

2006-021141

Klamath County, Oregon



10/20/2006 02:48:50 PM

Fee: \$76.00

**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 AFFECT 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: 03545

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.



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



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

Trustee Sale No.: OR-BVC-060337

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

Jonny Dahinter
On behalf of ASSET FORECLOSURE SERVICES, INC.

OR_NOTS Mailing Aff

SUBSCRIBED AND SWORN TO before me on

July 10th, 2006

J. A. Iley
NOTARY PUBLIC for CALIFORNIA
My commission expires: 3-28-08



OR_NOTS Mailing Aff

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 11/12/1999 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, 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:

	Amount due as of July 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:	<hr/> \$ 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.

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

By



Norie Vergara, Trustee Sale Officer

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

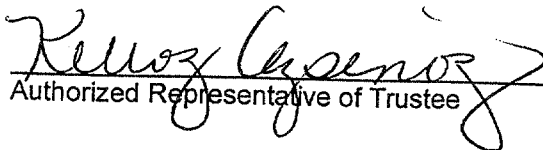
Phone: (877)237-7878

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.


Authorized Representative of Trustee

ORBVC060337/FLAGOR

AFSINC

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

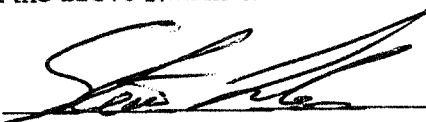
I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, 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:

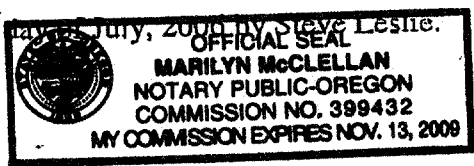
24540 HIGHWAY 140 E, BONANZA, OREGON 97623, as follows:

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 8/4/06 314303

SUBSCRIBED AND SWORN to before me this 28th




Notary Public for Oregon 8/4/06

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 11/12/1999 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, 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:

	Amount due as of July 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:	<hr/> \$ 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.

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

By



Norie Vergara, Trustee Sale Officer
22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364
Phone: (877)237-7878

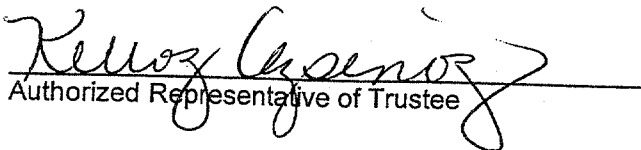
STATE OF CALIFORNIA

)

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.



Authorized Representative of Trustee

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

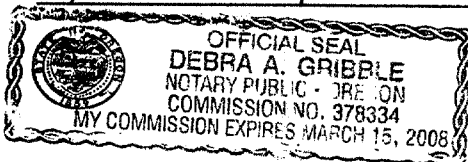
Insertion(s) in the following issues:
July 24, 31, August 7, 14, 2006

Total Cost: \$1,000.78

Subscribed and sworn by Jeanine P Day
before me on: August 14, 2006

Notary Public of Oregon

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 undersigned is attempting to collect a debt and that any information 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 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 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 notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default 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 Delinquent Payment 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.

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,

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.

Whereof, 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 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 ten-

dering the perform-
 ance required under
 the obligation or
 trust deed, and in
 addition to paying
 said sums or ten-
 dering the perform-
 ance necessary to
 cure the default, by
 paying all costs and
 expenses actually
 incurred in enforc-
 ing the obligation
 and trust deed, to-
 gether with trustee's
 and attorneys fees
 not exceeding the
 amounts provided
 by said ORS 86.753.
 In construing this
 notice, the mascu-
 line gender includes
 the feminine and the
 neuter, the singular
 includes plural, the
 word "grantor" in-
 cludes any succe-
 sor in interest to the
 grantor as well as
 any other persons
 owing an obligation,
 the performance of
 which is secured by
 said trust deed, the
 words "trustee" and
 "beneficiary" in-
 clude the respective
 successors in inter-
 est, if any. Anyone
 having any objection
 to the sale on any
 grounds whatsoever
 will be afforded an
 opportunity to be
 heard as to those ob-
 jections if they bring
 a lawsuit to restrain
 the same.
 Dated: 7/7/2006. Fi-
 delity National Title
 Company, Trustee.
 BY: Asset Foreclo-
 sure Services, Inc.,
 as Agent for the
 Trustee By Norie
 Vergara, Trustee
 Sale Officer, 22837
 Ventura Blvd., Suite
 350, Woodland Hills,
 CA 91364. Phone:
 (877) 237-7878. This
 is an attempt to col-
 lect a debt and any
 information ob-
 tained will be used
 for that purpose.
 For Trustee Sale In-
 formation, please
 call: (916) 387-7728
 ASAP# 777-07
 07/24/2006,
 07/31/2006,
 08/07/2006,
 08/14/2006,
 #8552 July 24, 31, Au-
 gust 7, 14, 2006.

AFSinc