## RECORDING COVER SHEET FOR NOTICE OF SALE PROOF OF COMPLIANCE PER O.R.S. 205.234

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

WHEN RECORDED MAIL TO

**ASSET FORECLOSURE SERVICES, INC.**, as Trustee 22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364

Trustee's Sale No:

OR-BVC-060337

6410152

ASPEN; 63545

MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

V

AFFIDAVIT OF MAILING NOTICE OF SALE (must have trustee's notice of sale attached)

2006-021141

10/20/2006 02:48:50 PM

Klamath County, Oregon

00006826200600211410100100

Fee: \$76.00

M

AFFIDAVIT OF PUBLICATION NOTICE OF SALE

PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY

**Original Grantor on Trust Deed** 

KACIE R FLAGOR AND DAVID L FLAGOR, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY

Beneficiary

**ADVANTA NATIONAL BANK** 

\$76-A

OR\_AffRecCover

# ASSET FORECLOSURE SERVICES, INC. 22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364 Phone: (877)237-7878 / Fax:

Trustee Sale No.: OR-BVC-060337

Affidavit of Mailing Trustee's Notice of Sale

STATE OF CALIFORNIA	)
COUNTY OF LOS ANGELES	) ss. )

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of California, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That 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 addresses, to-wit:

DAVID L FLAGOR, 24540 HIGHWAY 140 E, BONANZA, OR, 97623 KACIE R FLAGOR, 24540 HIGHWAY 140 E, BONANZA, OR, 97623 PARTIES IN POSSESSION, 24540 HIGHWAY 140 E, BONANZA, OR, 97623

Said persons include (a) the grantor in the trust deed, (b) 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 b ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by an authorized representative of 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 Woodland Hills, CALIFORNIA, on 7 - 10 - 00. 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.

On behalf of ASSET FORECLOSURE SERVICES, INC.

OR\_NOTS Mailing Aff

SUBSCRIBED AND SWORN TO before me on

NOTARY AUBLIC for CALIFORNIA My commission expires: 3 - 28 - 08



NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#### TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-BVC-060337

Reference is made to that certain Deed of Trust made by, KACIE R FLAGOR AND DAVID L FLAGOR, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY, as grantor, to LENDER'S SERVICE, INC, as Trustee, in favor of ADVANTA NATIONAL BANK, as beneficiary, dated 11/3/1999, recorded 11/12/1999in Volume M99, page 45200, of Deeds of Trust, under Instrument No. ///, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by BLUE VIEW CORPORATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

THAT PART OF THE NW 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHEASTERLY OF HIGHWAY 140 AS NOW LOCATED.

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

#### 24540 HIGHWAY 140 E BONANZA, OR 97623

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:

	t due as of 7, 2006
Delinquent Payments from August 10, 2003	 
35 payments at \$ 236.40 each (08-10-03 through 07-07-06)	\$ 8,274.00
Late Charges:	\$ 437.34
TOTAL:	========
TOTAL.	\$ 8,711.34

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.

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OR NOTS

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:

UNPAID PRINCIPAL BALANCE OF \$24,673.75, PLUS interest thereon at 12.000% per annum from 7/10/2003, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on November 14, 2006, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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 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 masculine gender includes the feminine and the neuter, 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.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 7/7/2006

Fidelity National Title Insurance Company, Trustee By: Asset Foreclosure Services, Inc. as Agent for the Trustee

Norie Vergara, Trusteé Sale Officer

22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364

Phone: (877)237-7878

STATE OF CALIFORNIA

) ss.

**COUNTY OF LOS ANGELES** 

I certify that I am an authorized representative of Trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

uthorized Representative of Trustee

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OR\_NOTS

#### ORBVC060337/FLAGOR

## **AFSINC**

#### PROOF OF SERVICE

STATE OF OREGON	)
	) ss
County of Klamath	)

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, upon an OCCUPANT at the following address:

## 24540 HIGHWAY 140 E, BONANZA, OREGON 97623, as follows:

Personal service upon DAVID FLAGOR, by delivering said true copy, personally and in person, at the above address on July 13, 2006 at 11:10 a.m.

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

Steve Leslie

SUBSCRIBED AND SWORN to before me this 28th

MARILYN McCLELLAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 399432
MY COMMISSION EXPIRES NOV. 13, 2009

Norary Public for Oregon

NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-BVC-060337

Reference is made to that certain Deed of Trust made by, KACIE R FLAGOR AND DAVID L FLAGOR, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY, as grantor, to LENDER'S SERVICE, INC, as Trustee, in favor of ADVANTA NATIONAL BANK, as beneficiary, dated 11/3/1999, recorded 11/12/1999in Volume M99, page 45200, of Deeds of Trust, under Instrument No. ///, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by BLUE VIEW CORPORATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

THAT PART OF THE NW 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHEASTERLY OF HIGHWAY 140 AS NOW LOCATED.

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

24540 HIGHWAY 140 E BONANZA, OR 97623

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:

		due as of , 2006
Delinquent Payments from August 10, 2003		
35 payments at \$ 236.40 each (08-10-03 through 07-07-06)	\$	8,274.00
Late Charges:	\$	437.34
TOTAL:		
	\$	8,711.34

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.

