

**M05-66679**

Klamath County, Oregon

10/17/2005 12:02:37 PM

Pages 11 Fee: \$86.00

When recorded mail to:

Melmet Default Services, Inc.  
1820 E. First Street, Suite 410  
Santa Ana, CA 92705-4063

*1st 375490*

The space above line is for recorder's use only

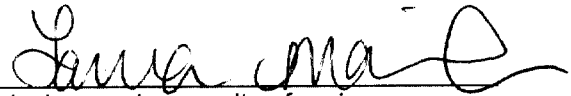
T.S. No. 200401337-L - 19510  
Loan No. 2000385727

**AFFIDAVITS OF MAILING, PUBLICATION, AND SERVICE  
OF NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

*F  
714  
15*

## AFFIDAVIT OF MAILING

The declarant, Laura Maib, whose signature appears below, states that s/he is over the age of eighteen (18) years, is employed in Orange County at 1820 E. First Street, Suite 410, Santa Ana, CA 92705-4063 by Melmet Default Services, Inc., and is not a party to the within action. On the date set forth above, s/he personally served the **Notice of Default and Notice of Sale**, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and regular mail or as otherwise indicated below, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.



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

Daniel Bassa  
152224 Silver Spur Road  
La Pine, OR 97739  
FIRST CLASS

Daniel Bassa  
152224 Silver Spur Road  
La Pine, OR 97739  
CERTIFIED: 7102205129100285429

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285434

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O FRIEDA GARRETT  
152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O FRIEDA GARRETT  
152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285435

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

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PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285436

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285431

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O FRIEDA GARRETT

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O FRIEDA GARRETT

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Date: 7/13/2005

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152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

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HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

DANIEL BASSA  
PO BOX 1310  
LA PINE, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
4 Oakwood Ter  
Newport, RI 02840-3315  
FIRST CLASS

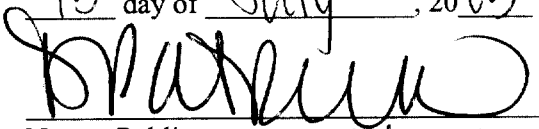
152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285432

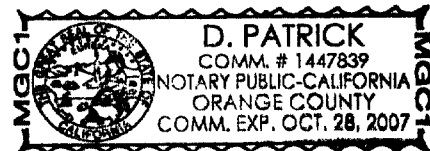
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CERTIFIED: 7102205129100285433

DANIEL BASSA  
PO BOX 1310  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285430

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
4 Oakwood Ter  
Newport, RI 02840-3315  
CERTIFIED: 7102205129100285437

Sworn to and Subscribed before me this

13 day of July, 2005  
  
\_\_\_\_\_  
Notary Public  
My Commission expires 10/28/07



**AFFIDAVIT OF MAILING NOTICE OF SALE**

State Of California  
County Of Orange

I, Laura Maib, 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 true copy of the recorded original notice of sale given under the terms of that certain trust deed described in said notice.

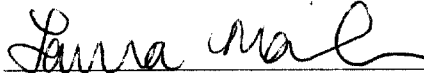
I gave notice of sale of the real property described in the attached notice of sale by mailing a true copy of the recorded original thereof by registered or certified mail and regular mail to each of the following named person's at their last known address:

See exhibit - Mailing Addresses - attached hereto and made a part hereof

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of records or 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 were certified to be a true copy of the original notice of sale by Dennis Canlas, for First American Title Insurance Company, 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 July 13, 2005. 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.

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

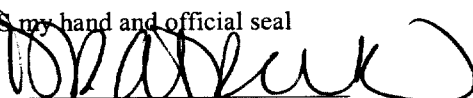
  
Laura Maib

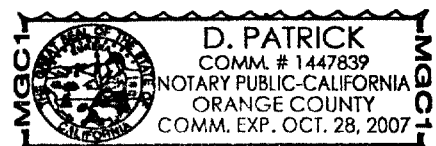
State Of California  
County Of Orange

On July 13, 2005 before me, the undersigned, A Notary Public in and for said State, personally appeared Laura Maib personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his./her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature





**Exhibit - Mailing Addresses**

Daniel Bassa  
152224 Silver Spur Road  
La Pine, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O FRIEDA GARRETT  
152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

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C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

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HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
FIRST CLASS

