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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF POLK**

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

CARL G. BUEHLER; AND ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 1628 S 7TH ST,
INDEPENDENCE, OR 97351-1440,
Defendant.

Case No. 15CV04307

WRIT OF EXECUTION

TO THE POLK COUNTY SHERIFF:

On August 31, 2015, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the POLK County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor by Assignment is: SPECIALIZED LOAN SERVICING, LLC c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 1628 S 7TH ST, INDEPENDENCE, OR 97351-1440 ("Subject Property"), and legally described as:

LOT 45, MOUNTAIN FIR ESTATES, PHASE 6, IN THE CITY OF INDEPENDENCE, POLK COUNTY, OREGON.

The total amount due and owing on the Judgment as of June 19, 2018;

181445

1	Judgment:	Principal	\$251,473.42
2	Pre-Judgment:	Interest(6.375%, \$31.27/day)	\$2,751.76 (6/5/15 through 8/31/15)
3		Attorney Fees	\$2,955.00
4		Costs	\$822.00
5		Prevailing Party Fee	\$300.00
6	Post-Judgment:	Interest(6.375%, \$31.27/day)	\$31,989.21 (9/1/15 through 6/19/18)
7		Attorney Fees	\$295.00

8 **TOTAL: \$290,586.39**

9 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
10 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
11 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
12 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the
13 holder of the certificate of sale.

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By the signature of the attorney for the judgment creditor, the person that requested issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay making a return on the writ to a date up to 150 days after receipt.



COURT ADMINISTRATOR FOR
POLK COUNTY CIRCUIT COURT

Signed: 6/22/2018 11:25 AM

By: Debra M. Dupras

JSSII Debra M. Dupras

Presented by:
ALDRIDGE PITE, LLP

By: Christina Andreoni

- { Hunter Zook, OSB #095578
 - { Katie Riggs, OSB #095861
 - { Sarah Mathenia, OSB #120681
 - { Shannon K. Calt, OSB #121855
 - { Christina Andreoni, OSB #160875
- of Attorneys for Judgment Creditor*
 (858) 750-7600
 (503) 222-2260 (facsimile)
orecourtnotices@aldridgepite.com

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

7 WELLS FARGO BANK, N.A.,

8 Plaintiff,

9 v.

10 CARL G. BUEHLER; AND ALL OTHER
11 PERSONS OR PARTIES UNKNOWN
12 CLAIMING ANY RIGHT, TITLE, LIEN, OR
13 INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 1628 S 7TH ST,
INDEPENDENCE, OR 97351-1440,

14 Defendants.

Case No. 15CV04307

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A
JUDGMENT OF FORECLOSURE AND DOES
NOT CONSTITUTE A MONEY AWARD
AGAINST ANY DEFENDANT

15 Based upon the Court's Order of Default against defendants CARL G. BUEHLER; AND
16 ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,
17 OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1628 S 7TH ST,
18 INDEPENDENCE, OR 97351-1440, the records on file herein, and pursuant to the Motion for
19 General Judgment and Declaration of Amount Due by Default by Plaintiff WELLS FARGO
20 BANK, N.A. ("Plaintiff"),

21 **IT IS HEREBY ADJUDGED:**

22 1. Plaintiff's security interest is the real property located at 1628 S 7th St,
23 Independence, OR 97351-1440 ("Subject Property"), as evidenced by the Deed of Trust recorded
24 June 9, 2008 in the official records of Polk County as instrument number 2008-007466 ("Deed of
25 Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights,
26 claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien
as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 LOT 45, MOUNTAIN FIR ESTATES, PHASE 6, IN THE CITY OF INDEPENDENCE,
2 POLK COUNTY, OREGON.

