

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

M05-72124

Klamath County, Oregon
12/30/2005 02:19:13 PM
Pages 8 Fee: \$66.00

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE-62351

COVER SHEET

DOCUMENT: Affidavit of Mailing, Affidavit of
Publication, Proof of service, |

GRANTOR: Laura L. Baumbach

TRUSTEE: Recontrust Company

GRANTEE: Countrywide Homes

CONSIDERATION: \$

DATE: 12/30/05

LEGAL DESCRIPTION: See Attached

76-A

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES) 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 California, 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 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 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:

See attached Exhibit A for all the mailing address(es).

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 by ReconTrust Company, N.A., 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 LOS ANGELES, CALIFORNIA, on 10/7/2005. 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 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.

Subscribed and sworn to before me on 10/13, 2005, by Daniel B. Rodriguez

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor
and LAURA L BAUMBACH

[Signature]
Notary Public for California

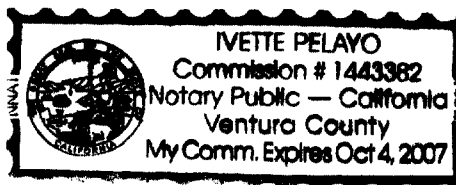
Residing at LOS ANGELES

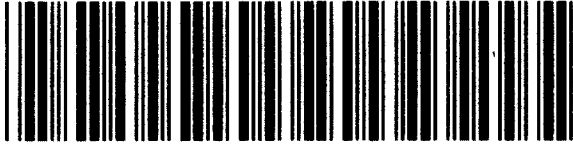
My commission expires: 10/04/2007

ReconTrust Company, N.A.

Trustee TS No. 05-15119

After Recording return to:
400 COUNTRYWIDE WAY SV-35
ReconTrust Company, N.A.
SIMI VALLEY, CA 93065





02 0515119

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
"EXHIBIT A"**

TS No. 05-15119

LAURA L BAUMBACH
PO BOX 658
BROOKINGS, OR 97415
7187 7930 3131 0585 9359

LAURA L BAUMBACH
40333 LOBART WAY
CHILOQUIN, OR 97624
7187 7930 3131 0585 9366

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 # 7919

Notice of Sale/Laura L. Baumbach

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:
November 10, 17, 24, December 1, 2005

Total Cost: \$837.90

Jeanine P. Day

Subscribed and sworn
before me on: December 1, 2005

Debra A. Sisk
Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Laura L. Baumbach, as grantor(s), to Fidelity National Title, as Trustee, in favor of Castleview Home Loans, A California Corporation, as Beneficiary, dated 10/04/2001, recorded 10/19/2001, in the mortgage records of Klamath County, Oregon, at Page No. 53144 as Recorder's fee/file/instrument/microfilm/reception Number Vol. M01, and subsequently assigned to Countrywide Home Loans, Inc by Assignment recorded 10/19/2001 in Book/Reel/Volume No. at page No. 53157 as Recorder's fee/file/instrument/microfilm/reception No. Vol. M01, covering the following described real property situated in said county and state, to wit:

Lot 29, Block 7, Track 1019, Winema Peninsula Unit #2, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.
PROPERTY ADDRESS: 40333 Lobart Way, Chiloquin, OR 97624.

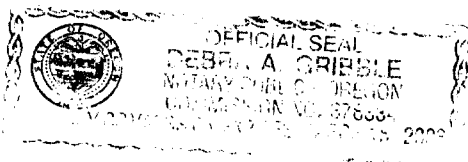
Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure

to pay when due the following sums: monthly payments of \$503.35 beginning 05/01/2005; plus late charges of \$25.17 each month beginning with the 05/01/2005 payment plus prior accrued late charges of \$50.34; plus advances of \$72.19; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

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: \$64,984.09 with interest thereon at the rate of 8.25 percent per annum beginning 04/01/2005 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, N.A., the undersigned Trustee will on Monday, February 06, 2006 at the hour of 10:00 AM in accordance 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 the Trustee's and Attorney's fees not exceeding the amounts provided by OSRS 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: September 23, 2005. For further information, please contact: RE-CONTRUST COMPANY, N.A., COUNTRYWIDE HOME LOANS, INC., 5898 Condor Drive, MP-88, Moorpark, CA 93021. (800) 281-8219. TS No. 05-15119. Doc. ID#00088013462005N. #7919 November 10, 17, 24, December 1, 2005.

