

2007-017717
Klamath County, Oregon



00033154200700177170150152

10/12/2007 11:01:28 AM

Fee: \$101.00

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234**

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.

ATE - 64848

W770223

AFTER RECORDING RETURN TO:

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION

PROOF OF SERVICE

ORIGINAL GRANTOR: Lawrence O Sowell

BENEFICIARY: HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp.
Home Equity Loan Trust and for the registered holders of ACE
Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-
Through Certificates

T.S. #: OR-07-84200-CM

Loan #: 80241979

4388-A

WHEN RECORDED MAIL TO:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

T.S. NO.: OR-07-84200-CM
LOAN NO.: 80241979

(Above Space is for Recorder's Use)

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California } SS
COUNTY OF San Diego }

I, David Fry David Fry, 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 original or copy of 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 registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

CERTIFIED NO.

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 Hazel Garcia, for LSI TITLE COMPANY OF OREGON, LLC, 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, San Diego, California, on 9/10/2007. 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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

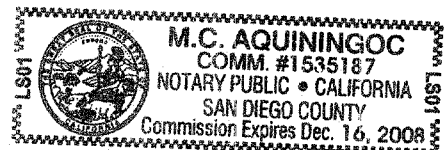
STATE OF California } SS
COUNTY OF San Diego }

On 10/9/2007 before me M.C. Aquiningoc, A Notary Public in and for said State, personally appeared David Fry (notary seal) 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

Signature

M.C. Aquiningoc
M.C. Aquiningoc



AFFIDAVIT OF MAILING

Date: 9/10/2007
T.S. No.: OR-07-84200-CM
Loan No.: 80241979
Mailing: Notice of Sale

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County by **LSI TITLE COMPANY OF OREGON, LLC**, located at **2141 5th Avenue, San Diego, CA 92101** and that on 9/10/2007, (s)he personally served the Notice of Sale, of which the annexed is a true copy, by causing to be deposited in the United States Mail a copy of such Notice of Sale in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

X 
Affiant David Fry

OREGON DEPARTMENT OF JUSTICE-
DIVISION OF CHILD SUPPORT
1495 EDGEWATER STREET NW SUTIE 170
SALEM, OR 97304
First Class and Cert. No. 71006309264044372389

OREGON DEPARTMENT OF JUSTICE-
DIVISION OF CHILD SUPPORT
1495 EDGEWATER STREET NW SUTIE 170
SALEM, OR 97304
First Class and Cert. No. 71006309264044372396

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI 48501-2026
First Class and Cert. No. 71006309264044372402

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI 48501-2026
First Class and Cert. No. 71006309264044372419

C/O CHAPEL FUNDING, LLC,
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
ATTN: SHIPPING DEPT.
26521 RANCHO PARKWAY SOUTH, SUITE 210
LAKE FOREST, CA 92630

First Class and Cert. No. 71006309264044372426

C/O CHAPEL FUNDING, LLC,
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
ATTN: SHIPPING DEPT.
26521 RANCHO PARKWAY SOUTH, SUITE 210
LAKE FOREST, CA 92630
First Class and Cert. No. 71006309264044372433

CHAPEL FUNDING, LLC
ATTN: SHIPPING DEPT.
26521 RANCHO PARKWAY SOUTH, SUITE 210
LAKE FOREST, CA 92630
First Class and Cert. No. 71006309264044372440

CHAPEL FUNDING, LLC
ATTN: SHIPPING DEPT.
26521 RANCHO PARKWAY SOUTH, SUITE 210
LAKE FOREST, CA 92630
First Class and Cert. No. 71006309264044372457

C/O WILLIAM M GANONG
ROBERT GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372464

C/O WILLIAM M GANONG
ROBERT GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372471

C/O WILLIAM M GANONG
BOB GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372488

C/O WILLIAM M GANONG
BOB GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372495

C/O WILLIAM M GANONG
BOBBY GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372501

C/O WILLIAM M GANONG
BOBBY GLADDEN
ACTIVE MEMBER
514 WALNUT AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372518

ROXANN GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372525

ROXANN GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372532

ROXANNE GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372549

ROXANNE GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372556

TOXANN GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372563

TOXANN GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372570

ROXANN GUTHRIE
PO BOX 196

KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372587

ROXANN GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372594

ROXANNE GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372600

ROXANNE GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372617

ROXANNE GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372624

ROXANNE GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372631

TOXANN GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372648

TOXANN GUTHRIE
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372655

ROXANN GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372662

ROXANN GUTHRIE
PO BOX 14

KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372679

ROXANNE GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372686

ROXANNE GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372693

TOXANN GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 94633-0014
First Class and Cert. No. 71006309264044372709