3 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
4 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
5 in the manner provided by law;

6 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
7 due under the Note and Deed of Trust, which as of June 4, 2015, is \$251,473.42 (excluding
8 attorney fees and costs), together with interest at the rate of 6.375% (\$31.27 *per diem*) and any
9 future advances and/or fees that may be made or incurred pursuant to the terms of the Note and
10 Deed of Trust up to the date of the execution sale. This amount is to be satisfied by sale of the
11 Subject Property as directed under this Judgment;

12 4. Plaintiff is owed reasonable attorney fees in the amount of \$2,955.00, plus the
13 remaining flat rate fees of \$295.00 for an uncontested execution on the Judgment, pursuant to the
14 Note and Deed of Trust and ORCP Rule 68(C), which amount may be added to the outstanding
15 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
16 the sheriff's sale. Pursuant to the Deed of Trust, these fees continue to accrue to the date of the
17 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
18 Judgment;

19 5. Plaintiff is owed costs of suit in the amount of \$822.00, pursuant to the Note and
20 Deed of Trust, ORCP Rule 68(A)(2) and ORS 20.115(4), which may be added to the outstanding
21 obligation due and owing under the Note and Deed of Trust and recovered from the proceeds of
22 the sheriff's sale. Pursuant to the Deed of Trust, these costs continue to accrue to the date of the
23 execution sale. This amount to be satisfied by sale of the Subject Property as directed under this
24 Judgment;

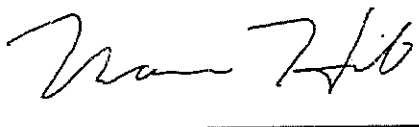
25 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
26 sale of the Subject Property as directed under this Judgment.


1 7. The Sheriff shall make a return on the writ of execution to the court administrator
2 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
3 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
4 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
5 parties as may establish their right thereto. The Defendants and all persons claiming through or
6 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
7 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
8 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
9 every part of the Subject Property when the time for redemption has elapsed;

10 8. Plaintiff or any other party to this action may become a purchaser at the
11 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
12 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
13 successor in interest may apply to this Court for a writ of assistance to gain possession of the
14 subject property if Defendants or any other party or person refuses to surrender possession;

15 **IT IS SO ADJUDGED.**

Signed: 8/28/2015 12:17 PM



23 Presented By:
24 ALDRIDGE PITE, LLP

25 Katie L. Riggs, OSB #095861
26 Of Attorneys for Plaintiff

SERVICELINK TITLE COMPANY OF OREGON, LLC
400 CORPORATION DRIVE, ALIQUIPPA, PA 15001
(714) 247-7000 • (800) 323-0165

TRUSTEE'S SALE GUARANTEE (WITH AN OPTION FOR JUDICIAL FORECLOSURE)

(EXHIBIT 1)

YOUR NO.: 021689-OR
ORDER NO.: 140478808
PREMIUM: \$648.00
LIABILITY: \$179,018.22
DATED: NOVEMBER 6, 2014 @ 8:00 A.M.

- A. ASSURED:
SYDION FINANCIAL, LLC.
CLEAR RECON CORP

(EXHIBIT 1)

- B. THE ENCUMBRANCE TO BE FORECLOSED IS:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT : \$184,500.00
DATED : JUNE 2, 2008
TRUSTOR : CARL G. BUEHLER
TRUSTEE : AMERI-TITLE
BENEFICIARY : MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., A SEPARATE CORPORATION
THAT IS ACTING SOLELY AS A NOMINEE FOR
LENDER AND LENDER'S SUCCESSORS AND
ASSIGNS
LENDER : SYDION FINANCIAL, LLC., A LIMITED LIABILITY
COMPANY
RECORDED : JUNE 9, 2008, AS INSTRUMENT NO. 2008-007466,
OF OFFICIAL RECORDS

- C. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED
TO COVERED BY THIS GUARANTEE IS:

A FEE

ORDER NO: 140478808

D. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
CARL G. BUEHLER

E. THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF INDEPENDENCE,, COUNTY OF POLK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 45, MOUNTAIN FIR ESTATES, PHASE 6, IN THE CITY OF INDEPENDENCE, POLK COUNTY, OREGON.

