

02 JUL 22 PM3:12

Vol M02 Page 41360

RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 07/22/2002 3:12 p. m.
Vol M02. Pg 41360-71
Linda Smith, County Clerk
Fee \$ 86⁰⁰ # of Pgs 12

AFTER RECORDING RETURN TO:

T.D. Service Company
1820 East First St., Suite 210
Santa Ana, CA 92705

ORDER #OL-11042 K-58523

MARK NAME(S) OF ALL THE TRANSACTIONS described in the attached instrument. Fill in the Original Grantor on the Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

☒ **__X__ AFFIDAVIT OF MAILING NOTICE OF SALE** (must have
Trustee's Notice of Sale attached)

✓ ☒ **__X__ AFFIDAVIT OF PUBLICATION OF NOTICE OF SALE**

✓ ☒ **__X__ PROOF OF SERVICE**

Original Grantor on Trust Deed: Tammi L. Roseberry

Beneficiary: U.S. Bank national Association

K76'
+10'
86'

STATE OF CALIFORNIA, COUNTY OF ORANGE, ss:

I, Crystal Espinoza, 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 California a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under terms of that certain trust 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, attached hereto.

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 of 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 of 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 Kubat, OSBA No. 84265, 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 Santa Ana, CA on 4-10-02. With respect to each person listed on the attached, 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.

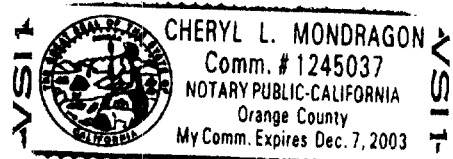
Crystal Espinoza
CRYSTAL ESPINOZA

Subscribed and sworn before me this 10th day of April, 2002

WITNESS my hand and official seal.

Cheryl L. Mondragon
CHERYL L. MONDRAGON

Notary Public for California
My Commission Expires: 12-7-03



AFTER RECORDING RETURN TO:

T. D. SERVICE COMPANY
1820 EAST FIRST STREET, SUITE 210
SANTA ANA, CA 92705

TD # OL-11042

TITLE # 1101904

41362

DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# O 11042 L

Date: 04/11/02 4-10-02

CITIFINANCIAL, INC.
CITIFINANCIAL
KLAMATH FALLS, OR 97603

CERTIFIED 7105 2257 2920 0046 0479
RETURN RECEIPT REQUESTED

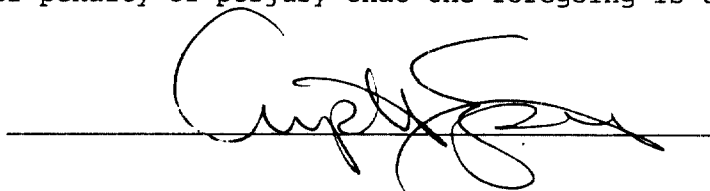
CITIFINANCIAL, INC.
P.O. BOX 17170
BALTIMORE, MD 21203

CERTIFIED 7105 2257 2920 0046 0486
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

The undersigned does hereby declare that he/she is over the age of 18 year and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by Certified/Registered mail, in a sealed envelope, a copy of the document which is attached to this declaration.

I certify or declare under penalty of perjury that the foregoing is true and correct.



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

41363

T.S.# O 11042 L

Date: 04/11/02

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

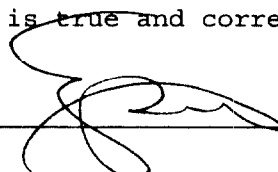
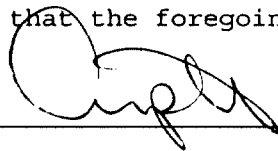
The undersigned does hereby declare that he/she is over the age of 18 years and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by First Class Mail, in a sealed envelope, a copy of the Notice of Default / Notice of Trustee's Sale (Circle)

Addressed to the following:

CITIFINANCIAL, INC.
CITIFINANCIAL
KLAMATH FALLS, OR 97603

CITIFINANCIAL, INC.
P.O. BOX 17170
BALTIMORE, MD 21203

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



STATE OF CALIFORNIA, COUNTY OF ORANGE, ss:

I, Crystal Espinoza, 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 California a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under terms of that certain trust 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, attached hereto.

