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**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

Vol M03 Page 75329

Trust Deed from

SARAH JANE B. HOLBROOK AND
W. WARD HOLBROOK

To

Grantor

FIRST AMERICAN TITLE INS. CO.

Trustee

After recording, return to Name, Address, Zip:

FIRST AMERICAN TITLE INSURANCE
c/o Nevada Trust Deed Services
1380 E. Sahara Ave., Ste. "B"
Las Vegas, Nevada 89104

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/08/03 3:21 p m
Vol M03 Pg 75329-34
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6

STATE OF NEVADA County of CLARK

I, MARIA J. VARELAS

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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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:

NAME

ADDRESS

SARAH JANE B. HOLBROOK (OR-1147)
5104 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

W. WARD HOLBROOK (OR-1147)
5104 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

HOUSEHOLD MORTGAGE SERVICES (OR-1147)
ATTN: JAY GROSSMAN
636 GRAND REGNECY BLVD.
BRANDON, FL 33510

OR-1147
PREFERRED CREDIT CORPORATION
3347 MICHELSON SUITE 400
IRVINE, CA 92612

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

NEVADA TRUST DEED SERVICES, INC.

copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at LAS VEGAS, Nevada, on JUNE 27, 2003. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.



MARIA J. VARELAS

Subscribed and sworn to before me on JUNE 27, 2003

Notary Public for Nevada

My commission expires 2/17/05

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

46 K

NOTICE OF TRUSTEE'S SALE

1797540

Reference is made to that certain Trust Deed made by W. WARD HOLBROOK AND SARAH JANE B. HOLBROOK,

as grantor(s), to FIRST AMERICAN TITLE INSURANCE, substituted as trustee in favor of MARATHON CAPITAL L.P., A LIMITED PARTNERSHIP ASSIGNED TO BENEFICIAL MORTGAGE CORPORATION

as beneficiary, dated OCT. 24, 1996, recorded OCT. 25, 1996 in the Records of KLAMATH County, Oregon, in Book/Reel/Volume/No. M96 at Page 33876, and/or as Fee/File/Instrument/Microfilm/Reception No. _____ covering the following described real property situated in the above-mentioned county and state, to-wit:

LOT 12 IN BLOCK 2 OF TRACT NO. 1044, WEMPLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel Number: R558612

Although the undersigned Trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described herein is purported to be:

5104 MAZAMA DRIVE, KLAMATH FALLS, OR 97603

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 MONTHLY INSTALLMENT OF PRINCIPAL AND INTEREST IN THE AMOUNT OF \$ 1275.41 DUE ON THE MAY 1, 2002 AND ON THE 1st DAY OF EACH MONTH THEREAFTER PLUS LATE CHARGES, COSTS AND FEES AS PER THE TERMS OF THE NOTE AND DEED OF TRUST HAVE NOT BEEN PAID

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.

By 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:

1. Principal, of \$ 123,991.83 and accruing interest as of 4-01-02 at the rate of 11.500 % per annum from 4-01-02 until paid.

Notice of Trustee's Sale

Trustee Sale Number: OR-1147

Loan Number: 0966432

TSG Number: 1797540

Recording Requested by
And when recorded mail to:
Nevada Trust Deed Services, Inc.
1380 E. Sahara Ave. Suite B

75331

2. \$ 2,359.49 in late charges plus future charges.
3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property pursuant to the terms of said Trust Deed.

Whereof, notice hereby is given that FIRST AMERICAN TITLE INSURANCE, the undersigned trustee will on Oct. 27, 2003 at the hour of 10:00AM, as established by Section 187.110, Oregon Revised Statutes, at the following location: AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 316 MAIN ST, KLAMATH FALLS, OR 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 hereby given that the beneficiary and trustee, by reason of the default, have elected and to hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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 6/24/03

First American Title Insurance

Laura Soza
LAURA SOZA, ASST. SECRETARY

State of California
County of Orange

On this 24th day of June, before me, MARISA HERRERA, a Notary Public in and for said county and state, personally appeared Laura Soza, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

[Signature]
Notary public in and for said County and State



NOTICE OF TRUSTEE'S SALE

Trustee Sale Number: OR-1147
Loan Number: 966432
TSG Number: 1797540

Recording requested by
And when recorded mail to:
Nevada Trust Deed Services, Inc.
1380 E. Sahara Ave. #B
Las Vegas, NV 89104
(702) 733-9900

Affidavit of Publication

75332

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 # 6050

Notice of Sale/Holbrook

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:

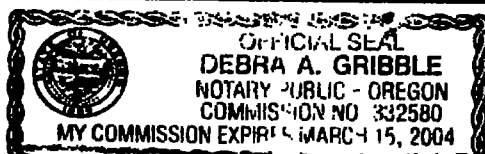
August 22, 29, September 5, 12, 2003

Subscribed and sworn

before me on: September 12, 2003

Notary Public of Oregon

My commission expires March 15, 2004



Notice of
Trustee's Sale
Trustee Sale
Number: OR-1147
Loan Number:
0966432
TSG Number:
1797540

Reference is made to that certain Trust Deed made by W. Ward Holbrook and Sarah Jane B. Holbrook, as grantor(s), to First American Title Insurance, substituted as trustee in favor of Marathon Capital L.P., A Limited Partnership. Assigned to Beneficial Mortgage Corporation, as beneficiary, dated Oct. 24, 1996, recorded Oct. 25, 1996 in the records of Klamath County, Oregon, in Book/Reel/Volume/No.

M96 at page 33876, and/or as Fee/File/Instrument/Microfilm/Reception No. covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 12 in block 2 of tract No. 1044, Wembley Park, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Parcel Number: R558612. Although the undersigned trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described is purported to be: 5104 Mazama Drive Klamath Falls, OR 97603.

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 monthly installment of principal and interest on the amount of \$1275.41 due on the May 1, 2002 and on the 1st day of each month thereafter plus late charges, costs and fees as per the terms of the note and deed of trust have not been paid. Trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any terms or condition in subject note and deed of trust.

By 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: 1. Principal, of \$123,991.83 and accruing interest as of 4-01-02 at the rate of 11.500% per annum from 4-01-02 until paid. 2. \$ 2,359.49 in late charges plus future charges. 3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property pursuant to the terms of said trust deed.

Whereof, notice hereby is given that First American Title Insurance, the undersigned trustee will on Oct. 27, 2003 at the hour of 10:00 AM as established by section 187.110, Oregon Revised Statutes, at the fol-

lowing location: At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR, 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 hereby given that the beneficiary and trustee, by reason of the default, have elected and to hereby elect to foreclose the trust deed by advertisement and sale pursuant under the obligation of trust deed, and in addition to ORS 86. 705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's Attorneys.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the

BACK

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: 6/24/2003.
First American Title Insurance, Laura Soza, Asst. Secretary. Recording requested by and when recorded mail to: Nevada Trust Deed Service, Inc., 1380 E. Sahara Ave. Suite B, Las Vegas, NV 89104. P200355. 8/22, 8/29, 9/5, 09/12/2003.
#6050 August 22, 29, September 5, 12, 2003.

OK-1147
NTD**PROMPT PROCESS SERVING AGENCY****75334**

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

July 2, 2003

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

File # 198129

Re: W. Ward Holbrook and Sarah Jane B. Holbrook

I, David V. 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 5104 Mazama Drive Klamath Falls, Oregon 97603 on July 2, 2003 at 1:45 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 2nd day of July, 2003.


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

