

**2024-002820**

**Klamath County, Oregon**

**04/15/2024 12:49:02 PM**

**Fee: \$272.00**

**RECORDING COVER SHEET  
FOR NOTICE OF SALE PROOF**

**OF COMPLIANCE, PER ORS 205.234**

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

**AFTER RECORDING RETURN  
CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204**

*This Space For County Recording Use Only*

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**TRANSACTION INCLUDES:**

**AFFIDAVIT OF MAILING NOTICE OF SALE**

**AFFIDAVIT OF PUBLICATION NOTICE OF SALE**

**PROOF OF SERVICE**

**AFFIDAVIT OF COMPLIANCE**

***Original Grantor on Trust Deed***

**JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY**

***Beneficiary***

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1**

***Deed of Trust Instrument Number:***

**Instrument #: M06-02269**

***Trustee***

**CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204**

**TS Number: 119728-OR**



## AFFIDAVIT OF MAILING

T.S. NO.: 119728-OR

State: OR

STATE OF GEORGIA

} SS

COUNTY OF FULTON

I, Tia Hines, certify as follows:

I am not a party to the action and at all time herein mentioned a citizen of the United States, over the age of eighteen years employed by Aldridge Pite, LLP, and a resident of the State of Georgia:

That on 2/16/2024, I deposited in the United States Mail copies of the attached Oregon Notice of Default and Sale, in separate, sealed envelopes, First Class, Certified Electronic RR, postage prepaid, addressed respectively as follows:

**SEE ATTACHED – Oregon Notice of Default and Sale**

I certify under penalty of perjury under the laws of the State of Georgia that the foregoing is true and correct.

Executed on February 28, 2024 in Atlanta, Georgia.

Tia Hines

Affiant: Tia Hines Mail Clerk

Signed, sealed and delivered this 28th day of February, 2024 in the presence of:

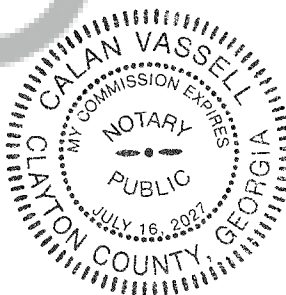
[Signature]  
Witness

Tyler Green  
Print Witness Name

[Signature]  
Notary Public

My Commission Expires:

NOTARY SEAL



BUSINESS ADDRESS OF AFFIANT: 3525 Piedmont Road, Suite 700, Atlanta, GA 30305

CRCAFFOM 12222015

Wells Fargo Bank, N.A.

Unofficial  
Copy

BUSINESS ADDRESS OF AFFIANT: 3525 Piedmont Road, Suite 700, Atlanta, GA 30305

CRCAFFOM 12222015  
Wells Fargo Bank, N.A.

---

## TRUSTEE'S NOTICE OF SALE

---

TS No.: 119728-OR  
 Loan No.: \*\*\*\*\*3298

Reference is made to that certain trust deed (the "Deed of Trust") executed by JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 1/24/2006, recorded 2/6/2006, as Instrument No. M06-02269, Deed of Trust Re-Recorded on 2/9/2006 as Instrument No. M06-02546, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**Lot 25, Block 5, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**APN: 555438 / 3909-011CC-12100**

Commonly known as:  
**4559 STURDIVANT AVENUE  
 KLAMATH FALLS, OR 97603**

The current beneficiary is:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1**

Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the grantor's failure to pay when due, the following sums:

<i>Delinquent Payments:</i>		<u>Total:</u>
<u>Dates:</u>		
8/1/2023 – 2/1/2024		\$8,875.73
<i>Late Charges:</i>		\$0.00
<i>Beneficiary Advances:</i>		\$1,490.00
	<b>Total Required to Reinstate:</b>	<b>\$10,365.73</b>
	<b>TOTAL REQUIRED TO PAYOFF:</b>	<b>\$146,325.09</b>

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$115,161.56 together with interest thereon at the rate of 10.75 % per annum, from 7/1/2023 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust

Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on **6/18/2024**, at the hour of **10:00 AM**, standard time, as established by ORS 187.110, **ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

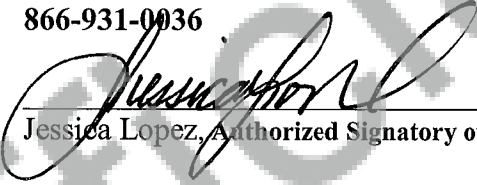
default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale.

