

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**Original Beneficiary Name:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR BROKER SOLUTIONS, INC.,  
DBA NEW AMERICAN FUNDING, BENEFICIARY OF THE  
SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary Name:**

NEW AMERICAN FUNDING, LLC  
FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING

**Trustor Name:**

DANIEL W. SANBORN AND BETH SANBORN, AS TENANTS BY THE ENTIRETY

**Original Trustee Name:**

TICOR TITLE COMPANY

**Original trust deed recorded:**

10/15/2021, as Instrument No. 2021-015578

**TS NO.: 25-73234**

**After recording return to:**

ZBS Law, LLP  
5 Centerpointe Dr., Suite 400  
Lake Oswego, OR 97035  
Phone: (503) 946-6558

**NOTICE OF DEFAULT AND ELECTION TO SELL**

DANIEL W. SANBORN AND BETH SANBORN, AS TENANTS BY THE ENTIRETY was the grantor, to TICOR TITLE COMPANY was the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, was the beneficiary, of that certain deed of trust (hereafter referred to as the Trust Deed) dated 9/16/2021, recorded 10/15/2021, as Instrument No. 2021-015578, in the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit: **LOT 19 IN BLOCK 15, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

The street address or other common designation, if any for the real property described above is purported to be:  
**5400 VALLEYWOOD DR, KLAMATH FALLS, OREGON 97603**

The Tax Assessor's Account ID for the Real Property is purported to be: **3909-014CA-02100 / 574630**

The undersigned successor trustee, ZBS LAW, LLP hereby certifies that no assignments of the trust deed 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 Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted law.

Notice is hereby given by the present and successor trustee, ZBS LAW, LLP pursuant to the written instructions of the present beneficiary, that the beneficiary by reason of the grantor's default, and that ZBS LAW, LLP as Trustee by virtue of his powers under ORS 86.752(3) and by virtue of the grantors default, has/have elected and hereby elects to

foreclose the above referenced Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.815 in order to satisfy the grantor's obligations secured by the Trust Deed. All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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:

**Delinquent Payments:**

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>TOTAL</u>
10/1/2024	4/14/2025	7	3.625	\$10,452.09
Late Charges:				\$542.88
Corporate Advances & Other Fees:				\$1,010.00
TOTAL FORECLOSURE COST:				\$1,912.50
<b>TOTAL REQUIRED TO CURE:</b>				<b><u>\$13,917.34</u></b>

Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact ZBS LAW, LLP to obtain a "reinstatement" and or "payoff" quote prior to remitting funds.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety to date is: \$224,456.15

The monthly installment of principal and interest which became due on 10/1/2024, late charges, and all subsequent monthly installments of principal and interest.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

Nothing in this Notice of Default should be construed as a waiver of any fees owing to the beneficiary under the Deed of Trust, pursuant to the terms and provisions of the loan documents.

The Sale will be held at the hour of **10:00 AM**, in accord with the standard of time established by ORS 187.110 and pursuant to ORS 86.771(7) on **8/15/2025**, at the following designated place:

**On the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, 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: **NONE**

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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of the Trust Deed, 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 trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.778.

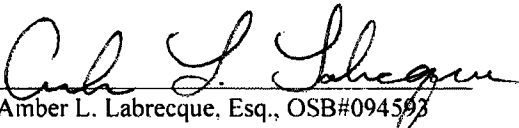
The mailing address of the trustee is  
ZBS LAW, LLP  
5 Centerpointe Dr., Suite 400  
Lake Oswego, OR 97035  
Phone: (503) 946-6558

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 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 4/1/2025


**ZBS Law, LLP**

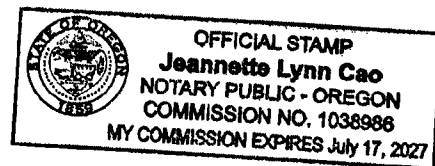
By:   
Amber L. Labrecque, Esq., OSB#094593  
ZBS Law, LLP  
Authorized to sign on behalf of the trustee

State of OREGON

County of CLACKAMAS

I certify that this document was signed or attested before me on 4/1/2025 by Amber L. Labrecque, Esq. on behalf of ZBS Law, LLP.

  
Notary Name: Jeannette Lynn Cao  
Notary Public: State of Oregon  
Commission No. 1038986  
Commission Expires: July 17, 2027  
Personally known X or produced identification \_\_\_\_\_  
Type of identification produced \_\_\_\_\_



**After recording, return to:**

**OREGON FORECLOSURE AVOIDANCE PROGRAM  
BENEFICIARY EXEMPTION AFFIDAVIT**

<b>Lender/Beneficiary:</b>	New American Funding, LLC
<b>Jurisdiction*</b>	DE

\*If Lender/Beneficiary is not a natural person, provide the state or other jurisdiction in which the Lender/Beneficiary is organized.

I, Jack Carroll (printed name) being first duly sworn, depose, and state that:

This affidavit is submitted for a claim of exemption to the Office of the Attorney General of Oregon under ORS 86.726(1)(b).

1. The above named individual or entity commenced or caused an affiliate or agent of the individual or entity to commence the following number of actions to foreclose a residential trust deed by advertisement and sale under ORS 86.752 or by suit under ORS 88.010 during the prior calendar year: 5 [not to exceed 30];
2. The undersigned further certifies that she/he: [check only one of the following boxes]  
☐ is the individual claiming exemption from requirements established under ORS 86.705 to 86.815, or  
☒ is the Vice President of Foreclosure [insert title] of the entity claiming exemption from requirements established under ORS 86.705 to 86.815 and is authorized by such entity to execute this affidavit on its behalf.

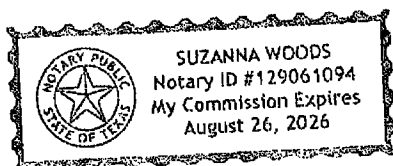
(Signature)

State of Texas )

) ss.

County of Travis )

Signed and sworn to (or affirmed) before me this 14 day of January, 2025  
by JACK CARROLL, VP



Notary Public for TEXAS

My commission expires: 8/26/2026