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 of 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 of 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 Kubat, OSBA No. 84265, 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 Santa Ana, CA on 4-10-02. With respect to each person listed on the attached, 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.

Crystal Espinoza
CRYSTAL ESPINOZA

Subscribed and sworn before me this 10th day of April, 2002

WITNESS my hand and official seal.

Cheryl L. Mondragon
CHERYL L. MONDRAGON
Notary Public for California
My Commission Expires: 12-7-03



AFTER RECORDING RETURN TO:

T. D. SERVICE COMPANY
1820 EAST FIRST STREET, SUITE 210
SANTA ANA, CA 92705

TD # OL-11042

TITLE #1101904

DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

41365

T.S.# O 11042 L

Date: 04/10/02

TAMMI L. ROSEBERRY
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 0045 9305
RETURN RECEIPT REQUESTED

SPOUSE OF TAMMI L. ROSEBERRY
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 0045 9312
RETURN RECEIPT REQUESTED

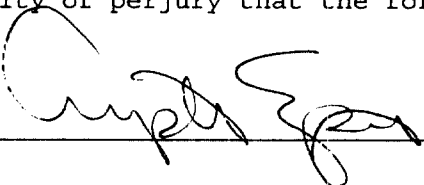
OCCUPANT
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 0045 9329
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

The undersigned does hereby declare that he/she is over the age of 18 year and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by Certified/Registered mail, in a sealed envelope, a copy of the document which is attached to this declaration.

I certify or declare under penalty of perjury that the foregoing is true and correct.



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

41366

T.S.# O 11042 L

Date: 04/10/02

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

The undersigned does hereby declare that he/she is over the age of 18 years and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by First Class Mail, in a sealed envelope, a copy of the Notice of Default / Notice of Trustee's Sale (Circle)

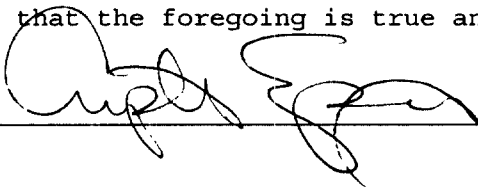
Addressed to the following:

TAMMI L. ROSEBERRY
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

SPOUSE OF TAMMI L. ROSEBERRY
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

OCCUPANT
1812 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

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



RE: Loan #: 4800035748
Title #: 1101904
UTC #: 0L-11042

**OREGON
TRUSTEE'S NOTICE OF SALE**

TO: TAMMI L. ROSEBERRY

Reference is made to that certain deed of trust made by TAMMI L. ROSEBERRY

, as grantor,
, as trustee,

FIRST AMERICAN TITLE INSURANCE CO.
in favor of U.S. BANK NATIONAL ASSOCIATION

as beneficiary,

dated JANUARY 29, 1999, recorded FEBRUARY 01, 1999, in the
mortgage records of KLAMATH County, Oregon, in book/reel/
volume No. M99 at page 3623, (fee/file/instrument No. 73924)
covering the following described real property situated in said county and state, to wit:

LOT 2 IN BLOCK 2 RIVERVIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 1812 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations
secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes
86.735; the default for which the foreclosure is made is grantor's failure to pay when due the following
sums:

9 Late Charge(s) of \$14.52 from 07/16/01	130.68
9 Payments of \$347.18 from 07/01/01	3,124.62
FEES	84.00
ESCROW ADVANCE	521.31
SUB-TOTAL OF AMOUNTS IN ARREARS:	3,860.61

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed
of trust immediately due and payable, said sums being the following, to wit: Principal \$ 43,351.94,
together with interest as provided in the note or other instrument secured from the 1ST day of
JUNE, 2001 and such other costs and fees as are due under the note or other instrument
secured, and as are provided by statute.

Wherefore, notice is hereby given that the undersigned trustee will on AUGUST 09, 2002,
at the hour of 10 : 00 AM, o'clock, Standard Time, as established by ORS 187.110, at MAIN
STREET ENTRANCE, 316 MAIN STREET, KLAMATH CO. COURTHOUSE KLAMATH FALLS

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 him of the said trust deed, together with any interest which the grantor or his 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.