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 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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 2/2/2024

**CLEAR RECON CORP**  
**1050 SW 6th Avenue, Suite 1100**  
**Portland, OR 97204**  
**Phone: 858-750-7777**  
**866-931-0036**

  
\_\_\_\_\_  
Jessica Lopez, Authorized Signatory of Trustee

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **6/18/2024 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM**. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

### PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

- AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

### ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

## SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

## ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Trustee: CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381

**2024-000949****Klamath County, Oregon**

02/06/2024 11:58:01 AM

Fee: \$92.00

**When recorded mail document to:**

Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 866-931-0036

RECORDATION REQUESTED BY:  
Boston National Title Agency  
400 Rouser Rd. Bldg-2 / Suite 500  
Coraopolis, PA 15108 c/o SIMPLIFILE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL****BNT# OR23103812**

TS No.: 119728-OR

Loan No.: \*\*\*\*\*3298

Legal Authority: ORS 86.752, 86.771

Reference is made to that certain trust deed (the "Deed of Trust") executed by JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 1/24/2006, recorded 2/6/2006, as Instrument No. M06-02269, Deed of Trust Re-Recorded on 2/9/2006 as Instrument No. M06-02546, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**Lot 25, Block 5, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**APN: 555438 / 3909-011CC-12100**

**Commonly known as:  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603**

**The current beneficiary is:  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-NC1**

The undersigned hereby certifies that no assignments of the Deed of Trust by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Deed of Trust, or, if such action has been instituted, the action has been dismissed, except as permitted by ORS 86.752(7), 86.010.



TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

There is a default by grantor or other person owing an obligation, or by their successor-in-interest, the performance of which is secured by the Deed of Trust with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantor's failure to pay when due, the following sums:

<i>Delinquent Payments:</i>	
<u>Dates:</u>	<u>Total:</u>
8/1/2023 – 2/1/2024	\$8,875.73
<i>Late Charges:</i>	\$0.00
<i>Beneficiary Advances:</i>	\$1,490.00
<b>TOTAL REQUIRED TO REINSTATE:</b>	<b>\$10,365.73</b>

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, those sums being the following: **\$146,325.09**

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust by advertisement and sale pursuant to ORS 86.705 to 86.815, and to cause to be sold at public auction to the highest bidder, for cash, the interest in the described property which grantor had, or had the power to convey, at the time grantor executed the Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM.**, standard time, as established by ORS 187.110, on **6/18/2024**, at the following place:

**ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**

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 the foreclosure proceeding dismissed and the Deed of Trust 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 Deed of Trust, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with trustee's and attorneys' fees not exceeding the amounts provided by ORS 86.778.

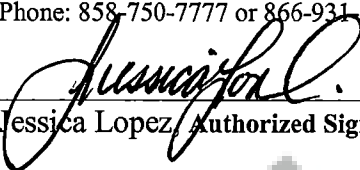
Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective 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.

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

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

Dated: 2/2/2024

CLEAR RECON CORP  
Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 858-750-7777 or 866-931-0036

  
Jessica Lopez, Authorized Signatory of Trustee

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.

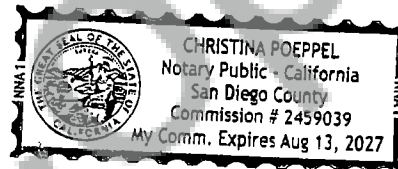
State of California )  
 ) ss.  
County of San Diego )

On FEB 02 2024 before me, Christina Poeppel, Notary Public, personally appeared Jessica Lopez 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  (Seal)



## Recipient List (addresses)

Client: Wells Fargo Bank, N.A.

