

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE	
RE: Trust Deed from Mark Koscinski 3313 Boardman St., Klamath Falls OR 97601	Grantor
to	
Richard L. Biggs. Esq.	Trustee
AFTER RECORDING RETURN TO	
M. Luoto Lindsay, Hart, Neil & Weigler, LLP Suite 3400 1300 S.W. Fifth Avenue Portland, OR 97201-5696	

Vol MQ1 Page 53516

66002-70

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah ) ss:

I, Molly M. Luoto, 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 Oregon, 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 addresses, to-wit:

NAMEADDRESS

See attached Exhibit A.

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 Molly M. Luoto, 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 Portland, Oregon, on June 22, 2001. 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.

Molly M Luoto

Subscribed and sworn to before me on June 25, 2001.

Laura L. Henderson  
Notary Public for Oregon.  
My commission expires \_\_\_\_\_

H/A

Exhibit A - Affidavit of Mailing Trustee's Notice

Occupants

3313 Boardman Street  
Klamath Falls, OR 97601

Mark J. Koscinski  
3313 Boardman Street  
Klamath Falls, OR 97601

Renee D. Koscinski  
3313 Boardman Street  
Klamath Falls, OR 97601

Diana M. Dahl  
2880 McKinleyville Avenue  
McKinleyville, CA 95519

Carter-Jones Collection LLC  
c/o Kent Pederson, Registered Agent  
1143 Pine Street  
Klamath Falls, OR 97601

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mark J. Koscinski and Renee D. Koscinski, as tenants by the entirety, as grantor, to Aspen Title and Escrow, Inc., as trustee, in favor of Associates Financial Services Company of Oregon, Inc. (a division of CitiFinancial, Inc.), as beneficiary, dated March 31, 2000, recorded April 11, 2000, in the mortgage records of Klamath County, Oregon, as Book M-00, Page 11748, covering the following described real property situated in the above-mentioned county and state, to-wit:

The E ½ of Lot 22, Block 2, FIRST ADDITION TO ALTAMONT ACRES,  
in the County of Klamath, State of Oregon.

*(The title company advises the property address is 3313 Boardman St., Klamath Falls, 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 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 for October 2000 through June 2001, plus advances, for a total of \$5,129.77, plus real property taxes for 2000-01 that are now due.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

As of May 8, 2001, the principal sum of \$44,392.20 plus interest thereafter; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on **October 30, 2001, at the hour of 11:00 a.m.**, in accord with the standard of time established by ORS 187.110, at **main entrance to 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED June 18, 2001.

  
Richard L. Biggs, Successor Trustee  
FOR ADDITIONAL INFORMATION  
CALL (503) 227-6922

State of Oregon, County of Multnomah ) ss:

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

\_\_\_\_\_  
For said Trustee

## 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:

**3313 BOARDMAN STREET, KLAMATH FALLS, OREGON 97601**, as follows:

Personal service upon Tracy Hunt, by delivering said true copy, personally and in person, at the above address on June 25, 2001 at 5:50 P.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2001 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 \_\_\_\_\_, 2001 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 \_\_\_\_\_, 2001 at \_\_\_\_\_:\_\_\_\_\_.m.

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

Ed Foreman

228311

SUBSCRIBED AND SWORN to before me this 25<sup>th</sup> day of June, 2001 by Ed Foreman.



Margaret A. Nielsen  
 Notary Public for Oregon

**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 # 4322

Notice of Sale/Koscinski

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 28, September 5, 12 19, 2001

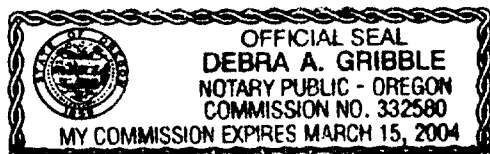
Total Cost: \$648.00

*Larry L. Wells*  
Subscribed and sworn

before me on: September 19, 2001

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires March 15, 2004



**TRUSTEE'S  
NOTICE OF SALE**

Reference is made to that certain trust deed made by Mark J. Koscinski and Renee D. Koscinski, as tenants by the entirety, as grantor, to Aspen Title and Escrow, Inc., as trustee, in favor of Associates Financial Services Company of Oregon, Inc. (a division of Citifinancial, Inc.), as beneficiary, dated March 31, 2000, recorded April 11, 2000, in the mortgage records of Klamath County, Oregon, as Book MOO, Page 11748, covering the following described real property situated in the above mentioned county and state, to-wit: The E 1/2 of Lot 22, Block 2, FIRST ADDITION TO ALTA-MONT ACRES, in the County of Klamath, State of Oregon. (The title company advises the property address is 3313 Boardman St., Klamath Falls, 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 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 for October 2000 through June 2001, plus advances, for a total of \$5,129.77, plus real property taxes for 2000-01 that are now due.

By reason of said

default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: As of May 8, 2001, the principal sum of \$44,392.20 plus interest thereafter; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on **October 30, 2001, at the hour of 11:00 am**, in accord with the standard of time established by ORS 187.110, at main entrance to 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 of 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. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information will be used for that purpose. Dated June 18, 2001. Richard L. Biggs, Successor Trustee. For additional information call (503) 227-6922. #4322 August 28, Sept. 5, 12, 19, 2001.