

04 APR 12 PM 11:15

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Vol M04 Page 20877

**RECORDING COVER SHEET**  
Pursuant to ORS 205.234

State of Oregon, County of Klamath  
Recorded 04/12/2004 11:15 A m  
Vol M04 Pg 20877-20883  
Linda Smith, County Clerk  
Fee \$ 140.00 # of Pgs 7

After recording return to:

Northwest Trustee Services, PLLC  
Attention: Shannon Blood  
P.O. Box 4143  
Bellevue, WA 98009-4143

1. AFFIDAVIT OF MAILING
- ✓ 2. TRUSTEE'S NOTICE OF SALE
- ✓ 3. PROOF OF SERVICE
- ✓ 4. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed: Joseph B. Martin

Beneficiary: Accredited Home Lenders, Inc., a California corporation

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

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+5  
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F

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, 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 address, to-wit:

Joseph B. Martin  
152629 Wagon Trail Road  
La Pine, OR 97739

The Wagon Trail Ranch Property Owners Association  
c/o Ellen Wedum, Registered Agent  
152900 Hackamore Lane  
La Pine, OR 97739

Beneficial Oregon, Inc. dba  
Beneficial Mortgage Company  
818 Northwest Wall Street  
Bend, OR 97701

Beneficial Oregon, Inc. dba  
Beneficial Mortgage Company  
577 Lamont Road  
Elmhurst, IL 60126

Beneficial Oregon, Inc. dba  
Beneficial Mortgage Company  
961 Weigel Drive  
Elmhurst, IL 60126

Beneficial Oregon, Inc. dba  
Beneficial Mortgage Company  
P.O. Box 8640  
Elmhurst, IL 60126-8640

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, 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 Bellevue, Washington, on 11-11-09. 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.

STATE OF WASHINGTON )

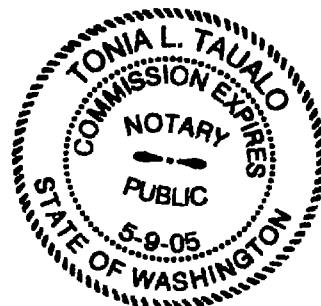
) ss.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that LLOYD MAGNO is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4/8/09

Tonia L. Taualo  
NOTARY PUBLIC in and for the State of  
Washington, residing at King  
My commission expires 5-9-05



## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from  
Martin, Joseph

Grantor

to

Northwest Trustee Services, PLLC,  
Trustee

File No. 7602.20032

After recording return to:  
Northwest Trustee Services, PLLC  
(fka Northwest Trustee Services, LLC)  
Attn: Shannon Blood  
P.O. Box 4143  
Bellevue, WA 98009-4143

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Joseph B. Martin, as grantor, to Amerititle, as trustee, in favor of Accredited Home Lenders, Inc., a California corporation, as beneficiary, dated 05/23/00, recorded 06/01/00, in the mortgage records of Klamath County, Oregon, as Volume M00, Page 19902 and subsequently assigned to Bank One National Association, as Trustee by Assignment recorded as Volume M01, Page 3498, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 9, Wagon Trail Acreages No. 1, Second Addition, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 152629 Wagon Trail Road  
La Pine, OR 97739

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 of \$869.61 beginning 10/01/03; plus late charges of \$43.48 each month beginning 10/16/03; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$90,130.29 with interest thereon at the rate of 9.99 percent per annum beginning 09/01/03; plus late charges of \$43.48 each month beginning 10/16/03 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 7, 2004 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com).

Dated: 1/7, 2004

Northwest Trustee Services, PLLC\*

By Shannon S. M. Blood

Authorized Signature

\*Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC

For further information, please contact:

Shannon Blood  
Northwest Trustee Services, PLLC  
(fka Northwest Trustee Services, LLC)  
P.O. Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No. 7602.20032/Martin, Joseph

State of Washington, County of King) ss:

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

\_\_\_\_\_  
By Authorized Signer

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

7602.20032/Martin

## PROOF OF SERVICE

20881

STATE OF OREGON     )  
                              ) ss.  
County of Deschutes    )

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 an OCCUPANT at the following address:

**152629 WAGON TRAIL ROAD, LA PINE, OREGON 97739, as follows:**

Personal service upon Gloria Free, by delivering said true copy, personally and in person, at the above address on 152629 Wagon Trail Road, La Pine, Oregon 97739 January 12, 2004, at 7:20 p.m.

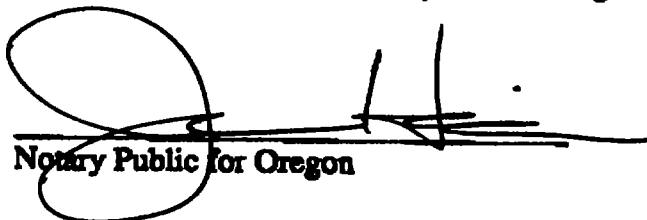
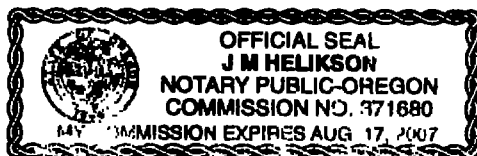
I declare under the penalty of perjury that the above statement is true and correct.



Shanda Hogan

280533

SUBSCRIBED AND SWORN to before me this 21 day of January, 2004 by Shanda Hogan.

  
Notary Public for Oregon

# Affidavit of Publication

20882

## STATE OF OREGON, COUNTY OF KLAMATH

I, John T. Walker,  
being first duly sworn, depose and say  
that I am 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 # 6395

Notice of Sale/Martin

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:  
February 12, 19, 26, March 4, 2004

Total Cost: \$864.00

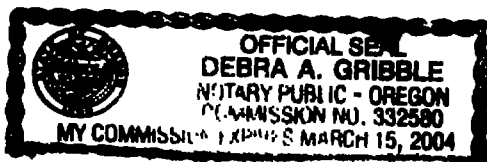
*John T. Walker*

Subscribed and sworn

before me on: March 4, 2004

*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 Joseph B. Martin, as grantor, to Ameritite, as trustee, in favor of Accredited Home Lenders, Inc., a California corporation, as beneficiary, dated 05/23/00, recorded 06/01/00, in the mortgage records of Klamath County, Oregon, as Volume M00, Page 19902 and subsequently assigned to Bank One National Association, as Trustee by Assignment recorded as Volume M01, Page 3498, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 9, Wag-on Trail Acres No. 1, Second Addition, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. PROPERTY ADDRESS: 152629 Wag-on Trail Road, LaPine, OR 97739.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 of \$869.61 beginning 10/01/03; plus late charges of \$43.48 each month beginning 10/16/03; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees

and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$90,130.29 with interest thereon at the rate of 9.99 percent per annum beginning 09/01/03; plus late charges of \$43.48 each month beginning 10/16/03 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 7, 2004 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the 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

described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 trustee's rules of auction may be accessed at [www.northwest-trustee.com](http://www.northwest-trustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com).

Dated: January 7, 2004. By: Shannon Blood, Authorized Signature. Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC. For further information, please contact: Shannon Blood, Northwest Trustee Services, PLLC, (fka Northwest Trustee Services, LLC, PO Box 4143, Bellevue, WA 98009-4143. (425) 586-1900. File No 7602. 20032/Martin, Joseph.

State of Washington, County of King) ss: I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale. By: David E. Finnell, Authorized Signer.

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

#4395 February 12, 19, 26, March 4, 2004.

REC'D MAR 22 2004