1364412  
Occupants/Tenants  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950  
9214890144258250506658 (Electronic Return Receipt)

1364412  
Occupants/Tenants  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950

1364412  
U.S. Bank National Association  
60 Livingston Ave.  
St. Paul, MN 55107  
9214890144258250506672 (Electronic Return Receipt)

1364412  
U.S. Bank National Association  
60 Livingston Ave.  
St. Paul, MN 55107

1364412  
OREGON DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION  
UNIT  
PO BOX 14021  
SALEM, OR 97309

9214890144258250506696 (Electronic Return Receipt)

1364412  
OREGON DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION  
UNIT  
PO BOX 14021  
SALEM, OR 97309

1364412  
OREGON HEALTH AUTHORITY  
500 SUMMER ST. NE, E-20  
SALEM, OR 97301

9214890144258250506719 (Electronic Return Receipt)

1364412  
OREGON HEALTH AUTHORITY  
500 SUMMER ST. NE, E-20  
SALEM, OR 97301



## AFFIDAVIT OF MAILING

T.S. NO.: 119728-OR

State: OR

STATE OF GEORGIA

} SS

COUNTY OF FULTON

I, Tia Hines, certify as follows:

I am not a party to the action and at all time herein mentioned a citizen of the United States, over the age of eighteen years employed by Aldridge Pite, LLP, and a resident of the State of Georgia:

That on 2/16/2024, I deposited in the United States Mail copies of the attached Oregon Notice of Default and Sale Homeowner, in separate, sealed envelopes, First Class, Certified Electronic RR, postage prepaid, addressed respectively as follows:

**SEE ATTACHED – Oregon Notice of Default and Sale Homeowner**

I certify under penalty of perjury under the laws of the State of Georgia that the foregoing is true and correct.

Executed on February 28, 2024 in Atlanta, Georgia.

Tia Hines

Affiant: Tia Hines Mail Clerk

Signed, sealed and delivered this 28th day of February, 2024 in the presence of:

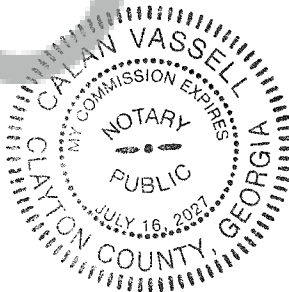
[Signature]  
Witness

Tyler Green  
Print Witness Name

Notary Public

My Commission Expires:

NOTARY SEAL



BUSINESS ADDRESS OF AFFIANT: 3525 Piedmont Road, Suite 700, Atlanta, GA 30305

CRCAFFOM 12222015  
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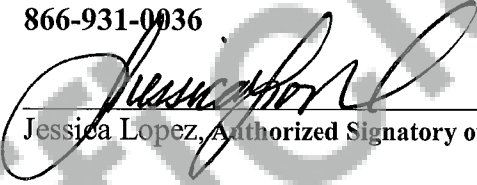
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Dated: 2/2/2024

**CLEAR RECON CORP**  
**1050 SW 6th Avenue, Suite 1100**  
**Portland, OR 97204**  
**Phone: 858-750-7777**  
**866-931-0036**

  
\_\_\_\_\_  
Jessica Lopez, Authorized Signatory of Trustee



TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **6/18/2024 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM**. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

### PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

- AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

### ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

## SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

## ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Trustee: CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381

119728-OR

**NOTICE:****YOU ARE IN DANGER OF LOSING YOUR PROPERTY IF YOU DO NOT  
TAKE ACTION IMMEDIATELY**

**This notice is about your mortgage loan on your property at:**

**4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603**

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure." The amount you would have had to pay as of 2/2/2024 to bring your mortgage loan current was \$10,365.73. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call **(858) 750-7777** to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe.

You may also get these details by sending a request by certified mail to:

**CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
858-750-7777**

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF  
YOU DO NOT TAKE ACTION:**

Date and time: 6/18/2024 at 10:00 AM

Place: ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH  
COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR  
97601

119728-OR

**THIS IS WHAT YOU CAN DO TO STOP THE SALE:**

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call **Wells Fargo Bank, N.A.** at **888-508-8811** to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, call the statewide toll-free phone contact number at 855-480-1950. You may also wish to talk to a lawyer. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or visit its website at: [www.osbar.org](http://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>.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service.

