

2024-010604

Klamath County, Oregon

12/09/2024 08:39:01 AM

Fee: \$107.00

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

RE: Trust Deed from:  
PAMELA S MIRANDA, 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. OR07000108-24-1

APN 207332 | 894634

TO No 3138780

Reference is made to that certain Trust Deed made by PAMELA S MIRANDA as Grantor, to FIDELITY NATIONAL TITLE COMPANY OF OREGON, AN OREGON CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAN ADVISORS GROUP, Beneficiary of the security instrument, its successors and assigns, dated as of February 21, 2020 and recorded March 2, 2020 in the records of Klamath County, Oregon as Instrument No. 2020-002556 and the beneficial interest was assigned to **CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS** and recorded April 12, 2024 as Instrument Number 2024-002742 covering the following described real property situated in the above-mentioned county and state, to wit:

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**THE W1/2 S1/2 NE1/4 SW1/4, SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. TOGETHER WITH EASEMENTS FOR JOINT USER ROADWAY OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND LAYING WEST OF, ADJOINING, AND PARALLEL TO THE EASTERLY BOUNDARY OF THAT PART OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN THAT LAYS NORTH OF SPRAGUE RIVER HIGHWAY AND; ALSO OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND LAYING NORTH OF, ADJOINING, AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. ALSO OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND LAYING EAST OF, ADJOINING, AND PARALLEL TO THE WESTERLY BOUNDARY OF SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

The undersigned hereby certifies that no assignments of the Trust Deed by the Trustee, Nathan F. Smith, Esq., OSB #120112, or by the Beneficiary, **Carrington Mortgage Services, LLC**, 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: **Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7(A)(I) under the Note, and pursuant to paragraph 10(A)(I) of the Deed of Trust.**

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

1. Principal balance of **\$127,574.84**
2. **\$25,899.47** in Unpaid Interest through December 31, 2024.
3. **\$1,806.95** in Unpaid Taxes.
4. **\$7,986.25** in MIP/PMI Advances.
5. **\$6,806.25** in Corporate Advances.
6. **\$1,995.00** in anticipated foreclosure fees and costs.
7. 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.

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 **10:00 AM**, in accord with the standard of time established by ORS 187.110, on **April 23, 2025** at the following place: **inside the main lobby of the Klamath County Courthouse, 316 Main St, 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:

DUSTIN G ANDERSON, ESQ PERSONAL REPRESENTATIVE FOR THE ESTATE OF PAMELA S. MIRANDA  
42239 SUNNA LN, CHILOQUIN, OR 97624

ESTATE OF PAMELA S MIRANDA  
42239 SUNNA LN, CHILOQUIN, OR 97624

HEIRS AND DEVISEES OF PAMELA S MIRANDA  
42239 SUNNA LN, CHILOQUIN, OR 97624

PAMELA S MIRANDA  
42239 SUNNA LN, CHILOQUIN, OR 97624

OCCUPANT  
42239 SUNNA LN, CHILOQUIN, OR 97624

CARRINGTON MORTGAGE SERVICES LLC  
1600 S. DOUGLASS RD. SUITES 110 & 200, ANAHEIM, CA 92630

COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT  
451 SEVENTH STREET, SW , WASHINGTON, DC 20410

ARTURO MIRANDA  
2605 VIA CACERES , CORONA, CA 92881

TS No. OR07000108-24-1

BRANDON K SCHWAB  
3560 E AZALEA DRIVE, CHANDLER, AZ 85286

KRISTINA SCHWAB  
719 YALE STREET, APT 612, LOS ANGELES, CA 90012

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: 12/05/2024

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.

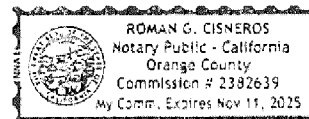
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 12/05/2024 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.



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

**AFTER RECORDING RETURN TO:**

Brittany Davis  
For Malcolm & Cisneros, For Celink (Servicer)  
2112 Business Center Drive  
Irvine, CA 92612

8/27/2024

Grantor:	PAMELA S MIRANDA
Beneficiary:	Carrington Mortgage Services, LLC
Property Address:	42239 SUNNA LN CHILOQUIN, OR 97624
Instrument / Recording No. Date / County	Instrument Number: 2020-002556 Recording Number: 2020-002556 Loan Number: [REDACTED] Recording date: 3/2/2020 County: Klamath
Case Number	BI-240709-161

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.

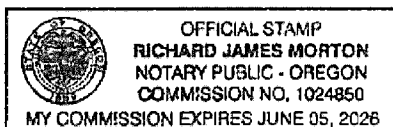
DATED this 27 day of August, 2024.

Authorized Representative, Oregon Foreclosure Avoidance Program

STATE OF OREGON     )  
                                  ) ss.  
County of Multnomah    )

The foregoing instrument was acknowledged before me on August 27th, 2024, by Jesse CHIT  
[Print Name]

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



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

Form 670 V7/01/24