

K-54122  
TRUSTEE'S NOTICE OF SALE

Vol M99 Page 41918

Loan No: 136390  
T.S. No: 1017931-05

1999 OCT 21 PM 1:18

Reference is made to that certain deed made by ,

AFTER RECORDING RETURN TO:  
Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

BRYAN ALLEN GILMORE, AN UNMARRIED MAN,  
as Grantor to  
ASPEN TITLE & ESCROW, as Trustee, in favor of

NOVASTAR MORTGAGE, INC.,  
as Beneficiary,

dated August 20, 1998, recorded August 27, 1998, in official records of KLAMATH County,  
Oregon in book/reel/volume No. M98 at page No. 31569, fee/file/instrument/  
microfile/reception No. XX(indicated which), covering the following described  
real property situated in said County and State, to-wit:

THE NORTH 1/2 OF LOTS 29 AND 30 IN BLOCK 2 OF INDUSTRIAL ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations  
secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised  
Statutes: the default for which the foreclosure is made is the grantor's :

Failure to pay the monthly payment due March 1, 1999 of principal, interest and impounds and  
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced  
by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$472.02      Monthly Late Charge \$23.55

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
immediately due and payable, said sums being the following, to-wit; The sum of \$49,409.91 together with  
interest thereon at the rate of 10.990 % per annum from 02/01/1999 until paid; plus all accrued late  
charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant  
to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION  
the undersigned trustee will on November 8, 1999 at the hour of 1:00 PM, Standard of Time,  
as established by Section 187.110, Oregon Revised Statutes, at  
ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE,  
317 SOUTH 7TH

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction  
to the highest bidder for cash the interest in the said described real property which the grantor had or  
had power to convey at the time of the execution by him of the said trust deed, together with any interest  
which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy  
the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge  
by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes  
has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the  
beneficiary of the entire amount then due (other than such portion of said principal as would not then be  
due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other  
default complained of in the Notice of Default 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.

Loan No: 136390  
T.S. No: 1017931-05

41919

## TRUSTEE'S NOTICE OF SALE

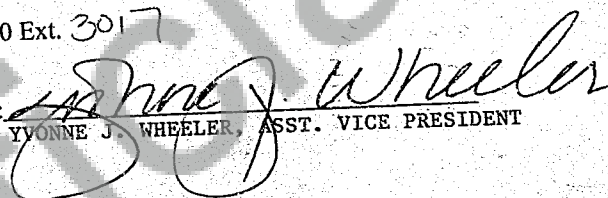
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: June 24, 1999

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

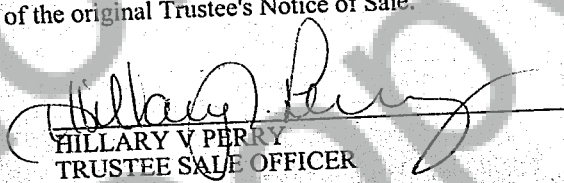
CAL-WESTERN RECONVEYANCE CORPORATION  
(619)590-9200 Ext. 3017

Signature/By:

  
YVONNE J. WHEELER, ASST. VICE PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO } SS

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

  
HILLARY V PERRY  
TRUSTEE SALE OFFICER

NOSOR

Page 2 of 2

Rev. 06/19/97



WHEN RECORDED MAIL TO:

41920

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

(Recorder's Use)

T.S. NO. : 1017931-05

LOAN NO. : 136390

**AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

I, CHRISTOPHER PADILLA, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

CERTIFIED NO.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by HILLARY V PERRY, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in EL CAJON, CALIFORNIA, on 07/09/1999. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

On 7-9-99 before me, the undersigned,  
a Notary Public in and for said State, personally appeared

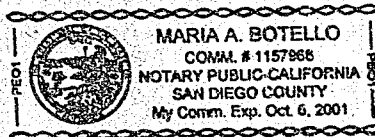
Christopher Padilla  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(notary seal)

WITNESS my hand and official seal.

Signature

Maria A. Botello



DC0028R1 RENAB

12:09:04 07/08/99

OR - NOS WLG

Postage: 11.52

Affidavit Attachment

Sender: Cal-Western Reconveyance Corporation Page: 1  
P.O. Box 22004  
525 East Main Street  
El Cajon CA 92022-9004

Article # Name & Address

2870722918 T.S. No.: 1017931-05 # 001  
BRYAN ALLEN GILMORE  
1204 OWENS STREET  
KLAMATH FALLS OR 97601

Article # Name & Address

2870722919 T.S. No.: 1017931-05 # 002  
BRYAN ALLEN GILMORE  
P.O. BOX 1357  
KLAMATH FALLS OR 97601

41921



# TRUSTEE'S NOTICE OF SALE

41922

Loan No: 136390  
T.S. No: 1017931-05

Reference is made to that certain deed made by

BRYAN ALLEN GILMORE, AN UNMARRIED MAN,

as Grantor to

ASPEN TITLE & ESCROW, as Trustee, in favor of

NOVASTAR MORTGAGE, INC.,  
as Beneficiary,

dated August 20, 1998, recorded August 27, 1998, in official records of KLAMATH County, Oregon in book/reel/volume No. M98 at page No. 31569, fee/file/instrument/microfile/reception No. XX(indicated which), covering the following described real property situated in said County and State, to-wit:

THE NORTH 1/2 OF LOTS 29 AND 30 IN BLOCK 2 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's : Failure to pay the monthly payment due March 1, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$472.02      Monthly Late Charge \$23.55

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$49,409.91 together with interest thereon at the rate of 10.990 % per annum from 02/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on November 8, 1999 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 317 SOUTH 7TH

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default 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.

