

mtc 49083

**AFFIDAVIT OF MAILING AMENDED 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:

Name	Address
Carter Jones Collection Service 1143 Pine Street Klamath Falls, OR 97601	State of Oregon Support Enforcement Department 1495 Edgewater St. NW #290 Salem, OR 97304
State of Oregon Attorney General 1162 Court St. NE Salem, OR 97310	Richard A. Lawrence c/o Greg Perkins P O Box 1473 Florence, OR 97439
Patricia A. Lawrence c/o Greg Perkins P O Box 1473 Florence, OR 97439	Candace Amborn, Trustee P O Box 580 Medford, OR 97501
Richard A. Lawrence 41410 Highway 97 North Chiloquin, OR 97624	Patricia A. Lawrence 41410 Highway 97 North Chiloquin, OR 97624
Richard A. Lawrence P. O. Box 549 Chiloquin, OR 97624	Patricia A. Lawrence P. O. Box 549 Chiloquin, OR 97624

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, 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 5-14-01. 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.

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE**

**RE: Trust Deed from  
Richard A. Lawrence and Patricia A. Lawrence  
Grantor**

**to  
DAVID E. FENNELL**

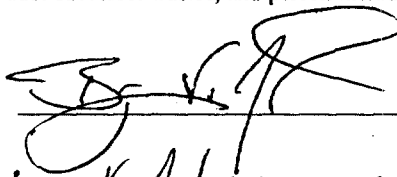
**Trustee**

**File No. 7104.20886**

**After recording return to:**

**Northwest Trustee Services, LLC  
Attn: Eric Wang  
PO Box 4143  
Bellevue, WA 98009-4143**

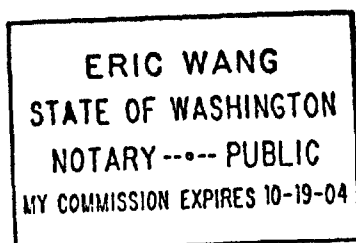
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



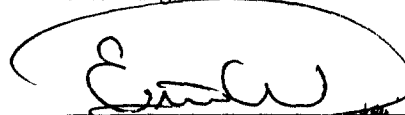
I certify that I know or have satisfactory evidence that Benjamin K. Wang is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-14-01

(Seal or Stamp)



Eric Wang



Foreclosure Analyst  
My appointment expires 10/19/04

### AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Richard A. Lawrence and Patricia A. Lawrence, as grantor, to First American Title Insurance Company, as trustee, in favor of Chase Manhattan Mortgage Corporation, as beneficiary, dated 10/19/98, recorded 10/23/98, in the mortgage records of Klamath County, Oregon, in M98, Page 38977, and subsequently assigned to Citibank, N.A., as trustee, pursuant to the Pooling and Servicing Agreement dated as of December 1, 1998, for the benefit of the Certificateholders of the Mortgage Loan Asset-Backed Certificates, Series 1998-2, and for the benefit of Financial Security Assurance, Inc. by Assignment recorded as M99, page 45115,, covering the following described real property situated in said county and state, to wit:

That part of the N1/2 SW 1/4 NE 1/4 NE 1/4 that lies West of Highway 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Saving and excepting therefrom that portion deeded to State of Oregon, by and through its Department of Transportation, in Volume M90, Page 8413, Microfilm Records of Klamath County, Oregon.

PROPERTY ADDRESS: 41410 Highway 97 North Chiloquin, OR 97624

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 \$646.27 beginning 02/01/00; plus late charges of \$32.31 each month beginning 02/16/00; plus prior accrued late charges of \$0.00; plus advances of \$2,975.83; 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: \$77,089.83 with interest thereon at the rate of 9.375 percent per annum beginning 01/01/00; plus late charges of \$32.31 each month beginning 02/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$2,975.83; 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Friday, March 24, 2000, 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 2nd floor lobby of the Klamath County Courthouse, 317 South 7th Street, in the City of Klamath Falls, County of Klamath, State of Oregon; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated on April 26, 2001.

WHEREFORE, notice hereby is given that the undersigned trustee will on **June 15, 2001** 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 2nd floor lobby of the Klamath County Courthouse, 317 South 7th 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.

DAVID E. FENNELL

DATED May 14, 2001

By

David E. Fennell - Trustee

For further information, please contact:

Eric Wang  
Northwest Trustee Services, LLC  
PO Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900

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.

By Authorized Signer

**AMENDED TRUSTEE'S NOTICE OF SALE**

**RE: Trust Deed from  
Richard A. Lawrence and Patricia A. Lawrence  
Grantor**

**to**

**DAVID E. FENNELL**

**Trustee**

**File No. 7104.20886**

**After recording return to:**

Northwest Trustee Services, LLC  
Attn: Eric Wang  
PO Box 4143  
Bellevue, WA 98009-4143

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

State of Oregon, County of Klamath  
Recorded 05/29/01, at 3:19 p.m.  
In Vol. M01 Page 24716  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>