; OREGON
14 DEPARTMENT OF HUMAN SERVICES; AND ALL OTHER UNKNOWN PARTIES
15 CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY
16 COMMONLY KNOWN AS 10009 BEN KERNS RD, KENO, OR 97627 AKA KLAMATH
17 FALLS, OR 97601, that the object of that action is a judicial foreclosure on Plaintiff's lien in
18 first position on the property, securing Plaintiff's loan to the same extent, with interest, on the
19 real property located at: 10009 Ben Kerns Rd, Keno, OR 97627 AKA Klamath Falls, OR 97601
20 with a legal description of:

21 Lot 23 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES, according
22 to the official plat thereof on file in the office of the County Clerk of Klamath County,
23 Oregon.
24
25
26
27
28

///

1 DATED: April 12, 2023

ZBS Law, LLP

2 By:

3 Scott D. Crawford, OSB# 086448

4 Bradford E. Klein, OSB# 165784

Amber L. Labrecque, OSB# 094593

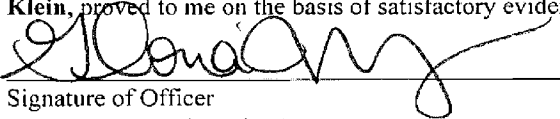
Attorneys for Plaintiff

5 A notary public or other officer completing this certificate
6 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.

7 State of California

8 County of Orange }

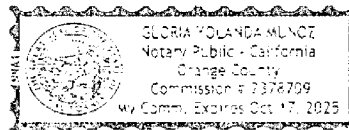
9 **Subscribed and Sworn to** (or affirmed) before me, on this 12th day of April, 2023, by **Bradford E. Klein**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

10 

11 Signature of Officer

Print Name: Gloria Yolanda Muñoz

12 My Commission Expires: 10/17/2025



(Seal)