

03 JAN 13 AM 11:31

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

Vol M03 Page 02079

State of Oregon, County of Klamath  
Recorded 01/13/2003 11:31 a m.  
Vol M03 Pg 02079-85  
Linda Smith, County Clerk  
Fee \$ 5.00 # of Pgs 7

K59327

T.S. NO.: 1045892-09  
LOAN NO.: 000010093797

## AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, SCOTT LANDY being first duly sworn, depose, 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 Notice of Sale given under the 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

### SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by MERLOBEL R CUSTODIO, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 mail in San Diego County, California, on September 16, 2002. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

[Signature]  
Affiant

SUBSCRIBED AND SWORN to me this 16th day of September, 20 02



[Signature]  
Notary Public

512

9/16/2002 12:18:44 PM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92030

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1045892-09 030 09160934 CWR

Postal Number Sequence Recipient Name

11041994141001105987	1	OCCUPANT	10502 MCKINNON	Address Line 1/3	Address Line 2/4
11041994141001105994	2	PATRICK JOSEPH NOONAN SR.	10502 MCKINNON STREET		MIDLAND OR 97634
11041994141001106007	3	PATRICK JOSEPH NOONAN SR.	P.O. BOX 416		MIDLAND OR 97634
11041994141001106014	4	ROSEMARIE P. NOONAN % ASSOCIATES FINANCIAL	2047 WASHURN WAY		KLAMATH FALLS OR 97603
11041994141001106021	5	KIMBERLY ANN COOPER-NOONAN	1878 MELROSE		KLAMATH FALLS OR 97601
11041994141001106038	6	BOLVIN, JONES, UERLINGS, DILAONI & ODE	110 N. SIXTH STREET		KLAMATH FALLS OR 97601
11041994141001106045	7	ASSOCIATES FINANCIAL SERVICES CO. OF	OREGON, INC. KLAMATH FALLS OR 97603		2047 WASHURN WAY
11041994141001106052	8	INTERNAL REVENUE SERVICE	LIEN DESK SEATTLE WA 98174		915 2ND AVENUE M/S W246
11041994141001106069	9	STATE OF OREGON	DEPT. OF OREGON SALEM OR 97309		P.O. BOX 14725

02080

9/16/2002 12:18:47 PM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92030

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1045892-09 030 09160934 CWR

Postal Number Sequence Recipient Name

71041994141001677134  
1 OCCUPANT

71041994141001677141  
2 PATRICK JOSEPH NOONAN SR.

71041994141001677158  
3 PATRICK JOSEPH NOONAN SR.

71041994141001677165  
4 ROSEMARIE P. NOONAN % ASSOCIATES FINANCI

71041994141001677172  
5 KIMBERLY ANN COOPER-NOONAN

71041994141001677189  
6 BOLVIN, JONES, UERLINGS, DILACONI & ODE

71041994141001677196  
7 ASSOCIATES FINANCIAL SERVICES CO. OF

71041994141001677202  
8 INTERNAL REVENUE SERVICE

71041994141001677219  
9 STATE OF OREGON

Address Line 1/3

10502 MCKINNON

10502 MCKINNON STREET

P.O. BOX 416

2047 WASHURN WAY

1878 MELROSE

110 N. SIXTH STREET

OREGON, INC.  
KLAMATH FALLS OR 97603

LIEN DESK  
SEATTLE WA 98174

DEPT. OF OREGON  
SALEM OR 97309

Address Line 2/4

MIDLAND OR 97634

MIDLAND OR 97634

MIDLAND OR 97634

KLAMATH FALLS OR 97603

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

2047 WASHURN WAY

915 2ND AVENUE M/S W246

P.O. BOX 14725

02081

## TRUSTEE'S NOTICE OF SALE

02082

Loan No: 000010093797

T.S. No: 1045892-09

Reference is made to that certain deed made by  
PATRICK JOSEPH NOONAN SR AS AN INDIVIDUAL

as Grantor to  
MOUNTAIN TITLE, as Trustee, in favor of

LONG BEACH MORTGAGE COMPANY  
as Beneficiary,

dated January 03, 1996, recorded January 08, 1996, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M96 at  
page No. ~~577~~<sup>578</sup>, fee/file/instrument/microfilm/reception No. 11609 covering the following described real property  
situated in the said County and State, to-wit:

LOTS 1,2,3 AND 4 IN BLOCK 38 OF FIRST ADDITION TO MIDLAND, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY  
OREGON. TOGETHER WITH THAT PORTION OF VACATED SUNRISE STREET, VACATED BY  
COMMISSIONERS' ORDER RECORDED 2-11-81 M81-2111, WHICH INCURRED THEREOF

Commonly known as:

10502 MCKINNON MIDLAND OR 97634

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by  
said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the  
default for which the foreclosure is made is the grantor's:

Failure to pay the monthly payment due May 1, 2002 of principal, interest and impounds and subsequent  
installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant  
to the terms and conditions of said deed of trust.

Monthly payment \$627.95      Monthly Late Charge \$31.40

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
immediately due and payable, said sums being following, to-wit; The sum of \$52,513.58 together with interest  
thereon at 11.125% per annum from April 01, 2002 until paid; plus all accrued late charges thereon; and all  
trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of  
the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION  
the undersigned trustee will on January 14, 2003 at the hour of 1:00pm, Standard of Time, as established by  
Section 187.110, Oregon Revised Statutes, at

AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE  
316 MAIN STREET

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 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

02083

157050-16  
2004 EDM 10V**TRUSTEE'S NOTICE OF SALE**

Loan No: 000010093797

T.S. No: 1045892-09

interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

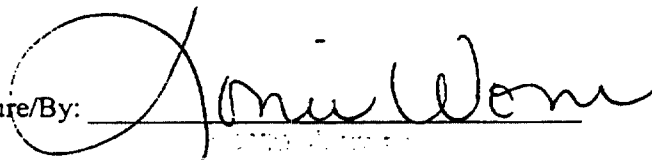
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: August 30, 2002

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: \_\_\_\_\_



PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

88698  
1045892-09  
02084

STATE OF: Oregon  
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

For the within named: Occupants of 10502 McKinnon Midland, Oregon 97634

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Patrick Noonan at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to \_\_\_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy of Original with \_\_\_\_\_, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon \_\_\_\_\_, by (a) delivering such true copies personally and in person to \_\_\_\_\_ a Corporation, or Limited Partnership, etc.  
to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copies with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_ thereof.  
\_\_\_\_\_, who is a/the \_\_\_\_\_

☐ **OTHER METHOD:** By leaving an Original or True Copy with \_\_\_\_\_.

☐ **NOT FOUND:** I certify that I received the within document(s) for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

10502 McKinnon Midland, Oregon 97634

**ADDRESS OF SERVICE**

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

September 26<sup>th</sup>, 2002  
DATE OF SERVICE

7:05 P.M.  
TIME OF SERVICE

☐ or not found

By: Ed Foreman  
Ed Foreman

Dated this 26th day of September, 2002.

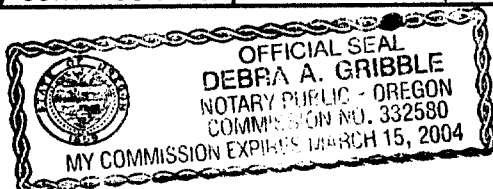
Subscribed and sworn to before me by

Ed Foreman

Margaret A. Nielsen  
Notary Public for Oregon



02085



WS  
11-6-0