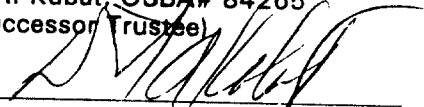
It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

In construing this notice, the masculine gender includes the feminine and the neuter, 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: 3-18-02

David A. Kubat, OSBA# 84265
(Successor Trustee)

BY: 

DIRECT INQUIRIES TO:
T.D. SERVICE COMPANY
FORECLOSURE DEPARTMENT
(800) 843-0260 EXT 5690

State of Oregon)
County of Klamath)

Court Case No. OL 11042
Sheriff's Case No. 02-00858

Received for Service 03/21/02

I hereby certify that I received for service on
ROSEBERRY, PHILIP BRIAN
the within:

TRUSTEE'S NOTICE OF SALE

ROSEBERRY, PHILIP BRIAN
was served personally, and in person, at
3300 VANDENBERG RD
KLAMATH FALLS , OR, on 04/05/02,
at 13:45 hours.

All search and service was made within Klamath County, State of Oregon.

Timothy M. Evinger, Sheriff

Klamath County, Oregon

By Terri Alexander
ALEXANDER, TERRI L

Copy to:

TD SERVICE COMPANY
1820 EAST FIRST ST #210
SANTA ANA

PO BOX
CA 92705

STATE OF OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on 4/19/02,
by Terri Alexander, as a duly appointed and commissioned
Deputy of Timothy M. Evinger, Sheriff of Klamath County, Or.



Patricia Johnson
Notary for State of Oregon
My Commission Expires: 08-24-02.

Affidavit of Publication

41370

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 # 4967

Notice of Sale/Roseberry

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:
June 19, 26, July 3, 10, 2002

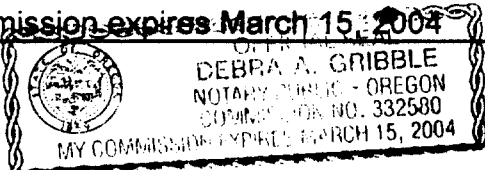
Total Cost:

Larry L. Wells
Subscribed and sworn

before me on: July 10, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



OREGON TRUSTEE'S NOTICE OF SALE

Loan: #4800035748,
Title: #1101904,
UTC: #0L-11042.

Reference is made to that certain deed of trust made by TAMMI L. ROSEBERRY, as grantor, FIRST AMERICAN TITLE INSURANCE CO., as trustee, in favor of U.S. BANK NATIONAL ASSOCIATION as beneficiary, dated January 29, 1999, recorded February 1, 1999, in the mortgage records of Klamath County, Oregon in book/reel/ volume No. M99 at page 3623, fee/file/ instrument No. 73924 covering the following described real property situated in said county and state, to wit: Lot 2 in Block 2 River-view, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Commonly known as 1812 Riverside Drive, Klamath Falls, OR 97601.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: 9 Late Charges of \$14.52 from 07/16/01; \$130.68; 9 Payments of \$347.18 from 07/01/01; \$3,124.62; Fees: \$84.00; Escrow Advance: \$521.31; Sub-Total of Amounts in Arrears: \$3,860.61.

By reason of said

default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal \$43,351.94, together with interest as provided in the note or other instrument secured from the 1st day of June, 2001 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Wherefore, notice is hereby given that the undersigned trustee will on August 9, 2002 at the hour of 10:00 AM standard time, as established by ORS 187.110, at main entrance, 316 Main Street, Klamath County Courthouse, 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 him of the said trust deed, together with any interest which the grantor or his 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 rein-

stated 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.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

In construing this notice, the masculine gender includes the feminine and the neuter, 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: 3/18/2002.

By David A. Kubat,
Successor Trustee,
OSBA # 84265. di-

rect inquiries to:
T.D. Service Company
Foreclosure Department. (800) 843-
0260, Ext. 5690.

TAC 478068W.

#4967 June 19, 26,
July 3, 10, 2002.