OREGON

IN THE KLAMATH COURT OF THE STATE OF
COUNTY OF _____: COURT CASE NO. _____

CASTLEVIEW HOME LOANS

vs
LAURA L BAUMBACK

PROOF OF SERVICE

STATE OF OREGON)
County of KLAMATH) SS.I hereby certify that on the 8 day of October, 2005, at the hour of 0845
I served OCCUPANTS (VACANT AND FOR SALE) by

- ☐ Personal Service (personally and in person)
☐ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)
☐ Office Service (by serving the person apparently in charge)
☐ By posting (said residence)

A certified/true copy of:

- | | | |
|---|--|---------------------------------------|
| <input type="checkbox"/> Summons | <input type="checkbox"/> Writ of Garnishment | <input type="checkbox"/> Small Claims |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Order | <input type="checkbox"/> Affidavit |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Citation | <input type="checkbox"/> Subpoena |
| <input type="checkbox"/> Petition | <input type="checkbox"/> Notice | <input type="checkbox"/> Decree |
| <input checked="" type="checkbox"/> Other: <u>TRUSTEES NOTICE OF SALE</u> | | |

Together with a copy of _____

To VACANT HOUSE At 40333 LOBART W Y
CHILOQUIN, OR. 97624NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 20_____
and after due and diligent search and inquiry, I have been unable to locate _____
within the county of _____. Dated this _____ day of _____, 20_____ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this
_____ day of _____, 20_____
DAVE DAVIS (#16)Cleveland Legal Support Service
(541) 665-5162Papers Received From FEI LLC
PO BOX 219
BELLEVUE
WA 98009-0219425-458-2112
ATTN:

Remit to: CLSS, Inc.	Service Fee	\$
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$
Date: 10-10-2005	Incorrect Add.	\$
CLSS File No. 5055-K		\$
Client No.	Amount Paid	\$ 0.00
1006.01327	TOTAL DUE	\$

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Laura L Baumbach, as grantor(s), to Fidelity National Title, as Trustee, in favor of Castleview Home Loans, A California Corporation, as Beneficiary, dated 10/04/2001, recorded 10/19/2001, in the mortgage records of Klamath County, Oregon, at Page No. 53144 as Recorder's fee/file/instrument/microfilm/reception Number VOL. M01, and subsequently assigned to COUNTRYWIDE HOME LOANS, INC by Assignment recorded 10/19/2001 in Book/Reel/Volume No. at Page No. 53157 as Recorder's fee/file/instrument/microfilm/reception No. VOL. M01, covering the following described real property situated in said county and state, to wit:

LOT 29, BLOCK 7, TRACT 1019, WINEMA PENINSULA UNIT # 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

PROPERTY ADDRESS: 40333 LOBART WAY
CHILOQUIN, OR 97624

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 \$503.35 beginning 05/01/2005; plus late charges of \$25.17 each month beginning with the 05/01/2005 payment plus prior accrued late charges of \$50.34; plus advances of \$72.19; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

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: \$64,984.09 with interest thereon at the rate of 8.25 percent per annum beginning 04/01/2005 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, N.A., the undersigned Trustee will on Monday, February 06, 2006 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 the Trustee's and attorney's fees not exceeding the amounts provided by OSRS 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 01.23, 2005

RECONTRUST COMPANY, N.A.

Form ORNOS (03/02)

For further information, please contact:

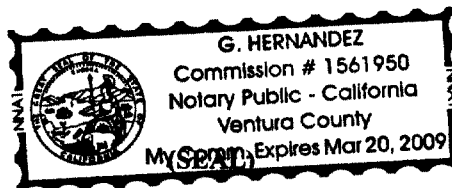
**RECONTRUST COMPANY, N.A.
COUNTRYWIDE HOME LOANS, INC.
5898 CONDOR DRIVE, MP-88
MOORPARK, CA 93021
(800)-281-8219
TS No. 05 -15119
Doc ID #00088013462005N**

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 9.23.00, before me, G. Hernandez, personally appeared Bishan Katugaha, 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.

G. Hernandez
Notary Public for Ventura, CA
My commission expires: 3/20/09



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.