TOXANN GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 94633-0014
First Class and Cert. No. 71006309264044372716

ROXANN N GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372723

ROXANN N GUTHRIE
1333 AVALON ST APT 7
KLAMATH COUNTY
KLAMATH FALLS, OR 97603-4482
First Class and Cert. No. 71006309264044372730

ROXANN N GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372747

ROXANN N GUTHRIE
PO BOX 14
KLAMATH COUNTY
MERRILL, OR 97633-0014
First Class and Cert. No. 71006309264044372754

ROXANN N
PO BOX 196

KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372761

ROXANN N
PO BOX 196
KLAMATH COUNTY
MERRILL, OR 97633-0196
First Class and Cert. No. 71006309264044372778

LARRY O. SOWELL
3886 RIO VISTA
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372785

LARRY O. SOWELL
3886 RIO VISTA
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372792

LARRY O. SOWELL
3886 RIO VISTA WAY
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372808

LARRY O. SOWELL
3886 RIO VISTA WAY
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372815

C/O MATTHEW T PARKS
LARRY O. SOWELL
PARKS & PARKS
832 KLAMATH FALLS
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372822

C/O MATTHEW T PARKS
LARRY O. SOWELL
PARKS & PARKS
832 KLAMATH FALLS
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044372839

OCCUPANT(S)
3886 Rio Vista Way
Klamath Falls, OR 97603
First Class and Cert. No. 71006309264044372846

STATE OF OREGON
DEPARTMENT OF JUSTICE

1162 COURT STREET NE
SALEM, OR 97301-4096
First Class and Cert. No. 71006309264044372853

STATE OF OREGON
DEPARTMENT OF JUSTICE
1162 COURT STREET NE
SALEM, OR 97301-4096
First Class and Cert. No. 71006309264044372860

DEPARTMENT OF HUMAN RESOURCES
STATE OF OREGON
CHILD SUPPORT MANAGEMENT UNIT
PO BOX 14506
SALEM, OR 97309
First Class and Cert. No. 71006309264044372877

DEPARTMENT OF HUMAN RESOURCES
STATE OF OREGON
CHILD SUPPORT MANAGEMENT UNIT
PO BOX 14506
SALEM, OR 97309
First Class and Cert. No. 71006309264044372884

STATE OF OREGON
DISTRICT ATTORNEY
1164 NW BEND ST.
BEND, OR 97701
First Class and Cert. No. 71006309264044372891

STATE OF OREGON
DISTRICT ATTORNEY
1164 NW BEND ST.
BEND, OR 97701
First Class and Cert. No. 71006309264044372907

STATE OF OREGON
C/O DESCHUTES COUNTY CIRCUIT COURT
1100 NW BOND ST
BEND, OR 97701
First Class and Cert. No. 71006309264044372914

STATE OF OREGON
C/O DESCHUTES COUNTY CIRCUIT COURT
1100 NW BOND ST
BEND, OR 97701
First Class and Cert. No. 71006309264044372921

STATE OF OREGON
C/O ATTORNEY GENERAL
1162 COURT STREET NE
SALEM, OR 97301

First Class and Cert. No. 71006309264044372938

STATE OF OREGON
C/O ATTORNEY GENERAL
1162 COURT STREET NE
SALEM, OR 97301
First Class and Cert. No. 71006309264044372945

Lawrence O Sowell
3886 Rio Vista Way
Klamath Falls, OR 97603
First Class and Cert. No. 71006309264044372952

LAWRENCE SOWELL
3886 RIO VISTA
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372969

LAWRENCE SOWELL
3886 RIO VISTA
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372976

LAWRENCE SOWELL
3886 RIO VISTA WAY
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372983

LAWRENCE SOWELL
3886 RIO VISTA WAY
KLAMATH FALLS, OR 97603
First Class and Cert. No. 71006309264044372990

C/O MATTHEW T PARKS
LAWRENCE SOWELL
PARKS & PARKS
832 KLAMATH AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044373003

C/O MATTHEW T PARKS
LAWRENCE SOWELL
PARKS & PARKS
832 KLAMATH AVE
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71006309264044373010