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LA PINE, OR 97739  
FIRST CLASS

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HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
FIRST CLASS

DANIEL BASSA  
PO BOX 1310

Daniel Bassa  
152224 Silver Spur Road  
La Pine, OR 97739  
CERTIFIED: 7102205129100285429

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285434

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C/O FRIEDA GARRETT  
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LA PINE, OR 97739  
CERTIFIED: 7102205129100285435

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PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285436

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
152900 HACKAMORE LANE  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285431

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O FRIEDA GARRETT  
152519 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285432

THE WAGON TRAIL RANCH  
HOMEOWNERS ASSOCIATION  
C/O ELLEN WEDUM  
153665 WAGON TRAIL ROAD  
LA PINE, OR 97739  
CERTIFIED: 7102205129100285433

DANIEL BASSA  
PO BOX 1310

TS: 200401337-L - 19510

Date: 7/13/2005

Page 3

LA PINE, OR 97739

FIRST CLASS

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
4 Oakwood Ter  
Newport, RI 02840-3315  
FIRST CLASS

LA PINE, OR 97739

CERTIFIED: 7102205129100285430

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION  
C/O ELLEN WEDUM  
4 Oakwood Ter  
Newport, RI 02840-3315  
CERTIFIED: 7102205129100285437

**TRUSTEE'S NOTICE OF SALE**  
**Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.**  
**Trustee No.: 200401337-L - 19510**

Reference is made to that certain Trust Deed made by Daniel Bassa, an individual as Trustor, in which Silver Sierra Mortgage, Inc. is named as Beneficiary and Aspen Title & Escrow, Inc. as Trustee and recorded 09/09/2003, in Book M03, on Page 66818, in Official Records of Klamath County, Oregon; covering the following described real property situated in said county and state, to-wit:

Lot 5, Block 8, Wagon Trail Acreages No. One, Second Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The street address or other common designation, if any, of the real property described above is purported to be:

152224 Silver Spur Road, La Pine, Oregon 97739

**The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.**

***Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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:***

Total payments from 12/1/2003 through 11/10/2005	\$16,070.88
Total late charges	\$511.75
Total advances	\$3,470.71
<b>TOTAL DUE THE BENEFICIARY</b>	<b>\$20,053.34</b>

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

***By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following:***

The unpaid principal balance of **\$92,588.82** together with interest thereon at the current rate of **6** per cent per annum from **11/01/2003** until paid, plus all accrued late charges, escrow advances, attorney's fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

**WHEREFORE, notice hereby is given that the undersigned trustee will, on 11/10/2005, at the hour of 10:00 a.m. in accord with the standard of time established by O.R.S. 187.110 at the following place:**

**At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR**

**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 has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee.

Notice is further given that any person named in O.R.S. 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 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.

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 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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 7/11/2005


First American Title Insurance Company

By 

**DENNIS CANLAS**, Assistant Secretary

State of CA  
County of ORANGE ss.

I certify that I, **DENNIS CANLAS** am an authorized representative of First American Title Insurance Company, Trustee, and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

  
Authorized Representative of Trustee

**LORELIE C. GOBRES**

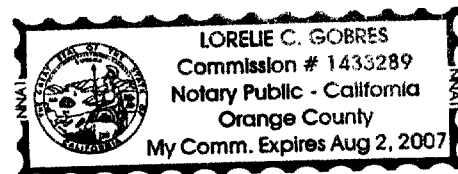
For further information please contact:

Melmet Default Services, Inc.  
Foreclosure Department  
1820 E. First Street, Suite 210  
Santa Ana, CA 92705-4063  
1820 E. First Street, Suite 210

Sale Information Line: 714.480.5690

Sale Information Website:

Reinstatement and Pay-Off Requests: (714) 480-5472.



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



**AFFIDAVIT OF NON-FOUND**

PLAINTIFF:

SILVER SIERRA MORTGAGE INC.

vs.

