

01 OCT 9 AM 11:12

Vol MQ1 Page 51234

**RECORDING COVER SHEET FOR  
NOTICE OF SALE PROOF OF COMPLIANCE  
Pursuant to ORS 205.234**

**After recording return to:**

**Northwest Trustee Services, LLC  
Attention: Vonnie Nave  
P.O. Box 4143  
Bellevue, WA 98009-4143**

- 1. AFFIDAVIT OF MAILING**
- ✓ 2. TRUSTEE'S NOTICE OF SALE**
- ✓ 3. PROOF OF SERVICE**
- ✓ 4. AFFIDAVIT OF PUBLICATION**

**Original Grantor(s) on Trust Deed: Sean A. Pace**

**Beneficiary: FT Mortgage Companies d/b/a Premier Mortgage Resources**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN  
THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN  
THE INSTRUMENT ITSELF.**

1551  
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## 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:

Sean A. Pace  
55 Hillcrest Street  
Gilchrist, OR 97737

Sean A. Pace  
P.O. Box 438  
Gilchrist, OR 97737

Sean A. Pace  
17302 10th Avenue South, #86  
Spanaway, WA 98387

Ernst Brothers, LLC  
c/o John D. Sorlie, Atty.  
P.O. Box 1151  
Bend, OR 97709-1151

Ernst Brothers, LLC  
c/o Neil R. Bryant, Reg. Agent  
40 Northwest Greenwood Avenue  
Bend, OR 97701

Ernst Brothers, LLC  
1 Mt. View Drive  
Gilchrist, OR 97737

American General Finance, Inc.  
P.O. Box 5155  
Bend, OR 97708-5155

Ernst Brothers, LLC  
P.O. Box 637  
Gilchrist, OR 97737

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 7.2.01. 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.

I certify that I know or have satisfactory evidence that Ben Mark 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: 7/2/01

Dolores L. San Nicolas  
NOTARY PUBLIC in and for the State of  
Washington, residing at Kent  
My commission expires 2-16-05

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**  
**RE: Trust Deed from**  
**Pace, Sean A.**

**Grantor**  
to  
**Northwest Trustee Services, LLC,**  
**Trustee**

File No. 7345.20026

After recording return to:

Northwest Trustee Services, LLC  
Attn: Vonnie Nave  
PO Box 4143  
Bellevue, WA 98009-4143

**DOLORES L. SAN NICOLAS**  
**STATE OF WASHINGTON**  
**NOTARY ---- PUBLIC**  
**MY COMMISSION EXPIRES 2-16-05**

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Sean A. Pace, as grantor, to Western Title and Escrow Company, as trustee, in favor of FT Mortgage Companies d/b/a Premier Mortgage Resources, as beneficiary, dated 05/05/97, recorded 05/16/97, in the mortgage records of Klamath County, Oregon, as Volume M97 Page 15165 and subsequently assigned to Bankers Trust Company of California, N.A., as Trustee for Wilshire Mortgage Loan Trust 1997-2 under the Pooling and Servicing Agreement dated November 1, 1997 by Assignment recorded as Volume M98 Page 6235, covering the following described real property situated in said county and state, to wit:

Lot 65, Tract 1318, Gilchrist Townsite, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 55 Hillcrest Street  
Gilchrist, OR 97737

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 \$464.69 beginning 02/01/01; plus late charges of \$23.23 each month beginning 02/16/01; 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: \$49,532.75 with interest thereon at the rate of 10.5 percent per annum beginning 01/01/01; plus late charges of \$23.23 each month beginning 02/16/01 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 11/02/01 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.

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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.

Northwest Trustee Services, LLC

DATED 6/21, 2001

By   
Authorized Signature

For further information, please contact:

Vonnice Nave  
Northwest Trustee Services, LLC  
PO Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No. 7345.20026/Pace, Sean 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.

\_\_\_\_\_  
By Authorized Signer

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



01013

## Affidavit of Publication

51239

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 # 4269

Notice of Sale

Pace

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )

Four

Insertion(s) in the following issues:  
August 9, 16, 23, 30, 2001

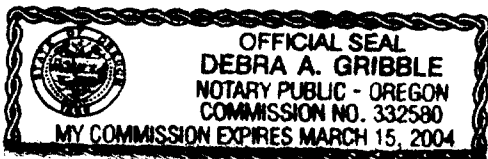
Total Cost: \$27.44

Subscribed and sworn

before me on: August 30, 2001

Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S  
NOTICE OF SALE

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Dated: 6/21/2001,

Northwest Trustee Services, LLC.

For further information, please contact:

Vonnie Nave, Northwest Trustee Services, LLC, PO Box

4143, Bellevue, WA 98009-4243, (425) 586-

1900, File No. 7345, 20026/Pace,

Sean A.

#4269 August 9, 16, 23, 30, 2001.

Received  
SEP 11 2001  
Routh, Crabtree & Fennell

State of Oregon, County of Klamath

Recorded 10/09/01 at 11:12 a. m.

In Vol. M01 Page 51234

Linda Smith,

County Clerk Fee \$ 66<sup>00</sup>