F. EXCEPTIONS:

1. PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2014-2015.

TAX AMOUNT BILLED : \$2,838.69
BALANCE DUE : \$0.00
SERIAL NO./PROPERTY ID# : 567872
ACCOUNT NO./ALTERNATE # : 567872
MAP NO/MAP TAX LOT# : 1330-567872
LEVY CODE AREA : 1330

2. CITY LIENS IN FAVOR OF THE CITY OF INDEPENDENCE, IF ANY.

3. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS INCLUDING THE POWER OF ASSESSMENT OF THE ASH CREEK WATER CONTROL DISTRICT.

4. SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT BILLED AND COLLECTED BY THE COUNTY TAX ASSESSOR.

5. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) AS SET FORTH IN THE DECLARATION OF RESTRICTIONS

RECORDED : MARCH 23, 2005, AS INSTRUMENT NO. 2005004385, OF OFFICIAL RECORDS

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT.

PURPOSE : UTILITIES, DRAINAGE, RECIPROCAL DRIVEWAYS
AFFECTS : AS SET FORTH ON PLAT - AFFECTING VARIOUS LOTS

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT : \$184,500.00
 DATED : JUNE 2, 2008
 TRUSTOR : CARL G. BUEHLER
 TRUSTEE : AMERI-TITLE
 BENEFICIARY : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS
 LENDER : SYDION FINANCIAL, LLC., A LIMITED LIABILITY COMPANY
 RECORDED : JUNE 9, 2008, AS INSTRUMENT NO. 2008-007466, OF OFFICIAL RECORDS

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST HAS BEEN ASSIGNED OF RECORD:

ASSIGNOR : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
 ASSIGNEE : WELLS FARGO BANK, NA
 DATED : APRIL 1, 2011
 RECORDED : APRIL 27, 2011, AS INSTRUMENT NO. 2011-004072, OF OFFICIAL RECORDS

SAID ASSIGNMENT MAY BE INSUFFICIENT IN THAT MERS MAY HAVE HAD NO BENEFICIAL INTEREST UNDER SAID DEED OF TRUST, AS DEFINED BY ORS 86.705 (1), AS OF THE DATE OF EXECUTION OF THIS ASSIGNMENT.

NOTE: WE FIND NO RECORDED ASSIGNMENT OF THE TRUST DEED TO THE ASSURED LENDER, OR WE FIND AN INCOMPLETE CHAIN OF ASSIGNMENTS. ALL WRITTEN ASSIGNMENTS OF THE TRUST DEED TO BE FORECLOSED MUST BE RECORDED, AS REQUIRED BY ORS 86.735. FOR ANY CLAIM UNDER THIS GUARANTEE OR FOR POST-FORECLOSURE TITLE INSURANCE, THE BENEFICIARY OR TRUSTEE MAY BE REQUIRED TO DOCUMENT FOR THE INSURER THE OWNERSHIP OF THE INDEBTEDNESS SECURED BY THE TRUST DEED.

8. EXCEPT AS SHOWN ON EXHIBIT 1, NO NOTICE OF PENDENCY OF AN ACTION FOR THE FORECLOSURE OF THE ENCUMBRANCE TO BE ENFORCED HAS BEEN RECORDED IN THE COUNTY IN WHICH SAID LAND IS SITUATED.

9. THIS GUARANTEE PROVIDES NO ASSURANCES WITH RESPECT TO ANY FACTS, RIGHTS, TITLE, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD AS DEFINED IN THIS GUARANTEE, AND IS NOT INTENDED TO SHOW THE NAMES OF PERSONS WHOSE RIGHTS, TITLE, INTERESTS OR CLAIMS ARE NOT SHOWN BY THE PUBLIC RECORDS INCLUDING, WITHOUT LIMITATION, THOSE WHO MAY BE KNOWN TO THE ASSURED OR WHO COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF A PERSON IN POSSESSION OF THE LAND.

