

**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:

Anthony J. Deperro  
5718 Ferndale Place  
Klamath Falls, OR 97603

Samantha A. Deperro  
5718 Ferndale Place  
Klamath Falls, OR 97603

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 1-2-01. 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 1-2, 2001, by Tim M. Murta

Heather L. Smith  
Notary Public for Washington  
Residing at King County  
My commission expires: 9-21-04

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**  
RE: Trust Deed from  
Deperro, Anthony J. and Samantha A.  
Grantor  
to  
DAVID E. FENNELL,  
Trustee  
File No. 7301.20096

After recording return to:

ROUTH CRABTREE & FENNELL  
Attn: Kathy Taggart  
PO Box 4143  
Bellevue, WA 98009-4143

HEATHER L. SMITH  
STATE OF WASHINGTON  
NOTARY ---- PUBLIC  
MY COMMISSION EXPIRES 9-21-04

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Anthony J. Deperro and Samantha A. Deperro, as tenants by the entirety, as grantor, to AmerTitle, as trustee, in favor of North American Mortgage Company, as beneficiary, dated 08/06/97, recorded 08/12/97, in the mortgage records of Klamath County, Oregon, as Volume M97 Page 26403 and subsequently assigned to CitiCorp Mortgage, Inc., nka CitiMortgage, Inc. by Assignment recorded as Volume M97 Page 26403, covering the following described real property situated in said county and state, to wit:

Lot 31, in Block 4 of Tract 1299, Second Addition to Ferndale, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 5718 Ferndale Place  
Klamath Falls, OR 97603

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 \$1,024.23 beginning 09/01/00; plus late charges of \$39.13 each month beginning 09/16/00; plus prior accrued late charges of \$195.65; plus advances of (\$254.81); 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: \$108,710.41 with interest thereon at the rate of 7.5 percent per annum beginning 08/01/00; plus late charges of \$39.13 each month beginning 09/16/00 until paid; plus prior accrued late charges of \$195.65; plus advances of (\$254.81); 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 05/04/01 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.

17076

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

12-29, 2000

David E. Fennell -- Trustee

For further information, please contact:

Kathy Taggart  
ROUTH CRABTREE & FENNELL  
PO Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No.7301.20096/Deperro, Anthony J. and Samantha A.

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 )

County of Klamath ) ss.

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:

**5718 FERNDAL PLACE, KLAMATH FALLS, OREGON 97603**, as follows:

Personal service upon Tony Deperro, by delivering said true copy, personally and in person, at the above address on January 8, ~~2000~~ 2001 at 3:50 p.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2000 at \_\_\_\_\_:\_\_\_\_\_m.

Substitute service upon \_\_\_\_\_, by delivering said true copy, at his/her usual place of abode as indicated above, to \_\_\_\_\_ who is a person over the age of 14 years and a member of the household on \_\_\_\_\_, 2000 at \_\_\_\_\_:\_\_\_\_\_m.

Substitute service upon \_\_\_\_\_, by delivering said true copy, at his/her usual place of abode as indicated above, to \_\_\_\_\_ who is a person over the age of 14 years and a member of the household on \_\_\_\_\_, 2000 at \_\_\_\_\_:\_\_\_\_\_m.

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

[Signature]

195374

SUBSCRIBED AND SWORN to before me this

9th day of Jan, ~~2000~~ 2001 by Dave Shuck



Margaret A. Nielsen  
Notary Public for Oregon

# Northwest Trustee Services, LLC

17078

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

---

April 6, 2001

7301.20096/Deperro, Anthony J. and Samantha A.  
All Occupants  
5718 Ferndale Place  
Klamath Falls, OR 97603

RE: Citicorp Mortgage, Inc. 626044301  
RCF No.:7301.20096

Occupants:

Please be advised that the property in the above-referenced matter is scheduled to be sold at a Trustee's Sale on 05/04/01. According to ORS 86.755(5) the property must be vacated on or before the tenth day, 05/14/01, 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,

Kathy Taggart  
Foreclosure Analyst

---

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,  
being first duly sworn, despose 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#3800

Trustee's Notice of Sale

Anthony J. Deperro

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:

February 8, 15, 22, 2001

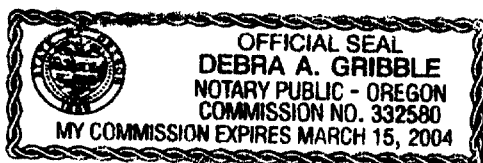
March 1, 2001

Total Cost: \$702.00

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

Notary Public of Oregon

My commission expires March 15 20 04



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Anthony J. Deperro and Samantha A. Deperro, as tenants by the entirety, as grantor, to AmerTitle, as trustee, in favor of North American Mortgage Company, as beneficiary, dated 08/06/97, recorded 08/12/96. In the mortgage records of Klamath County, Oregon, as Volume M97 Page 26403 and subsequently assigned to CitiCorp Mortgage, Inc. aka CitiMortgage, Inc. by Assignment recorded as Volume M97 Page 26403, covering the following described real property situated in said county and state, to wit:

Lot 31, Block 4 of Tract 1299, Second Addition to Ferndale, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.  
PROPERTY ADDRESS: 5718 Ferndale Place  
Klamath Falls, OR 97603

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 \$1,024.23 beginning 09/01/00; plus late charges of \$39.13 each month beginning 09/16/00; plus prior accrued late charges of \$195.65; plus advances of (\$254.81); 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: \$108,710.41 with interest thereon at the rate of 7.5 percent per annum beginning 08/01/00; plus late charges of \$39.13 each month beginning 09/16/00 until paid; plus prior accrued late charges of \$195.65; plus advances of (\$254.81); 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 05/04/01 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 fore-

closure 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" includes their respective successors in interest, if any.

DATED 12-29-00  
David E. Fennell  
Trustee

For further information please contact:  
Kathy Taggart  
ROUTH CRABTREE & FENNELL  
PO Box 4143  
Bellevue, WA 98009-4143  
file No. 7301.20096/  
Deperro, Anthony J. and Samantha A.  
State of Washington, County of Kingjss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.  
David E. Fennell  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#3800 February 8, 15, 22, 2001  
March 1, 2001  
Trustee

State of Oregon, County of Klamath

Recorded 04/19/01, at 11:29a m.

In Vol. M01 Page 17071

Linda Smith,

County Clerk Fee\$ 46<sup>00</sup>