Loan No: 136390  
T.S. No: 1017931-05

TRUSTEE'S NOTICE OF SALE

41922-A

## TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: June 24, 1999

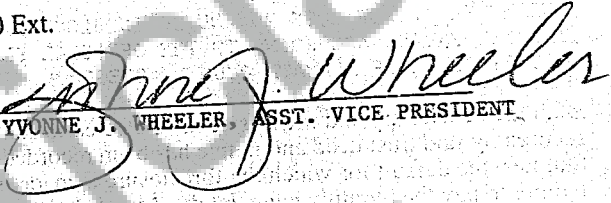
CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET

P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION


(619)590-9200 Ext.

Signature/By:

  
YVONNE J. WHEELER, ASST. VICE PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO } SS

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

  
HILLARY V. PERRY  
TRUSTEE SALE OFFICER

NOSOR

Page 2 of 2

Rev. 06/19/97



# Affidavit of Publication

RECEIVED OCT 15 1999

## STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,  
being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the Herald and News  
a newspaper in general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the  
Legal #2611

Trustee's Notice

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four

( 4 ) insertion(s) in the following issues:  
September 20, 27, October 4, 11, 1999

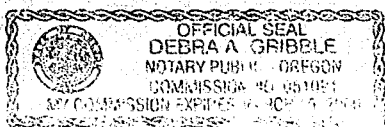
Total Cost: \$702.00

Subscribed and sworn before me this 11th  
day of October 19 99

*Debra A. Gribble*

Notary Public of Oregon

My commission expires 3-15 2000



### TRUSTEE'S NOTICE OF SALE

Loan No. 136390  
OTS. No. 1017931-05  
65225

Reference is made to  
that certain deed made  
by

BRYAN ALLEN GIL-  
MORE, AN UNMAR-  
RIED MAN, as Grantor  
to ASPEN TITLE & ES-  
CROW, as Trustee, in  
favor of NOVASTAR  
MORTGAGE, INC. as  
Beneficiary.

Dated August 29, 1998, recorded August 27, 1998, in official records of Klamath County, Oregon in book/reel/volume No. M98 at page No. 31569, fee/file/instrument/microfile/recordation No. XX (indicated which), covering the following described real property situated in said County and State, to-wit:

THE NORTH 1/2 OF LOTS 29 AND 30 IN BLOCK 2 OF INDUS-  
TRIAL ADDITION TO THE CITY OF KLA-  
MATH FALLS, AC-  
CORDING TO THE OF-  
FICIAL PLAT THERE-  
OF ON FILE IN THE  
OFFICE OF THE  
COUNTY CLERK OF  
KLAMATH COUNTY,  
OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(2) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

Failure to pay the monthly payment due March 1, 1999 of principal, interest and late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$472.02  
Monthly Late Charge \$23.55

By this reason of said default, the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$49,409.91 together with interest thereon at the rate of 10.990% per annum from 02/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-  
WESTERN RECON-  
VEYANCE CORPORA-  
TION, the undersigned trustee will on Novem-  
ber 8, 1999 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, ON THE SECOND FLOOR LOBBY OF THE KLA-  
MATH COUNTY COURTHOUSE, 317 SOUTH 7th, City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dis-  
missed and the trust

deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's, and attorney's fees and curing any other default complained of in the Notice of Default 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.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: June 24, 1999  
CAL-WESTERN RE-  
CONVEYANCE COR-  
PORATION  
525 EAST MAIN  
STREET  
P.O. 22004  
EL CAJON, CALIFOR-  
NIA 92022-9004  
(619) 590-9200 Ext.

YVONNE J. WHEEL-  
ER,  
ASST. VICE PRESI-  
DENT  
STATE OF CALIFOR-  
NIA,  
COUNTY OF SAN DIE-  
GO

I, the undersigned, cer-  
tify that I am the Trust-  
ee Sale Officer, and  
that the foregoing is a  
complete and exact  
copy of the original  
Trustee's Notice of  
Sale.

HILLARY M. PERRY  
TRUSTEE SALE OF-  
FICER  
#2611 September 20, 27,  
October 4, 11, 1999

RECEIVED JUL 16 1999

41924

6saas

1017931-05

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON  
COUNTY OF KLAMATH

I, Jeffrey K. Hamar, being first duly sworn, depose and say: That I am and have been at all material times hereto, a competent person over the age of eighteen years and a resident of the county of Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

That on the 30th day of June, 1999, after personal inspection, I found the following described real property to be unoccupied.

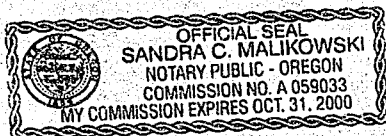
Commonly described as (Street address) 1204 Owens, Klamath Falls, Oregon

Jeffrey K. Hamar

(Signed and Dated)

Jeffrey K. Hamar

Subscribed and Sworn to before me this 1 day of July, 1999.



Sandra C. Malikowski  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES

State of Oregon, County of Klamath  
Recorded 10/21/99, at 1:18 p.m.  
In Vol. M99 Page 41918  
Linda Smith,  
County Clerk Fee \$ 45.00