10. NO COVERAGE IS PROVIDED IN THE EVENT OF AN ADVERSE CLAIM BASED UPON THE ASSERTION THAT THIS GUARANTEE WAS FURNISHED FOR ANY PURPOSE OTHER THAN TO FACILITATE NON-JUDICIAL FORECLOSURE OF THE ENCUMBRANCE SHOWN IN EXHIBIT 1.B., UNLESS THE GUARANTEE IS MODIFIED BY ENDORSEMENT TO REFLECT THE FILING OF A JUDICIAL FORECLOSURE ACTION BY THE ASSURED LENDER SHOWN IN SCHEDULE A.
11. THE ASSURANCES PROVIDED BY THIS GUARANTEE ARE SUBJECT TO ANY FAILURE TO COMPLY WITH BANKRUPTCY STATUTES OR REGULATIONS FOR ANY BANKRUPTCY PROCEEDING THAT MAY OR MAY NOT BE DISCLOSED BY ACTS THAT WOULD AFFORD NOTICE AS TO SAID LAND PURSUANT TO TITLE 11 U.S.C. 549(C) OF THE BANKRUPTCY REFORM ACT OF 1978, AS AMENDED.
12. IF ANY RECORDABLE FORECLOSURE DOCUMENTS ARE EXECUTED BY ATTORNEY-IN-FACT, THEN A POWER OF ATTORNEY MUST BE RECORDED IN OFFICIAL RECORDS THAT CONTAINS ADEQUATE POWERS FOR SUCH EXECUTION.
13. ATTENTION IS CALLED TO THE SERVICEMEMBERS CIVIL RELIEF ACT OF 2003 (108P.L. 189; 117 STAT. 2835; 2003 ENACTED H.R.100) AND AMENDMENTS THERETO AND THE MILITARY RESERVIST ACT OF 1991 (SEC. 800 TO 810, MILITARY VETERANS CODE) WHICH CONTAIN INHIBITIONS AGAINST THE SALE OF LAND UNDER A DEED OF TRUST IF THE OWNER IS ENTITLED TO THE BENEFITS OF SAID ACTS.
14. ATTENTION IS CALLED TO THE FEDERAL TAX LIEN ACT OF 1966 WHICH, AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF SALE IN A SPECIFIED MANNER TO THE SECRETARY OF TREASURY OR HIS DELEGATE AS A REQUIREMENT FOR THE DISCHARGE OR DIVESTMENT OF A FEDERAL TAX LIEN IN A NON JUDICIAL SALE, AND ESTABLISHES WITH RESPECT TO SUCH LIEN A RIGHT IN THE UNITED STATES TO REDEEM THE PROPERTY WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF ANY SUCH SALE.
15. ATTENTION IS CALLED TO THE FEDERAL DEBT COLLECTION PROCEDURES ACT (28 USC 3001-3308) AND THE PROVISIONS OF 28 USC 2410 (ACTIONS AFFECTING PROPERTY ON WHICH UNITED STATES HAS LIEN) WHICH, AMONG OTHER THINGS PROVIDES FOR WRITTEN NOTICE TO BE GIVEN TO THE UNITED STATES, AND PROVIDES FOR THE DISCHARGE OF THE PROPERTY FROM THE MORTGAGE OR OTHER LIEN HELD BY THE UNITED STATES, AND PROVIDES THAT THE UNITED STATES SHALL HAVE ONE YEAR FROM THE DATE OF SALE WITHIN WHICH TO REDEEM.
16. OREGON REVISED STATUTES 86.740(C) AND 94.709(2) CALL FOR NOTICE TO HOLDERS OF JUNIOR HOMEOWNERS ASSOCIATION LIENS AND SUCH HOLDERS MAY BE DISCLOSED IN THE DECLARATION OF CC&R'S OR THE CONDOMINIUM/P.U.D. RIDER ATTACHED TO THE SUBJECT DEED OF TRUST.
17. THE LATEST TAX ROLL INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSOR SHOWS THE SITUS ADDRESS ON SAID LAND AS 1628 S SEVENTH ST INDEPENDENCE, OR AND THE PARCEL NO./PROPERTY ID NO. AS 567872.