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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:

UNPAID PRINCIPAL BALANCE OF \$24,673.75, PLUS interest thereon at 12.000% per annum from 7/10/2003, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on November 14, 2006, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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 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 masculine gender includes the feminine and the neuter, 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.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 7/7/2006

Fidelity National Title Insurance Company, Trustee By: Asset Foreclosure Services, Inc. as Agent for the Trustee

Norie Vergara, Trustee Sale Officer

22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364

uthorized Replesentative of Trustee

Phone: (877)237-7878

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

) ss.

I certify that I am an authorized representative of Trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

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#### **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 # 8552
Notice of Sale/Shirley A & Robert A Jackson
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:
July 24, 31, August 7, 14, 2006
Total Cost: \$1,000.78
Total Cost: \$1,000.78
212
Vanne PL
Subscribed and sworn by Jeanine P Day
before me on: August 14, 2006
12han A die lold
- WWW 14 DWW
Notary Public of Oregon
Management and a start of the control of the contro
My commission expires March 15, 2008
OFFICIAL SEAL DEBRA A COURSE
DEBRA A. GRIBBLE  NOTARY PUBLIC - DRE ON  COMMISSION NO. 378334  MY COMMISSION EXPIRES NO. 378334
MY COMMISSION EXPIRES MARCH 15, 2008

TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705, et seq. and O.R.S 79.5010, et seq. T.S. No.: OR-BVC-060337

Notice To Borrower: You should be aware that the un-dersigned is atdersigned is at-tempting to collect a debt and that any in-formation obtained will be used for that purpose.

Reference is made to that certain Trust Deed of Trust made by, Kacie R Flagor and David L Flagor, an estate in fee siman estate in fee simple as tenants by the entirety as Grantor to Lender's Service, Inc, as Trustee, in favor of Advanta National Bank, as Beneficiary, dated 11/3/1999, recorded 11/12/1999 in Volume M99, page 45200, of 11/12/1999 in Volume
M99, page 45200, of
Deeds of Trust, under Instrument No.
///, records of Klamath county, Oregon. The beneficial
interest under said
Trust Deed and the
obligations secured
thereby are presently held by Blue View
Corporation Said
Trust Deed encumbers the following
described real property situated in said
county and State, tocounty and State, to-wit: That part of the NW 1/4 NE 1/4 of Section 23, Town-ship 38 South, Range 11 1/2 East of the ship 38 South, Range 11 1/2 East of the Willamette Meridian In the County of Klamath, State of Oregon, lying Southeasterly of Highway 140 as now located. The street address or other common designation, if any, of the real property described above is Surported to be: 24540 Highway 140 E Bonanza, OR 97623. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary 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 of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the devised Statutes 86.735(3); the de-fault for which the fault for which the foreclosure is made is the grantor's failure to pay when due, the following sums: Amount due as of July 7, 2006 De-linquent Payment from August 10, 2003 from August 10, 2003 from August 10, 2003 35 payments at \$236.40 each (08-10-03 through 07-07-06 \$8,274.00 Late Charges: \$437,34 To-tal: 8,711.34.

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 provided provided reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance hazard insurance premiums, these re-quirements for reinstatement should be confirmed by con-tacting the under-

By this reason of said default the beneficiary has declared all sums owing on the obligations secured by said trust deed immediately due and payable, said sums being the following: Unpaid Principal Balance of \$ 24,673.75, Plus interest thereon at 12.000 % per annum from 7/10/2003, until paid,

tacting the signed Trustee.

together with together with escrow advances, fore-closure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

Whereof, winereor, notice hereby is given that the undersigned trustee, will on, November 14, 2006 at the hour of 10:00 AM, in accord with standard of time established by 187.110, at: On the front steps of the Circuit Court, 316 Main Street, Klamath Falls, County of Klamath , State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described property which the grantor had or had the 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 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. 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 to the such section of the principal trusted of trusted portion of the princi-pal 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 ten-

the same.

Dated: 7/1/2006, Fidelify National Title
By: Asset Forecloas Agent for the
Trusfee By Norie
Trusfee By Norie
Trusfee By Norie
Sale Officer, 22837
Verigara, Trusfee
Sale Officer, 22837
Verigara, 22837
V

by said ORS 86 753.

In construing this notice, the masculine gender includes the engular includes plural, the singular includes plural, the sor in interest to the genion as young an obligation, the performance of which is secured by said trust deed, the words "trust deed, the words "trust deed, the said trust deed, the said trust deed, the sale on any grounds whatsoever in interestion to the sale on any grounds whatsoever in interestion to the sale on any grounds whatsoever in interestion to the sale on any grounds whatsoever in interestion to the sale on any grounds whatsoever in interesting as a said trust deed, the sale on any grounds whatsoever in the sale on any grounds whatsoever in the same.

Dated: 7/7/2006, Figure 1.

dering the performance required under the obligation or trust deed, and in addition to paying all costs and contract the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attour exceeding the amounts provided amounts provided by said ORS 86 753.