

2007-016310

Klamath County, Oregon



00031490200700163100070071

09/17/2007 03:17:05 PM

Fee: \$66.00

MT79424

After Recording Return To:

Hershner Hunter LLP
PO Box 1475
Eugene, OR 97440
Attn: Lisa Summers

1. Name(s) of the Transaction(s):

- X Affidavit of Mailing of Notice of Sale
- X Proof of Service
- X Trustee's Notice of Sale
- X Affidavit of Publication

2. Direct Party (Grantor):

Schenck, Tina L

3. Indirect Party (Grantee):

N/A

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

see attached document

RECORDING COVER SHEET

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

W. AMT

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, PATRICK W. WADE, being first duly sworn, depose and say:

1. I am the Attorney for the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on June 19, 2007:

Citifinancial, Inc.
c/o CT Corporation System, R.A.
388 State St., Ste. 420
Salem OR 97301

Campus Greens Mobile Home Park
Gregory Hornecker, Authorized Representative
717 Murphy Road
Medford OR 97504

Citifinancial, Inc.
P.O. Box 17170
Baltimore MD 21203

Campus Greens Mobile Home Park
3611 N. Highway 97
Klamath Falls OR 97601

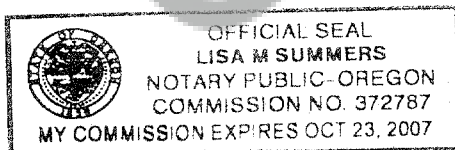
Credit Bureau of Klamath County
839 Main Street
Klamath Falls OR 97601


3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.



Patrick W. Wade

Signed and sworn to before me on June 19, 2007, by PATRICK W. WADE.





Notary Public for Oregon
My Commission Expires: 10/23/2007

AFFIDAVIT OF MAILING

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

**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 **130 Hawthorne St.**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to **Carolyn Strout & Tina Schenck**
at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Carolyn Strout, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Marvin Schenck.

☐ **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.

☐ **SUBSTITUTE SERVICE MAILER:** That on the ____ day of _____, 2007 I mailed a copy of the Trustee's Notice of Sale addressed to _____ and all other occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed _____

130 Hawthorne St. Klamath Falls, OR 97601

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.

May 30, 2007

DATE OF SERVICE

4:30pm

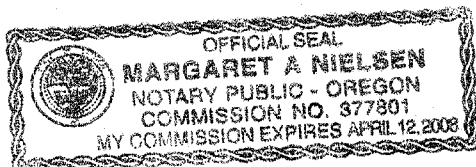
TIME OF SERVICE

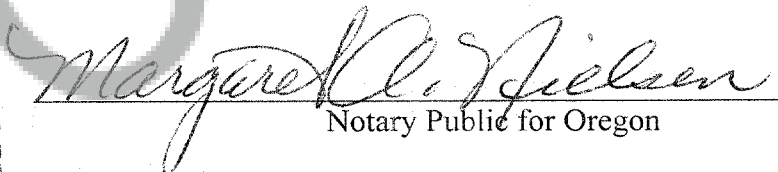
☐ or non occupancy

By


ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 4th day of June, 2007.




Notary Public for Oregon

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

TO: Marvin Schenck
130 Hawthorne Street
Klamath Falls, OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: May 30, 2007 @ 4:30 p.m.

Person to Whom the Notice Was Delivered: Carolyn Strout

/s/ Patrick W. Wade
Patrick W. Wade, Attorney for Successor Trustee

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, PATRICK W. WADE, Attorney for Successor Trustee, being first duly sworn, depose and say that:


I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by first class mail, with postage prepaid in the United States Mail at Eugene, Oregon, on June 19, 2007.



Patrick W. Wade

Signed and sworn to before me on June 19, 2007, by PATRICK W. WADE.





Notary Public for Oregon
My Commission Expires: 10/23/2007

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

The following Trustee's Notice of Sale is served on you (if mailed, by certified mail, return receipt requested and first class mail) pursuant to ORS Chapter 86, requiring notice of the foreclosure to be given to the grantor of the trust deed, to certain successors in interest of the grantor and junior lien holders, and to the occupants of the property.

TO:

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: TINA L. SCHENCK
Trustee: ASPEN TITLE AND ESCROW, INC.
Successor Trustee: NANCY K. CARY
Beneficiary: UMPQUA BANK, Successor to SECURITY BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lots 1 and 2, Block 7 NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING the Southerly 10 feet thereof.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: July 17, 2001
Vol. M01, Page 34940
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A partial monthly payment in the amount of \$537.00 due March 1, 2006, plus monthly payments in the amount of \$678.00 each, due the first of each month, for the months of April 2006 through May 2007; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$72,886.18; plus interest at the rate of 7.125% per annum from February 1, 2006; plus late charges of \$27.12; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: October 18, 2007
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 amount provided in ORS 86.753.

AFTER RECORDING RETURN TO:

Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

Any questions regarding this matter should be directed to Lisa Summers, Legal Assistant, (541) 686-0344 (TS #30057.30162).

DATED: May 24, 2007.

/s/ Nancy K. Cary

Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

We are attempting to collect a debt on behalf of the beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described above. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

AFTER RECORDING RETURN TO:

Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

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 # 9499

Notice of Sale/Tina L. Schenck

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:

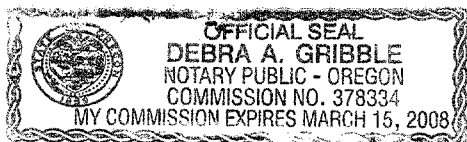
August 8, 15, 22, 29, 2007

Total Cost: \$634.19

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: August 29, 2007

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:
Grantor: TINA L. SCHENCK
Trustee: ASPEN TITLE AND ESCROW, INC.
Successor Trustee: NANCY K. CARY
Beneficiary: UMPQUA BANK, Successor to SECURITY BANK

2. DESCRIPTION OF PROPERTY:
The real property is described as follows:

Lots 1 and 2, Block 7 NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING the Southerly 10 feet thereof.

3. RECORDING:
The Trust Deed was recorded as follows:
Date Recorded: July 17, 2001, Vol. M01, Page 34940, Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A partial monthly payment in the amount of \$537.00 due March 1, 2006; plus monthly payments in the amount of \$678.00 each, due the first of each month, for the months of April 2006 through May 2007; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$72,886.18; plus interest at the rate of 7.125% per annum from February 1, 2006; plus late charges of \$27.12; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.
Date: October 18, 2007
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REIN-

STATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Lisa Summers, Legal Assistant, (541) 686-0344 (TS #30057.30093).

DATED: May 24, 2007.

/s/ Nancy K. Cary
Nancy K. Cary,
Successor Trustee
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440
#9499 August 8, 15, 22, 29, 2007.

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440