**WARNING:** You may get offers from people saying they can help you keep your property. Be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: **2/2/2024**

Trustee name: Clear Recon Corp.

Trustee signature:  Jessica Lopez

Trustee telephone number: 858-750-7777

Trustee Sale No.: 119728-OR

**2024-000949****Klamath County, Oregon**

02/06/2024 11:58:01 AM

Fee: \$92.00

**When recorded mail document to:**

Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 866-931-0036

RECORDATION REQUESTED BY:  
Boston National Title Agency  
400 Rouser Rd. Bldg-2 / Suite 500  
Coraopolis, PA 15108 c/o SIMPLIFILE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL****BNT# OR23103812**

TS No.: 119728-OR

Loan No.: \*\*\*\*\*3298

Legal Authority: ORS 86.752, 86.771

Reference is made to that certain trust deed (the "Deed of Trust") executed by JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 1/24/2006, recorded 2/6/2006, as Instrument No. M06-02269, Deed of Trust Re-Recorded on 2/9/2006 as Instrument No. M06-02546, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**Lot 25, Block 5, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**APN: 555438 / 3909-011CC-12100**

**Commonly known as:  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603**

**The current beneficiary is:  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-NC1**

The undersigned hereby certifies that no assignments of the Deed of Trust by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Deed of Trust, or, if such action has been instituted, the action has been dismissed, except as permitted by ORS 86.752(7), 86.010.

CRC NOD 06302016

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

There is a default by grantor or other person owing an obligation, or by their successor-in-interest, the performance of which is secured by the Deed of Trust with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantor's failure to pay when due, the following sums:

<i>Delinquent Payments:</i>	
<u>Dates:</u>	<u>Total:</u>
8/1/2023 – 2/1/2024	\$8,875.73
<i>Late Charges:</i>	\$0.00
<i>Beneficiary Advances:</i>	\$1,490.00
<b>TOTAL REQUIRED TO REINSTATE:</b>	<b>\$10,365.73</b>

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, those sums being the following: **\$146,325.09**

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust by advertisement and sale pursuant to ORS 86.705 to 86.815, and to cause to be sold at public auction to the highest bidder, for cash, the interest in the described property which grantor had, or had the power to convey, at the time grantor executed the Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM.**, standard time, as established by ORS 187.110, on **6/18/2024**, at the following place:

**ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**

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 the foreclosure proceeding dismissed and the Deed of Trust 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 Deed of Trust, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with trustee's and attorneys' fees not exceeding the amounts provided by ORS 86.778.

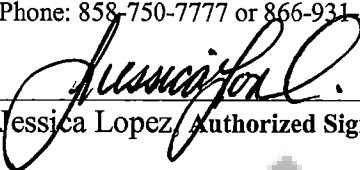
Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective 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.

TS No.: 119728-OR  
 Loan No.: \*\*\*\*\*3298

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

Dated: 2/2/2024

CLEAR RECON CORP  
 Clear Recon Corp  
 1050 SW 6th Avenue, Suite 1100  
 Portland, OR 97204  
 Phone: 858-750-7777 or 866-931-0036

  
 Jessica Lopez, Authorized Signatory of Trustee

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.

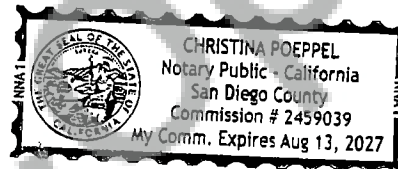
State of California )  
 ) ss.  
 County of San Diego )

On FEB 02 2024 before me, Christina Poeppel, Notary Public, personally appeared Jessica Lopez 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  (Seal)





## Recipient List (addresses)

Client: Wells Fargo Bank, N.A.

