

2001 MAR 12 AM 10: 49

Vol M01 Page 9715

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

Mark A. Maggiora
P.O. Box 166
Crescent, OR 97733

Vicky W. Maggiora
P.O. Box 166
Crescent, OR 97733

Mark A. Maggiora
430 Bonner Lane
Crescent, OR 97733

Vicky W. Maggiora
430 Bonner Lane
Crescent, OR 97733

Mark A. Maggiora
436 Bonner Lane
Crescent, OR 97733

Vicky W. Maggiora
436 Bonner Lane
Crescent, OR 97733

Mark A. Maggiora
P.O. Box 5888
Vancouver, WA 98668

Vicky W. Maggiora
P.O. Box 5888
Vancouver, WA 98668

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by DAVID E. FENNELL, attorney for 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 post office at Bellevue, Washington, on 12-6-00. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me on 12-6-2000 by Stephanie M. Maggiora

[Signature]
Notary Public for Washington

Residing at _____

My commission expires: 3-2-04

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Maggiora, Mark A. & Vicky W.
Grantor

to
DAVID E. FENNELL,
Trustee

File No. 7273.21448

After recording return to:

ROUTH CRABTREE & FENNELL

Attn: Vonnie Nave

PO Box 4143

Bellevue, WA 98009-4143

DANIELLE MARCOTT
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 3-02-04

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mark A. Maggiora and Vicky W. Maggiora, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated 07/27/79, recorded 08/28/79, in the mortgage records of Klamath County, Oregon, as Vol. M79 Page 20491 and subsequently assigned to U.S. Bank of Washington by Assignment recorded as Vol. M89, Page 10907, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED

PROPERTY ADDRESS: 430 - 436 Bonner Lane
Crescent, OR 97733

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$261.52 beginning 07/01/00; plus late charges of \$5.00 each month beginning 07/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein 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 therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$18,084.87 with interest thereon at the rate of 10.75 percent per annum beginning 06/01/00; plus late charges of \$5.00 each month beginning 07/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein 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 therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on 04/06/01 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 ORS 86.753 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 said 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's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular 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

11/27, 2002


David E. Fennell -- Trustee

For further information, please contact:

Vonnie Nave
ROUTH CRABTREE & FENNELL
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7273.21448/Maggiora, Mark A. & Vicky W.

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

David E. Fennell -- Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon the **OCCUPANTS** at the following address:

430 Bonner Lane, Crecent, Oregon 97733, as follows:

Personal service upon Susan Steers, by delivering said true copy, personally and in person, at the above address on December 19, 2000 at 10:50 a.m.

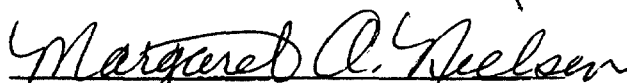
Substitute service Kevin Steers, by delivering said true copy, at his/her usual place of abode as indicated above, to Susan Steers, who is a person over the age of 14 years and a member of the household on December 19, 2000 at 10:50 a.m.

I declare under the penalty of perjury that the above statement is true and correct.


Dave Shuck 194320

SUBSCRIBED AND SWORN to before me this 27th day of Dec., 2000 by Dave Shuck




Margaret A. Nielsen
Notary Public for Oregon

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.


I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon the **OCCUPANTS** at the following address:

436 Bonner Lane, Crecent, Oregon 97733, as follows:

Personal service upon Jay Chausse, by delivering said true copy, personally and in person, at the above address on December 19, 2000 at 10:55 a.m.

Substitute service Teri Anderson, by delivering said true copy, at his/her usual place of abode as indicated above, to Jay Chausse, who is a person over the age of 14 years and a member of the household on December 19, 2000 at 10:55 a.m.

I declare under the penalty of perjury that the above statement is true and correct.


Dave Shuck 194321

SUBSCRIBED AND SWORN to before me this 27th day of Dec., 2000 by Dave Shueck



Margaret C. Nielsen
Notary Public for Oregon

Northwest Trustee Services, LLC

9720

PO Box 4143
Bellevue, Washington 98009-4143
Telephone (425) 586-1900 Facsimile (425) 586-1997

March 8, 2001

7273.21448/Maggiore, Mark A. & Vicky W.
All Occupants
430 - 436 Bonner Lane
Crescent, OR 97733

RE: PNC Mortgage Corporation of America 0092871034
RCF No.:7273.21448


Occupants:

Please be advised that the property in the above-referenced matter is scheduled to be sold at a Trustee's Sale on 04/06/01. According to ORS 86.755(5) the property must be vacated on or before the tenth day, 04/16/01, following the date of sale. Please vacate the property on or before that date.

If you have any questions, please contact an attorney.

Very truly yours,



 Vonnie Nave
Foreclosure Analyst

Affidavit of Publication

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 #3750

Trustee's Notice of Sale

Mark A. Maggiora

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:

January 11, 18, 25, 2001

February 1, 2001

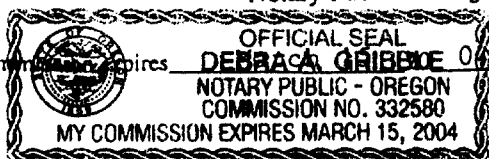
Total Cost: \$918.00

Subscribed and sworn before me this 1st
day of February 20 01

Debra A. Gribble

Notary Public of Oregon

My commission expires



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mark A. Maggiora and Vicky W. Maggiora, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated 07/27/79, recorded 08/28/79, in the mortgage records of Klamath County, Oregon, as Vol. M79 Page 20491 and subsequently assigned to U.S. Bank of Washing by Assignment recorded as Vol. M89, Page 10907, covering the following described real property situated in said county and state, to wit:

That portion of the SE 1/4 of the SW 1/4 of Section 30, Township 24, South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, Described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent;

thence along the Southeasterly side line of said Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 395 at page 279 of Deed Records of said Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel

conveyed to the United States of America by Esator K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317 at page 397 of Deed Records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel or land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Shultz, husband and wife, by Warranty Deed recorded in Volume 241 at page 276 of said Deed Records; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

PROPERTY ADDRESS: 430-436 Bonner Lane Crescent, OR 97733

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$261.52 beginning 07/01/00; plus late charges of \$5.00 each month beginning 07/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein 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 therein.

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By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$18,084.87 with interest thereon at the rate of 10.75 percent per annum beginning 06/01/00; plus late charges of \$5.00 each month beginning 07/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein 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 therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on 04/06/01 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 ORS 86.753 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 herein that is capable

being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said 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's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular 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" "beneficiary" include their respective successors in interest, if any.

DATED: 11/29/00
David E. Fennell
Trustee

For further information, please contact:
Vonnie Nave
ROUTH CRABTREE & FENNELL

PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7273.21448/
Maggiara, Mark A. & Vicky W.

State of Washington,
County of King)ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

David E. Fennell
Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#3750 January 11, 18, 25, 2001

February 1, 2001

9722

Received

FEB 12 2001

Routh Crabtree & Fennell

State of Oregon, County of Klamath
Recorded 03/12/01, at 10:49 a.m.

In Vol. M01 Page 9715
Linda Smith,
County Clerk Fee \$ 56.00