DEFENDANT:

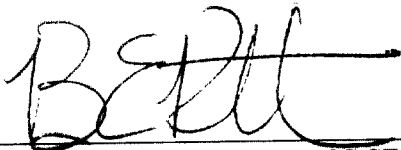
DANIEL BASSA

I hereby certify that on **MONDAY, JULY 18, 2005** at **11:00 AM**, I have been unable to effect service of process upon the person or entity listed below for the following reason(s):

**Occupants (Bassa)** is no longer at the address provided of **152224 Silver Spur Rd., LaPine, OR,**

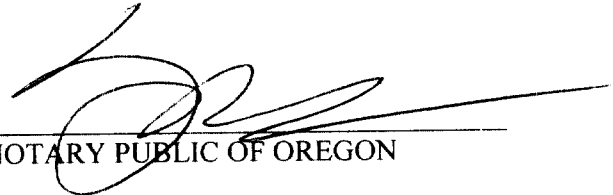
Case Notes are: **The documents were posted to the main entrance of the dwelling unit as the home is vacant.**

I, **BRIAN ROBERTSON**, am a competent person over the age of eighteen, a resident of the State of Oregon, not a party to nor an officer, director or employee of, nor an attorney for any party, corporate or otherwise.



**BRIAN ROBERTSON, PROCESS SERVER**

STATE OF OREGON, COUNTY OF DESCHUTES  
Subscribed and sworn to before me on **7/18/2005**

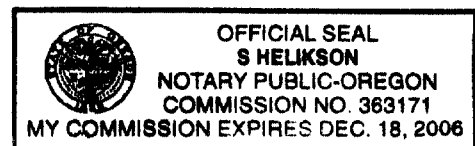


NOTARY PUBLIC OF OREGON

 **Legal Couriers**  
*A division of P.I.V.*

LC Job Number: 15206

Client: Capital Investigations Company



# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 I know from  
my personal knowledge that the

Legal # 7691

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 2, 9, 16, 23, 2005

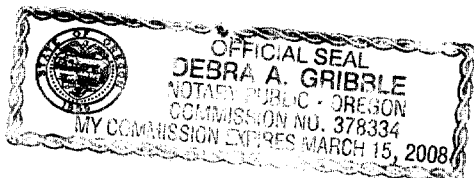
Total Cost:

*Jeanine P. Day*  
Subscribed and sworn

before me on: August 23, 2005

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires March 15, 2008



2005 AUG 29 PM 12:44

T.A.C.

**TRUSTEE'S  
NOTICE OF SALE  
Pursuant to O.R.S.  
86.705, et seq. and  
O.R.S. 79.5010, et  
seq. TRUSTEE  
NO.: 200401337-L-  
19510**

Reference is made  
to that certain Trust

Deed made by Daniel Bassa, an individual as Trustor, in which Silver Sierra Mortgage, Inc. is named as Beneficiary and Aspen Title & Escrow, Inc. as Trustee and recorded 09/09/2003, in book M03, on page 66818, of Official Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: Lot 5, Block 8, Wagon Trail Acreages No. one, second addition, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon. The street address or other common designation, if any, of the real property described above purported to be: 152224 Silver Spur Road, La Pine, Oregon 97739. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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: Total payments from 11/10/2001 through 11/10/2004 \$16,070.88 Total late charges

\$511.75 Total advances \$3,470.71 TOTAL DUE THE BENEFICIARY \$20,053.34.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following: The unpaid principal balance of \$92,588.82 together with interest thereon at the current rate of 6 percent per annum from 11/01/2003 until paid, plus all accrued late charges, escrow advances, attorneys fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

WHEREFORE, no

tice hereby is given that the undersigned trustee will, on 11/10/2005, at the hour of 10:00am, in accord with the standard of time established by O.R.S. 187.110 at the following place: At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR, 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 has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 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 perform-

ance required under the obligation or 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.

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 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 07/11/2005, First American Title Insurance Company, By Dennis Canlas, Assistant Secretary, State of CA) County of Orange)ss. I certify that I, Dennis Canlas, am an authorized representative of First American Title Insurance Company, Trustee, and that the foregoing is a complete and exact copy of the original trustees notice of sale. Lorelie C. Gobres, Authorized Representative of Trustee. For further information please contact: The Law Offices of Steven J. Melmet, Foreclosure Department, 2912 South Dalmier Street, Santa Ana, CA 92705. (949) 263-1000. Sale Information Line: (714) 480-5690. Sale Information Website: <http://www.ascentex.com/web-sales/ReinstatementandPayOffRequests>. TAC: 730898 PUB: 08/02, 08/09, 08/16, 08/23/2005. #7691 August 2, 9, 16, 23, 2005.