(END OF EXHIBIT 1)

(EXHIBIT 2)

RELATIVE TO THE ENCUMBRANCE TO BE ENFORCED, SHOWN ON EXHIBIT 1:

(TRUSTEE'S SALE, PURSUANT TO ITEMS 1., 3., AND 4. OF THE ASSURANCES ON THE GUARANTEE FACE PAGE)

THE RETURN ADDRESS FOR MAILING AFTER RECORDING, IF A RETURN ADDRESS IS SHOWN, IS SET FORTH AS IT APPEARS ON EACH DOCUMENT REFERRED TO IN EXHIBIT 1, BY SPECIFIC RECORDING INFORMATION, AND AS SHOWN ON THE DOCUMENT OR DOCUMENTS VESTING TITLE AS SHOWN IN EXHIBIT 1, PARAGRAPH D., ARE SHOWN IN EXHIBIT 2. PART 1, HERE BELOW:

1. IF APPLICABLE, THE NAMES AND RETURN ADDRESS(ES) OF PERSONS, IF A RETURN ADDRESS IS SHOWN, ON THE DOCUMENT REFERRED TO IN EXHIBIT 1, PARAGRAPH B., OR BY OTHER RECORDING REFERENCES SHOWN, WHO HAVE RECORDED REQUESTS FOR A COPY OF A NOTICE OF SALE OR NOTICE OF DEFAULT, UNDER ORS 86.785. OF THE OREGON TRUST DEED STATUTES, ARE:

NONE

2. IF APPLICABLE, THE NAME AND RETURN ADDRESS(ES) , IF A RETURN ADDRESS IS SHOWN, ON THE DOCUMENT REFERRED TO IN EXHIBIT 1, PARAGRAPH B. , 'THE ENCUMBRANCE TO BE FORECLOSED', IS:

CARL G. BUEHLER
1628 S 7TH ST
INDEPENDENCE, OR 97351
(TRUSTOR)

3. IF APPLICABLE, THE NAME AND RETURN ADDRESS(ES), IF A RETURN ADDRESS IS SHOWN, OF THE SUCCESSOR IN INTEREST TO THE GRANTOR, PURSUANT TO THE DOCUMENT(S) REFERENCED IN EXHIBIT 1, IS:

CARL G. BUEHLER
2200 LANCASTER DR SE 23D
SALEM, OR 97317
(VESTEE)

4. IF APPLICABLE THE NAMES AND RETURN ADDRESS(ES), IF A RETURN ADDRESS IS SHOWN, OF ADDITIONAL PERSONS WHO ARE ENTITLED, UNDER THE OREGON TRUST DEED STATUTES, ORS 86.705 ET SEQ., TO RECEIVE NOTICE OF SALE; PURSUANT TO THE RECORDING REFERENCES OF THE DOCUMENTS SHOWN IN EXHIBIT 1, ARE:

NONE

NOTE REGARDING TRUST DEED ASSIGNMENTS, APPOINTMENTS OF SUCCESSOR TRUSTEE AND MERS: ORS 86.735 REQUIRES, AMONG OTHER PROVISIONS, THAT ANY WRITTEN ASSIGNMENT OF A TRUST DEED AND ANY APPOINTMENT OF SUCCESSOR TRUSTEE BE RECORDED FOR A FORECLOSURE BY ADVERTISEMENT AND SALE. OREGON CASE LAW DOES NOT RECOGNIZE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS A BENEFICIARY OF A TRUST DEED. FOR ANY CLAIM UNDER THIS GUARANTEE OR FOR POST-FORECLOSURE TITLE INSURANCE, THE BENEFICIARY OR TRUSTEE MAY BE REQUIRED TO DOCUMENT FOR THE INSURER THE OWNERSHIP OF THE INDEBTEDNESS SECURED BY THE TRUST DEED AND TO DOCUMENT THE AUTHORITY OF MERS TO EXECUTE AN APPOINTMENT OF SUCCESSOR TRUSTEE OR OTHER FORECLOSURE-RELATED INSTRUMENT ON BEHALF OF THE OWNER OF THE SECURED INDEBTEDNESS.

