

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

**2026-001203**

**Klamath County, Oregon**

**02/09/2026 08:36:01 AM**

**Fee: \$117.00**

RE: Trust Deed from ALEJANDRO ANAYA  
CABRERA AND DAMIAN ZERIMAR, WITH FULL  
RIGHTS OF SURVIVORSHIP, Grantor

To QUALITY LOAN SERVICE CORPORATION -  
Successor Trustee

After recording return to:  
Quality Loan Service Corporation  
2763 Camino Del Rio South  
San Diego, CA 92108

TS No: OR-25-1032758-RM

**EXEMPT BENEFICIARY UNDER (SB 558) AFFIDAVIT OF EXEMPTION ATTACHED:**

Reference is made to that certain trust deed made by **ALEJANDRO ANAYA CABRERA AND DAMIAN ZERIMAR, WITH FULL RIGHTS OF SURVIVORSHIP** as grantor, to **AMERITITLE, LLC.**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUMMIT FUNDING, INC, ITS SUCCESSORS AND ASSIGNS.**, as beneficiary, dated 7/11/2024, recorded 7/17/2024, in the Records of **KLAMATH** County, Oregon, and/or as fee/file/instrument/microfilm/reception No. **2024-006210** and subsequently assigned or transferred by operation of law to **CLICK N' CLOSE, INC.** covering the following described real property situated in the above-mentioned county and state.

**APN: R585815**

PARCEL 1: A PARCEL OF LAND SITUATE IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30, WITH A LINE PARALLEL WITH AND 50.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF SAID SECTION 30 BEARS SOUTH 89°42 1/2' WEST 827.1 FEET MORE OR LESS DISTANT AND RUNNING THENCE NORTH 89°42 1/2' EAST 517.57 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND RUNNING THENCE NORTH 0°17' WEST 130.0 FEET; THENCE SOUTH 89°42 1/2' WEST 74.32 FEET MORE OR LESS TO A POINT IN A LINE PARALLEL WITH AND 325.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE SAID CENTER LINE OF THE OREGON STATE HIGHWAY; THENCE NORTH 36°49 1/2' EAST ALONG SAID PARALLEL LINE 188.11 FEET; THENCE NORTH 89°42 1/2' EAST PARALLEL WITH SAID SECTION LINE 110.81 FEET; THENCE SOUTH 0° 17 1/2' EAST 280.00 FEET MORE OR LESS TO A POINT IN SAID SECTION LINE; THENCE SOUTH 89°42 1/2" WEST 150.00 FEET MORE OR LESS ALONG SAID SECTION LINE TO THE SAID TRUE POINT OF BEGINNING. PARCEL 2: A TRACT OF LAND SITUATE IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF SAID SECTION 30 WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER

OF SAID SECTION 30 BEARS SOUTH 89°42 1/2" WEST 827.1 FEET MORE OR LESS, DISTANT AND RUNNING THENCE NORTH 89°42 1/2' EAST 667.57 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 0°17 1/2' WEST 280 FEET; THENCE NORTH 89°42 1/2' EAST AND PARALLEL WITH SAID SECTION LINE 50 FEET TO A POINT; THENCE SOUTH 0°17 1/2' EAST 280.00 FEET MORE OR LESS TO A POINT IN SAID SECTION LINE; THENCE SOUTH 89°42 1/2' WEST 50 FEET MORE OR LESS ALONG SAID SECTION LINE TO SAID TRUE POINT OF BEGINNING. PARCEL 3: A TRACT OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF SAID SECTION 30 WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS MIDLAND SECTION OF THE OREGON STATE HIGHWAY AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF SAID SECTION 30 BEARS SOUTH 89°42 1/2' WEST 827.1 FEET MORE OR LESS AND DISTANT AND RUNNING THENCE NORTH 89°42 1/2' EAST 717.57 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE NORTH 0°17 1/2' WEST 280 FEET; THENCE NORTH 89°42 1/2' EAST AND PARALLEL WITH SAID SECTION LINE 150 FEET TO A POINT; THENCE SOUTH 0°17 1/2' EAST 280.00 FEET MORE OR LESS TO A POINT IN SAID SECTION LINE; THENCE SOUTH 89°42 1/2' WEST 150 FEET MORE OR LESS ALONG SAID SECTION LINE TO SAID TRUE POINT OF BEGINNING.

The undersigned hereby certifies that based upon business records there are no known written 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 by ORS 86.752(7).

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:

|                              |                     |
|------------------------------|---------------------|
| TOTAL REQUIRED TO REINSTATE: | <u>\$30,457.13</u>  |
| TOTAL REQUIRED TO PAYOFF:    | <u>\$367,806.17</u> |

Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay.

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,

**The installments of principal and interest which became due on 4/1/2025, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.**

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 **7/2/2026**, at the following place: **At the Front Steps of the Klamath County Circuit Court, located at 316 Main Street, Klamath Falls, OR 97601** County of KLAMATH, State of Oregon, which is the hour, date and place last set for sale.

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:

Name and Last Known Address and Nature of Right, Lien or Interest

DAMIAN ZERIMAR  
109 DEL FATTILANE  
KLAMATH FALLS, OR 97603  
Original Borrower

ALEJANDRO CABRERA  
109 DEL FATTI LANE  
KLAMATH FALLS, OR 97603  
Original Borrower

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 or 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.

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

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**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.**

**NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF DEFAULT, AND INCORPORATED HEREIN, IS A NOTICE**

TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No: OR-25-1032758-RM

Dated: 2/6/26

Quality Loan Service Corporation, as Trustee

Signature By [Signature]  
Jeff Stenman, President  
Quality Loan Service Corporation

Trustee's Mailing Address:  
Quality Loan Service Corporation  
2763 Camino Del Rio South  
San Diego, CA 92108

Trustee's Physical Address:  
Quality Loan Service Corporation  
2763 Camino Del Rio South  
San Diego, CA 92108

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: Washington  
County of: King

On FEB 06 2026 before me, Unicole Morin a notary public, personally

appeared Jeff Stenman, President, 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

[Signature]  
Signature



## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for 7/2/2026. 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.

Oregon State Bar: (503) 684-3763; (800) 452-7636

Legal assistance: <http://oregonlawhelp.org/>

