

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

2007-013424
Klamath County, Oregon



00028000200700134240100101

07/30/2007 01:59:45 PM

Fee: \$66.00

T.S. NO.: 1097469-09
LOAN NO.: 0017294364

AFFIDAVIT OF MAILING NOTICE OF SALE

ATE: 64415

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I, Angie Gomez 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 Notice of Sale given under the terms of that certain trust 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of 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.

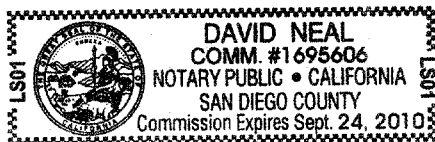
Each of the notices so mailed was certified to be a true copy of the original notice of sale by TAMMY J WILDE, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on April 25, 2007. 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.

Angie Gomez
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this APR 26 2007 day of 20

David Neal
Notary Public



CWR-1097469-09-030-D=N-P=1-04250751-0004-20070425-085410-ANOSOR

Rev. 05/13/04

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364

T.S. No: 1097469-09

Reference is made to that certain deed made by

GEORGE ARAUZ

as Grantor to

AMERITITLE, as Trustee, in favor of

ARGENT MORTGAGE COMPANY, LLC

as Beneficiary,

dated July 25, 2006, recorded July 31, 2006, in official records of KLAMATH County, OREGON in book/reel/volume No. XX at

page No. XX, fee/file/instrument/microfilm/reception No. M06-15378 covering the following described real property situated in the said County and State, to-wit:

LOT 13, REGENCY ESTATES - TRACT 1292, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

5103 CAMBRIDGE COURT KLAMATH FALLS OR 97603

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 has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

Failure to pay the monthly payment due September 1, 2006 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$2,379.15 Monthly Late Charge \$118.96

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being following, to-wit; The sum of \$265,500.00 together with interest thereon at the rate of 10.250% per annum, from August 01, 2006 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364
T.S. No: 1097469-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on August 27, 2007 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

City of KLAMATH FALLS, 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 grantor had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: April 20, 2007

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: _____

Lorrie Womack, A.V.P.

4/25/2007 5:29:33 PM Sender: CaiWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1097469-09 030 04250751 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
11041994141005505974	1	OCCUPANT	5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
11041994141005505981	2	GEORGE ARAUZ	5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
11041994141005505998	3	GEORGE ARAUZ	4504 DENVER AVE	KLAMATH FALLS OR 97603

4/25/2007 5:29:33 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1097469-09 030 04250751 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71041994141007846862	1	OCCUPANT	5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
71041994141007846879	2	GEORGE ARAUZ	5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
71041994141007846886	3	GEORGE ARAUZ	4504 DENVER AVE	KLAMATH FALLS OR 97603

Affidavit of Publication

1097469.09

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 # 9305

Notice of Sale/George Arauz

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:

May 21, 28, June 4, 11, 2007

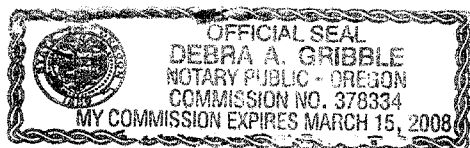
Total Cost: \$692.99

Subscribed and sworn by Jeanine P Day

before me on: June 11, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Loan No: xxxxxx4364 T.S. No.: 1097469-09 Reference is made to that certain deed made by, George Arauz, as Grantor to Amerititle, as Trustee, in favor of Argent Mortgage Company, LLC, as Beneficiary, dated July 25, 2006, recorded July 31, 2006, in official records of Klamath County, Oregon in book/reel/volume No. xx at page No. xx, fee/file/instrument/microfilm/reception No. M06-15378 covering the following described real property situated in said County and State, to-wit: Lot 13, Regency Estates - Tract 1292, Phase 1, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Commonly known as: 5103 Cambridge Court, Klamath Falls, OR 97603. 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 has been recorded pursuant to Section 86.735(3) of

Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due September 1, 2006 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment: \$2,379.15, Monthly Late Charge: \$118.96. By this rea-

son of said default the beneficiary has declared all obligations secured by said Deed of Trust immediately due and payable, said sums being the following, to-wit: The sum of \$265,500.00 together with interest thereon at the rate of 10.250% per annum from August 01, 2006 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust. Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on August 27, 2007 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the Main Street Entrance to Klamath County Courthouse, 316 Main Street, City of Klamath Falls, 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 had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is

further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. 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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any. Dated: April 20, 2007. Cal-Western Reconveyance Corporation 525 East Main Street P.O. Box 22004 El Cajon, CA 92022-9004 Cal-Western Reconveyance Corporation Signature/By: Lorie Womack. R-141088 05/21/07, 05/28/07, 06/04/07, 06/11/07 - #9305 May 21, 28, June 4, 11, 2007

141088
1097469-07

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **5103 Cambridge Ct Klamath Falls, Oregon 97603**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Nate Morris at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Nate Morris, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: **Kim Arauz**

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on _____ and after personal inspection, I found the above described real property to be unoccupied.

5103 Cambridge Ct Klamath Falls, Oregon 97603

ADDRESS OF SERVICE

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

April 24, 2007

10:18 AM

DATE OF SERVICE

TIME OF SERVICE

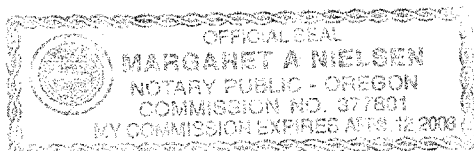
☐ or non occupancy

By: _____

ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 24th day of April 2007.

Margaret A. Nielsen
Notary Public for Oregon



141088

Klamath County, Oregon

ARGENT MORTGAGE COMPANY LLC, beneficiary

GEORGE ARAUZ, grantor

CAL-WESTERN RECONVEYANCE CORP, trustee/successor trustee

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: KIM ARAUZ

5103 CAMBRIDGE CT

KLAMATH FALLS, OR 97603

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE, (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **April 24, 2007**, at **10:18 AM** by leaving a true copy of said documents with **NATE MORRIS**, who is a person of suitable age and a member of your household, to-wit: **5103 CAMBRIDGE CT, KLAMATH FALLS, OR 97603**.

AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

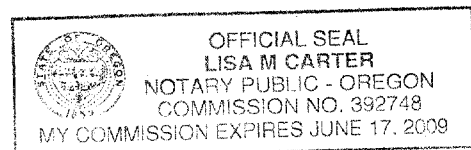
The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **April 24, 2007**, addressed as aforesaid.

Lisa M Carter

STATE OF OREGON, County of Multnomah. Signed and affirmed before me on April 24, 2007.

(SEAL)

Lisa M Carter



TS # 1097469-09; CLIENT: RELIABLE POSTING & PUBLISHING ref # 141088
IPS# 38546

INTERSTATE PROCESS SERVING, INC * P.O. Box 156, Beaverton OR 97075 * (503)452-7179

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364

T.S. No: 1097469-09

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316 MAIN STREET

City of KLAMATH FALLS, 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 grantor had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

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Dated: April 20, 2007

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: _____

Lorrie Womack, A.V.P.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364

T.S. No: 1097469-09

Reference is made to that certain deed made by
GEORGE ARAUZ
as Grantor to
AMERITITLE, as Trustee, in favor of

ARGENT MORTGAGE COMPANY, LLC
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dated July 25, 2006, recorded July 31, 2006, in official records of KLAMATH County, OREGON in
book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. M06-15378 covering the following described
real property situated in the said County and State, to-wit:

LOT 13, REGENCY ESTATES - TRACT 1292, PHASE 1, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
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Commonly known as:

5103 CAMBRIDGE COURT KLAMATH FALLS OR 97603

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secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised
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pursuant to the terms and conditions of the said deed of trust.