(JUDICIAL FORECLOSURE, PURSUANT TO ITEMS 1, AND 2, OF THE ASSURANCES ON THE GUARANTEE FACE PAGE)

1. THE VESTEE NAMED IN EXHIBIT 1., PARAGRAPH D. AND PARTIES CLAIMING TO HAVE SOME RIGHT, TITLE OR INTEREST BY REASON OF THE MATTERS SHOWN IN THIS GUARANTEE MAY BE NECESSARY PARTIES DEFENDANT IN A JUDICIAL FORECLOSURE ACTION. THIS COMPANY CANNOT OFFER LEGAL ADVICE AS TO WHOM AMONG THESE PARTIES THE ASSURED MUST NAME AS DEFENDANT, BUT THE GUARANTEE IDENTIFIES THE NAMES AS SHOWN ON ANY EXHIBIT 1 DOCUMENT REFERRED TO HERE.

2. AS OF THE DATE OF THIS GUARANTEE, THE NAMES OF PERSONS APPEARING IN THE PUBLIC RECORD CLAIMING TO HAVE A RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN IN EXHIBIT 1. PARAGRAPH E. ARE AS FOLLOWS:

CARL G. BUEHLER

3. THE RETURN ADDRESS FOR MAILING AFTER RECORDING, IF A RETURN ADDRESS IS SHOWN, IS SET FORTH AS IT APPEARS ON EACH DOCUMENT REFERRED TO IN EXHIBIT 1, BY SPECIFIC RECORDING INFORMATION, AND AS SHOWN ON THE DOCUMENT OR DOCUMENTS VESTING TITLE AS SHOWN IN EXHIBIT 1, PARAGRAPH D., ARE SHOWN HERE BELOW:

CARL G. BUEHLER
1628 S 7TH ST
INDEPENDENCE, OR 97351
(TRUSTOR)

CARL G. BUEHLER
2200 LANCASTER DR SE 23D
SALEM, OR 97317
(VESTEE)

(END OF EXHIBIT 2)

ORDER NO: 140478808

EXHIBIT "A"

REF. NO.: 021689-OR

**LOT 45, MOUNTAIN FIR ESTATES, PHASE 6, IN THE CITY OF INDEPENDENCE, POLK COUNTY,
OREGON.**

National Title Insurance of New York, Inc.

GUARANTEE – COMBINATION FORM

OREGON

SERVICELINK TITLE COMPANY OF OREGON, LLC
400 CORPORATION DRIVE, ALIQUIPPA, PA 15001
(714) 247-7000 • (800) 323-0165

TRANSMITTAL

TO:

DATE: NOVEMBER 22, 2014

PITE DUNCAN – CLEAR RECON
4375 JUTLAND DRIVE, SUITE 200
SAN DIEGO, CA 92117

ATTN:

REF. NO.: 021689-OR
ORDER NO.: 140478808

PLEASE FIND ENCLOSED HERewith ITEMS CHECKED BELOW:

- CERTIFIED COPY
- OWNERS POLICY
- ALTA POLICY
- CORRECTED GUARANTEE, POLICY AND/OR ENDORSEMENT
- ENDORSEMENT
- PRELIMINARY REPORT
- SUPPLEMENTAL REPORT
- TRUSTEE'S SALE GUARANTEE (WITH OPTION FOR JUDICIAL FORECLOSURE)



MIKE SCOTT, TITLE OFFICER