

2024-009581

Klamath County, Oregon

11/01/2024 12:58:01 PM

Fee: \$107.00

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

RE: Trust Deed from:
LAWRENCE DEAN GRAZER AND MARY
ANN GRAZER, HUSBAND AND WIFE, AS
JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP, Grantor

To:
Nathan F. Smith, Esq., OSB #120112

After recording return to:

Malcolm & Cisneros, A Law Corporation
Attention: Nathan F. Smith, Esq., OSB
#120112
c/o TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

TS No. OR07000148-24-1

APN 736225 | 883430

TO No 240467253-OR-MSO

Reference is made to that certain Trust Deed made by LAWRENCE DEAN GRAZER AND MARY ANN GRAZER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP as Grantor, to AMERITITLE, LLC. as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GRAND RIVER MORTGAGE COMPANY, LLC, DBA GRMC LENDING, Beneficiary of the security instrument, its successors and assigns, dated as of June 20, 2023 and recorded June 26, 2023 in the records of Klamath County, Oregon as Instrument No. 2023-004928 and the beneficial interest was assigned to **NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING** and recorded June 18, 2024 as Instrument Number 2024-004936 covering the following described real property situated in the above-mentioned county and state, to wit:

APN: 736225 | 883430

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The undersigned hereby certifies that no assignments of the Trust Deed by the Trustee, Nathan F. Smith, Esq., OSB #120112, or by the Beneficiary, **NewRez LLC DBA Shellpoint Mortgage Servicing**, 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 Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(4).

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

The total monthly payment(s) in the amount of **\$12,578.13** beginning **April 1, 2024**, as follows:

\$7,133.40 = 4 monthly payment(s) at \$1,783.35

\$5,444.73 = 3 monthly payment(s) at \$1,814.91

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable totaling **\$256,167.09**, said sums being the following:

1. Principal balance of **\$242,095.78** and accruing interest as of **October 31, 2024**, per annum, from **March 1, 2024** until paid.
2. **\$9,264.43** in interest
3. **\$1,992.50** in fees
4. **\$1,394.38** in funds owed by borrower
5. **\$1,420.00** in foreclosure fees and costs
6. Together with title expenses, costs, Trustees fees and attorney fees incurred here in by reason of said default and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest there in.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following, to- wit: **Failed to pay payments which became due**

Notice hereby is given that the Beneficiary and Trustee, by reason of default, have elected and do hereby elect to foreclose the Trust Deed 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 of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the Trust Deed 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 **01:00 PM**, in accord with the standard of time established by ORS 187.110, on **March 20, 2025** at the following place: **Front Steps, Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601**

Other than as shown of record, neither the Beneficiary nor the Trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property except:

LAWRENCE DEAN GRAZER
39517 DUSTY LN, CHILOQUIN, OR 97624

MARY ANN GRAZER
39517 DUSTY LN, CHILOQUIN, OR 97624

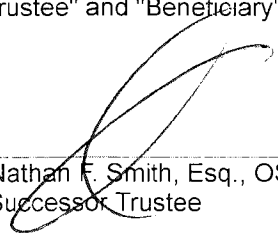
OCCUPANT
39517 DUSTY LN, CHILOQUIN, OR 97624

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 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), together with costs, Trustee's and attorney's fees, by curing any other default complained of herein that is capable of being cured 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.

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 gender includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: 10/31/2024

By: 
Nathan F. Smith, Esq., OSB #120112
Successor Trustee

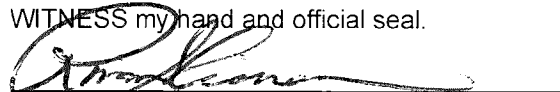
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

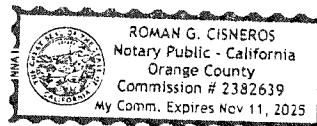
STATE OF CALIFORNIA
COUNTY OF ORANGE

On 10/31/2024 before me, ROMAN G. CISNEROS, Notary Public, personally appeared NATHAN F. SMITH, ESQ., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public Signature



Malcolm & Cisneros, A Law Corporation
Attention: Nathan F. Smith, Esq., OSB #120112
c/o TRUSTEE CORPS
17100 Gillette Ave, Irvine, CA 92614
949-252-8300

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 rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

The Southerly 342.02 feet of Lot 18, Block 1, TRACT 1118, situated in Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, more particularly described as follows:

Beginning at the Southwest corner of said Lot 18; thence North 00°02'14" East along the Westerly line of said Lot 18, 342.02 feet; thence South 89°55'26" East 1360 feet, more or less, to the Westerly bank of the Sprague River; thence Southwesterly along said bank 355 feet, more or less, to the Southerly line of said Lot 18; thence North 89°55'30' West along said line 1268 feet, more or less, to the point of beginning.

Parcel II

An easement for ingress and egress as disclosed by Access Easement Agreement 2011-007856 Recorded July 7, 2011 in Klamath County, Oregon.



**CERTIFICATE OF COMPLIANCE
STATE OF OREGON
FORECLOSURE AVOIDANCE PROGRAM**

AFTER RECORDING RETURN TO:

Brittany Davis
For Malcolm & Cisneros, For Shellpoint Mortgage Servicing
2112 Business Center Drive
Irvine, CA 92612

10/22/2024

Grantor:	LAWRENCE DEAN GRAZER AND MARY ANN GRAZER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
Beneficiary:	NewRez LLC DBA Shellpoint Mortgage Servicing
Property Address:	39517 DUSTY LN CHILOQUIN, OR 97624
Instrument / Recording No. Date / County	Instrument Number: 2023-004928 Recording Number: 2023-004928 Loan Number: [REDACTED] Recording date: 6/26/2023 County: Klamath
Case Number	BI-240827-3088

1. The Service Provider hereby certifies that:

- ☐ The beneficiary and/or its agent complied with the requirements of ORS 86.726, 86.729 and 86.732; or
- ☒ The grantor did not pay the required fee by the deadline.

2. On this date, I mailed the original certificate to the beneficiary and provided a copy to the grantor and the Attorney General electronically or by mail.

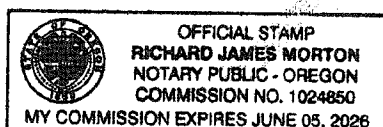
DATED this 22 day of October, 2024.

[Signature]
Authorized Representative, Oregon Foreclosure Avoidance Program

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on October 22nd, 2024, by Jesse Cliff
[Print Name]

as an Authorized Representative of the Oregon Foreclosure Avoidance Program Service Provider, Mediation Case Manager.



[Signature]
Notary Public - State of Oregon
My Commission Expires: 6/5/26

Form 670 V7/01/24