TRUSTEE'S NOTICE OF SALE

Loan No: **80241979**

T.S. No.: **OR-07-84200-CM**

Reference is made to that certain deed made by, **LAWRENCE O SOWELL** as Grantor to **AMERITITLE**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR CHAPEL FUNDING, LLC**, as Beneficiary, dated **7/5/2006**, recorded **7/14/2006**, in official records of **KLAMATH** County, Oregon in book/reel/volume No. *** at page No. *** fee/file/instrument/microfile/reception No **M06-14231**, covering the following described real property situated in said County and State, to-wit:

APN: R-3909-012CA-03600-0

LOT 15 IN BLOCK 8 OF TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Commonly known as:

3886 Rio Vista Way

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:

Installment of principal and interest plus impounds and / or advances which became due on 1/1/2007 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

Monthly Payment **\$1,142.71**

Monthly Late Charge **\$57.14**

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 the following, to-wit: The sum of **\$170,341.62** together with interest thereon at the rate of **8.05000** per annum from **12/1/2006** until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that **LSI TITLE COMPANY OF OREGON, LLC**, the undersigned trustee will on **10/22/2007** at the hour of **10:00:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR** 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 expenses 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.

For Sale Information Call: 714-573-1965 or Login to: www.priorityposting.com

Loan No: 80241979
T.S. No.: OR-07-84200-CM

TRUSTEE'S NOTICE OF 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" include their respective successors in interest, if any.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 6/19/2007

LSI TITLE COMPANY OF OREGON, LLC, as trustee
By: Quality Loan Service Corp. of Washington, as agent
Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101 619-645-7711

Signature By


Hazel Garcia, ASST TSO

For Non-Sale Information:

Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101
619-645-7711
Fax: 619-645-7716

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**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 3886 Rio Vista Way Klamath Falls, OR 97603

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

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

☐ **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 25th day of June, 2007 I mailed a copy of the Trustee's Notice of Sale addressed to Lawrence Sowell 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 Chetan Med

3886 Rio Vista Way Klamath Falls, OR 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.

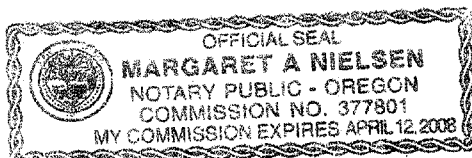
June 22, 2007
DATE OF SERVICE

1:23pm
TIME OF SERVICE

☐ or non occupancy

By: [Signature]
ROBERT W. BOLENSAUGH

Subscribed and sworn to before on this 25th day of June, 2007.



Margaret A. Nielsen
Notary Public for Oregon

10/22

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 # 9431
Notice of Sale/Lawrence O. Sowell

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:
June 29, July 6, 13, 20, 2007

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: July 20, 2007

Beth Furtado
Notary Public of Oregon
My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
Loan No.: 80241979
T.S. No.: OR-07-
84200-CM

Reference is made to that certain deed made by Lawrence O Sowell as Grantor to Amerititle, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc as nominee for Chapel Funding, LLC, as Beneficiary, dated 7/5/2006, recorded 07/14/2006, in official records of Klamath County, Oregon, in book/reel/volume No.***, at page No.*** fee/file/instrument/microfile/reception No. M06-14231 covering the following described real property situated in said County and State, to wit: APN: R-3909-012CA-03600-0 Lot 15 in block 8 of tract no. 1079, Sixth addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Commonly known as: 3886 Rio Vista Way, 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 a 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: installment of principal and interest plus impounds and/or advances which became due on 1/1/2007 plus amounts that are due or may become due for the following: late charges,

delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$1,142.71 Monthly Late Charge \$57.14.

By this reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to wit: The sum of \$170,341.62 together with interest thereon at the rate of 8.05000 per annum from 12/1/2006 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that, LSI Title Company of Oregon, LLC, the undersigned trustee will, on 10/22/2007, at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR 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 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 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. For Sale Information Call: 714-573-1965 or Login to www.priorityposting.com.

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" include their respective successors in interest, if any.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.
Dated: 6/19/2007.
LSI Title Company of Oregon, LLC, as Trustee By: Quality Loan Service Corp. of Washington, as agent Quality Loan Service Corp. of Washington, 2141 5th Avenue, San Diego, CA 92101, 619-645-7711. Signature By: Hazel Garcia, Trustee Sale Officer. For Non-Sale Information: Quality Loan Service Corp. of Washington, 2141 5th Avenue, San Diego, CA 92101, 619-645-7711. Fax: 619-645-7716. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. This Office is attempting to collect a debt and any information obtained will be used for that purpose. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. P301188
6/29, 7/6, 7/13, 07/20/2007.
#9431 June 29, July 6, 13, 20, 2007.