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20669-FCL
Shalom R.

Affidavit of Publication

State of Oregon, County of Klamath
Recorded 07/09/2003 12:22 p.m.
Vol M03 Pg 47489-91
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

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 # 5657

Notice of Sale/Carpenter

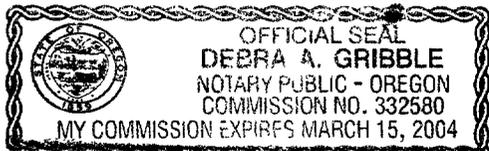
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

Insertion(s) in the following issues:
April 11, 18, 25, May 1, 2003

Larry L. Wells
Subscribed and sworn
before me on: May 1, 2003

Notary Public of Oregon

My commission expires March 15, 2004



Trustee Sale
Number: 20669-FCL
Loan Number:
8055808534 TSG
Number: 1419193
Notice of Trustee's
Sale

Reference is made to that certain Trust Deed made by Marc C. Carpenter, as grantor(s) to Ameri title, Trustee in favor of Robert L. and Patricia Ann Mitchell, of the survivor thereof, as beneficiary, dated 1/27/1999, recorded 2/19/1999 as Fee/ File/Instrument/Microfilm/ Reception No. 74835 BKM99 Page 5782 of the records of Klamath County, Oregon, covering the following described real property situated in the above mentioned county and state, to wit:

Lot 21 in block 43 of first addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the county clerk of Klamath County.

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 payments due August 1, 2001 of principal interest and subsequent installments due thereafter, together with all other and/or subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Trustee's fees

and other costs and expenses associated with this foreclosure and any further breach of any term or condition in subject note and deed of trust. Monthly Payments \$300.00.

By this reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following to wit: The sum of \$28,681.72 together with interest thereon at the rate of 7.75% per annum from August 1, 2001 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by beneficiary pursuant to the terms of said Trust of Deed.

Whereof, notice is hereby given that Shalom Rubanowitz, the undersigned trustee will on Wednesday, July 9, 2003 at the hour of 10:00 A.M., standard of time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance to the County Courthouse, 316 Main St. 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 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 se-

cured 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 the trust deed, and any addition to paying the 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' fees not exceeding the amounts provided by 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.

Dated: February 18, 2003. Shalom Rubanowitz, Successor Trustee. Recording requested by and when recorded mail to: Law Offices of Shalom Rubanowitz, 8281 Melrose Avenue, Suite 205, Los Angeles, CA. 90046. P193262. 4/11, 4/18, 4/25, 05/01/2003. #5657 April 11, 18, 25, May 1, 2003.

31K

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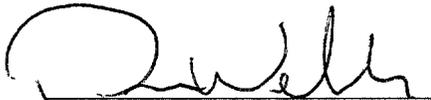
TS# 20669-FCL

I, Donna Wells, mailed the **“Notice of Default and Notice Of Trustee’s Sale”** March 31, 2003 to the individuals listed below via certified return receipt delivery and via U.S. regular mail.

Marc C. Carpenter
P.O. Box 126
Sprague River, OR 97639

Marc C. Carpenter
20603 Peace Pipe Lane
Chiloquin, OR 97639

Klamath County Tax Collector
305 Main Street, Floor 1
Klamath Falls, OR 97601


Donna Wells

47491

20669-FCL
Rubanowitz

PROMPT PROCESS SERVING AGENCY

5906 N. Greeley Ave.
Portland, Oregon 97217
(503)286-4144

April 14, 2003

Priority Posting & Publishing
17501 Irvine Blvd. Suite 1
Tustin, California 92780

File # 193262

Re. Marc C. Carpenter

I, David Davis, while under oath do hereby dispose and say:

That I attempted service of an Oregon Trustee's Notice of Sale upon the occupants of property located at 20603 Peace Pipe Lane Chiloquin, Oregon 97624 on April 12, 2003 at 3:20 o'clock PM and found the residence to be vacant.

At this time a True Copy of the Oregon Trustee's Notice of Sale was posted to the front entrance of the dwelling



Subscribed and sworn to before me this 14th day of April, 2003.




Notary Public for Oregon
My commission expires: 10/28/2005