1364410  
JOHN A. WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950  
9214890144258250506559 (Electronic Return Receipt)

1364410  
JOHN A. WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950

1364410  
SHARON WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950  
9214890144258250506573 (Electronic Return Receipt)

1364410  
SHARON WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950

1364410  
ESTATE OF SHARON WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950  
9214890144258250506597 (Electronic Return Receipt)

1364410  
ESTATE OF SHARON WOOD  
4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603-7950



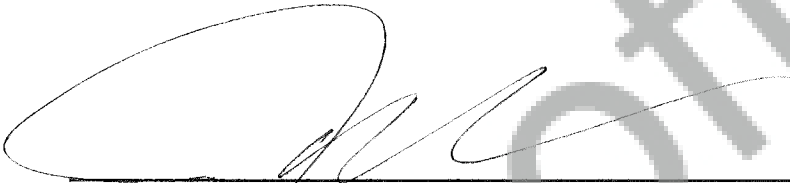
**AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH**

I, Joseph Hudon, General 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 # 24067 TS#119728-OR 4559 Sturdivane Ave

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: 02/24/24, 03/02/24, 03/09/24, 03/16/24

Total Cost: \$1,298.59

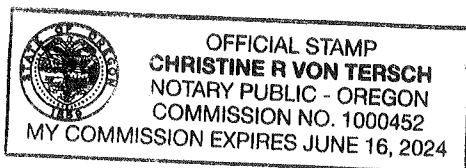


Subscribed and sworn by Joseph Hudon before me on: On 19th day of March, in the year of 2024



Notary Public of Oregon

My commission expires June 16, 2024



**TRUSTEE'S NOTICE OF SALE**

TS No.: 119728-OR Loan No.: \*\*\*\*\*3298 Reference is made to that certain trust deed (the "Deed of Trust") executed by JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 1/24/2006, recorded 2/6/2006, as Instrument No. M06-02269, Deed of Trust Re-Recorded on 2/9/2006 as Instrument No. M06-02546, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon: Lot 25, Block 5, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: 555438 / 3909-011CC-12100 Commonly known as: 4559 STURDIVANT AVENUE KLAMATH FALLS, OR 97603 The current beneficiary is: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1 Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the grantor's failure to pay when due, the following sums:

**Delinquent Payments:**

Dates:	Total:	
8/1/2023 – 2/1/2024		\$8,875.73
Late Charges:	\$0.00	
Beneficiary Advances:	\$1,490.00	
Total Required to Reinstate:	\$10,365.73	
TOTAL REQUIRED TO PAYOFF:		\$146,325.09

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$115,161.56 together with interest thereon at the rate of 10.75 % per annum, from 7/1/2023 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 6/18/2024, at the hour of 10:00 AM, standard time, as established by ORS 187.110, ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. 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 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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 2/2/2024 CLEAR RECON CORP 1050 SW 6th Avenue, Suite 1100 Portland, OR 97204 Phone: 858-750-7777 866-931-0036 Jessica Lopez, Authorized Signatory of Trustee  
#24067 February 24, March 02, 09, 16, 2024

## Affidavit of Posting/Service

Case Number: 119728-OR

Grantor: **JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY,**

Service Documents:  
Trustee's Notice of Sale, Notice to  
Residential Tenants, and Notice of  
Danger of Losing Property

For:  
Attn: POSTINGS  
The Stox Group- Postings  
17671 IRVINE BLVD  
SUITE 204  
TUSTIN, CA 92780

Received by Barrister Support dba Malstrom's Process Serving on the 14th day of February, 2024 at 12:39 pm to be served on **JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY and/or ALL OCCUPANTS, 4559 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603.**

I, Terry Griffin, being duly sworn, depose and say that on the 16th day of February, 2024 at 1:39 pm, I made service of the attached Trustee's Notice of Sale, Notice to Residential Tenants, and Notice of Danger of Losing Property upon the individuals and/or entities named below by delivering a copy of the aforementioned documents upon an OCCUPANT at the following "Property Address":

**4559 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603**

As follows:

I attempted personal service at the Property Address on 2/16/2024 at 1:39 pm and on this attempt I received no answer from any occupant(s) at this address. I then POSTED such true copy conspicuously to the main entrance pursuant to ORS 86.774 (1)(b)(A).

