

2024-008809

Klamath County, Oregon

10/09/2024 11:51:04 AM

Fee: \$92.00

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)

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

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

Name(s)

ORS 205.234(1)(b)

UNKNOWN HEIRS AND DEVISEES OF CHARLES COCKRELL, a deceased individual; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5545 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

4. True and actual consideration:

5. Send tax statements to:

ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other

\$

Shellpoint Mortgage Servicing

Other:

55 Beattie Place, Suite 100

Greenville, SC 29601-2743

6. Satisfaction of lien, order, or warrant

7. The amount of the monetary obligation imposed

ORS 205.234(1)(f)

by the lien, order, or warrant: ORS 205.234(1)(f)

___ FULL ___ PARTIAL

\$

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
5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
6 **FOR THE COUNTY OF KLAMATH**

7 NEWREZ LLC D/B/A SHELLPOINT
8 MORTGAGE SERVICING,

9 Plaintiff,

10 vs.

11 UNKNOWN HEIRS AND DEVISEES OF
12 CHARLES COCKRELL, a deceased individual;
13 AND ALL OTHER UNKNOWN PARTIES
14 CLAIMING ANY RIGHT, TITLE, LIEN OR
15 INTEREST IN THE REAL PROPERTY
16 COMMONLY KNOWN AS 5545
17 STURDIVANT AVENUE, KLAMATH
18 FALLS, OR 97603,

19 Defendants.

CASE NO.: 24CV47838

NOTICE OF PENDENCY OF ACTION

20
21 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
22 the Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of
23 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING ("Plaintiff"), against the
24 above-named defendants UNKNOWN HEIRS AND DEVISEES OF CHARLES COCKRELL, a
25 deceased individual; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT,
26 TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5545
27 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603, that the object of that action is a

1 judicial foreclosure on Plaintiff's lien in first position on the property, securing Plaintiff's loan to
2 the same extent, with interest, on the real property located at: 5545 STURDIVANT AVENUE,
3 KLAMATH FALLS, OR 97603 with a legal description of:
4 LOT 1, TRACT 1412 - LAUREN ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
5 THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

6 DATED: October 8, 2024

ZBS Law, LLP

7
8 By: Al L. Labrecque
9 Amber L. Labrecque, OSB# 094593
10 Dirk Schouten, OSB# 115153
11 Attorneys for Plaintiff

12 A notary public or other officer completing this certificate
13 verifies only the identity of the individual who signed the
14 document, to which this certificate is attached, and not the
15 truthfulness, accuracy, or validity of that document.

16 State of Oregon
17 County of Clackamas }

18 **Subscribed and Sworn** to (or affirmed) before me, on this 8th day of October 2024, by
19 Amber L. Labrecque, proved to me on the basis of satisfactory evidence to be the person(s)
20 who appeared before me.

21 Jeannette Lynn Cao
22 Notary Public, State of Oregon
23 County of Clackamas
24 Commissioned Name of Notary Public Jeannette Lynn Cao
25 Personally known X or produced identification _____
26 Type of identification produced _____
27
28