On 2/21/2024 at 11:45 am, I returned to the Property Address and, again, received no answer from any occupant(s) at this address. At that time, I POSTED another true copy conspicuously to the main entrance of the premises pursuant to ORS 86.774 (1)(b)(B).

On 2/26/2024 at 12:59 pm I returned to the Property Address for the third time and Again received no answer from any occupant(s). At that time I POSTED another true copy conspicuously to the main entrance of the premises. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.774 (1)(b)(C).

The effective date of service upon an occupant at the Property Address is **2/16/2024** as calculated pursuant to ORS 86.774(1)(c).

**CERTIFICATION OF MAILING:** I Chelsea Chambers certify that on **3/6/2024** a true copy of Trustee's Notice of Sale, Notice to Residential Tenants, and Notice of Danger of Losing Property and a statement regarding service were mailed addressed to "OCCUPANTS" at 4559 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603 by First Class Mail postage paid.

*Chelsea Chambers*



**Affidavit of Posting/Service For 119728-OR**

I declare under penalty of perjury that I am a resident of the State of Oregon. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

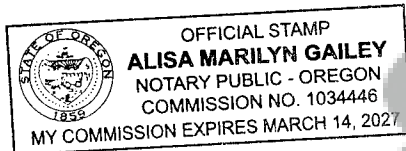
I hereby declare that the above statement is true to the best of my knowledge and belief, and that it is made for use as evidence in court and is subject to penalty for perjury.

State of Oregon

County of Klamath

Subscribed and Sworn to before me on the 11th  
day of March, 2024 by the affiant  
who is personally known to me.

[Signature]  
NOTARY PUBLIC



[Signature]  
Terry Griffin  
Process Server

Date

3/11/24  
Barrister Support dba Malstrom's Process  
Serving  
PO Box 3474  
Salem, OR 97302

Our Job Serial Number: TSB-2024001031  
Ref: 943481

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## TRUSTEE'S NOTICE OF SALE

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TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

Reference is made to that certain trust deed (the "Deed of Trust") executed by JOHN A. WOOD AND SHARON WOOD, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 1/24/2006, recorded 2/6/2006, as Instrument No. M06-02269, Deed of Trust Re-Recorded on 2/9/2006 as Instrument No. M06-02546, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**Lot 25, Block 5, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**APN: 555438 / 3909-011CC-12100**

Commonly known as:  
**4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603**

The current beneficiary is:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES  
CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1**

Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the grantor's failure to pay when due, the following sums:

<i>Delinquent Payments:</i>		
<u>Dates:</u>		<u>Total:</u>
8/1/2023 – 2/1/2024		\$8,875.73
<i>Late Charges:</i>		\$0.00
<i>Beneficiary Advances:</i>		\$1,490.00
	<i>Total Required to Reinstate:</i>	<b>\$10,365.73</b>
	<b>TOTAL REQUIRED TO PAYOFF:</b>	<b>\$146,325.09</b>

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$115,161.56 together with interest thereon at the rate of 10.75 % per annum, from 7/1/2023 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust

Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on **6/18/2024**, at the hour of **10:00 AM**, standard time, as established by ORS 187.110, **ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other

TS No.: 119728-OR  
Loan No.: \*\*\*\*\*3298

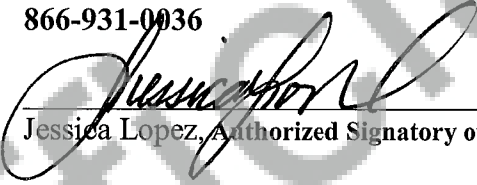
default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale.

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 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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 2/2/2024

**CLEAR RECON CORP**  
**1050 SW 6th Avenue, Suite 1100**  
**Portland, OR 97204**  
**Phone: 858-750-7777**  
**866-931-0036**



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Jessica Lopez, Authorized Signatory of Trustee

## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **6/18/2024 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM**. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

### PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

- AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

### ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.



## SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

## ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Trustee: CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381



**NOTICE:**

**YOU ARE IN DANGER OF LOSING YOUR PROPERTY IF YOU DO NOT  
TAKE ACTION IMMEDIATELY**

**This notice is about your mortgage loan on your property at:**

**4559 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603**

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure." The amount you would have had to pay as of 2/2/2024 to bring your mortgage loan current was \$10,365.73. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call **(858) 750-7777** to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe.

You may also get these details by sending a request by certified mail to:

**CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
858-750-7777**

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF  
YOU DO NOT TAKE ACTION:**

Date and time: 6/18/2024 at 10:00 AM

Place: ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH  
COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR  
97601

**THIS IS WHAT YOU CAN DO TO STOP THE SALE:**

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call **Wells Fargo Bank, N.A.** at **888-508-8811** to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, call the statewide toll-free phone contact number at 855-480-1950. You may also wish to talk to a lawyer. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or visit its website at: [www.osbar.org](http://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>.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service.

**WARNING:** You may get offers from people saying they can help you keep your property. Be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: **2/2/2024**

Trustee name: Clear Recon Corp.

Trustee signature:  Jessica Lopez

Trustee telephone number: 858-750-7777

Trustee Sale No.: 119728-OR

AFTER RECORDING, RETURN TO:  
Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
(858) 750-7777

**AFFIDAVIT OF COMPLIANCE With O.R.S. § 86.748(1)**

<b>Grantor:</b>	JOHN A. WOOD AND SHARON WOOD ("Grantor")
<b>Beneficiary:</b>	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1 ("Beneficiary")
<b>Trustee:</b>	CLEAR RECON CORP
<b>Property Address:</b>	4559 STURDIVANT AVENUE KLAMATH FALLS, OR 97603
<b>Instrument Recording Number:</b>	2/6/2006, as Instrument No. M06-02269, Re- Recorded on 2/9/2006 as Instrument No. M06- 02546,

I, the undersigned, being duly sworn, hereby depose and say that:

1. I am Vice President Loan Documentation of Wells Fargo Bank, N.A., ("Wells Fargo") who is the servicer for the beneficiary of the above-referenced instrument.
2. In the regular performance of my job functions, I am familiar with business records maintained by Wells Fargo for the purpose of servicing mortgage loans. These records (which include data compilations, electronically imaged documents, and others) are made at or near the time by, or from information provided by, persons with knowledge of the activity and transactions reflected in such records and are kept in the course of business activity conducted regularly by Wells Fargo. It is the regular practice of Wells Fargo's mortgage servicing business to make these records. In connection with making this affidavit, I have acquired personal knowledge of the matters stated herein by examining these business records.

3. Grantor did not accept Beneficiary's offer for assistance/withdrew their request. Therefore, a foreclosure avoidance measure was not reached.

**Wells Fargo Bank, NA, as Servicing Agent for U.S.  
BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET SECURITIES  
CORPORATION MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-NC1**

Lenettra D. Smith

Lenettra D. Smith  
Vice President Loan Documentation  
Wells Fargo Bank, NA  
03/28/2024

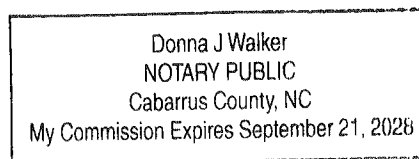
North Carolina

Mecklenburg County

Donna J Walker, a Notary Public of  
Cabarrus County and State of North Carolina, do hereby certify that  
Lenettra D. Smith personally came before me this 28<sup>th</sup> day of March, 2024 and acknowledged that  
he/she is the Vice President Loan Documentation, of Wells Fargo Bank, NA., and that he/she, as Vice  
President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells  
Fargo Bank, N.A., as servicing agent for Plaintiff.

Witness my hand and official seal, this 28<sup>th</sup> day of March, 2024.

Donna J Walker  
Notary Public



My commission expires: September 21, 2028