

**2007-020797**

**Klamath County, Oregon**



00036805200700207970080089

12/12/2007 11:11:16 AM

Fee: \$71.00

**RECORDING COVER SHEET**  
**Pursuant to ORS 205.234**

**After recording return to:**

**Northwest Trustee Services, Inc.**  
**Attention: Becky Baker**  
**P.O. Box 997**  
**Bellevue, WA 98009-0997**

- 151 943484
- 1. AFFIDAVIT OF MAILING**
  - 2. TRUSTEE'S NOTICE OF SALE**
  - 3. PROOF OF SERVICE**
  - 4. AFFIDAVIT OF PUBLICATION**

**Original Grantor(s) on Trust Deed: Gary E. Seymour and Reba D. Seymour aka R. Diane Seymour**

**Beneficiary: Advanta Finance Corp.**

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

571-

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 address, to-wit:

GARY E. SEYMOUR  
4811 HARLAN DR  
KLAMATH FALLS, OR 97603

REBA D. SEYMOUR  
4811 HARLAN DR  
KLAMATH FALLS, OR 97603

Occupant(s)  
4811 HARLAN DR  
KLAMATH FALLS, OR 97603

Susan Waterbury aka Suan Melton  
c/o Nathan J. Ratliff, Atty.  
905 Main Street, Suite 200  
Klamath Falls, OR 97601

On Pace, Inc.  
4811 HARLAN DR  
KLAMATH FALLS, OR 97603

GARY E. SEYMOUR  
12594 E 45th Dr  
Yuma, AZ 85367-4727

Options Network, Trustee  
Trust #4811 Seymour Trust  
P.O. box 5322  
Central Point, OR 97502

GARY E. SEYMOUR  
49 S ACACIA DR  
PUEBLO WEST, CO 81007

REBA D. SEYMOUR  
49 S ACACIA DR  
PUEBLO WEST, CO 81007

Steve Melton aka Steven R. Melton  
c/o Nathan J. Ratliff, Atty.  
905 Main Street, Suite 200  
Klamath Falls, OR 97601

Floyd Scott, Trustee of the Scott Family Trust  
c/o Larry Hammack  
201 West Main Street, Suite 1B  
Medford, OR 97501

On Pace, Inc.  
1140 Mayfair Pl  
Central Point, OR 97502

REBA D. SEYMOUR, aka R. Diane Seymour  
12594 E 45th Dr  
Yuma, AZ 85367-4727

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**  
**RE: Trust Deed from**  
**SEYMOUR, GARY E. and REBA D.**  
**Grantor**  
**to**  
**Northwest Trustee Services, Inc.,**  
**Trustee** **File No. 7104.26269**

After recording return to:  
Northwest Trustee Services, Inc.  
Successor by merger to Northwest Trustee Services, PLLC  
(formerly known as Northwest Trustee Services, LLC)  
Attn: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

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

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on 8/6/07. 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.

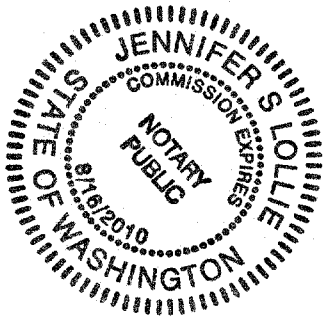
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.




STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Lynn Ma is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/6/07



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue, WA  
My commission expires 8/18/2010

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Gary E. Seymour and Reba D. Seymour aka R. Diane Seymour, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Advanta Finance Corp., as beneficiary, dated 10/06/00, recorded 10/10/00, in the mortgage records of Klamath County, Oregon, as Vol. M00, Page 37041 and subsequently assigned to Citibank, N.A., as Trustee for Chase Manhattan Mortgage 01-AD1 by Assignment, covering the following described real property situated in said county and state, to wit:

All that portion of Tract 35, Homedale, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Southwesterly line of said Tract 35, a distance of 75 feet Northwesterly from the most Southerly corner of said Tract 35; thence Northeasterly and parallel to the line between said Lot 35 and Lot 34 of said Homedale, a distance of 300 feet to the Northeasterly line of said Tract 35; thence Northwesterly along the Northeasterly line of said Tract 35 a distance of 106.5 feet to the most Northerly corner of said Tract 35; thence Southwesterly along the line between said Tract 35 and Tract 36 of said Homedale, a distance of 300 feet to the most Westerly corner of said Tract 35; thence Southeasterly along the Southwesterly line of said Tract 35 a distance of 106.5 feet to the point of beginning. Includes a 1976 Vantage Manufactured Home, Home ID 196355, VIN 7OX14S6603

PROPERTY ADDRESS: 4811 HARLAN DR  
KLAMATH FAL, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$396.11 beginning 07/12/06; plus late charges of \$19.81 each month beginning 07/18/06; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$35,921.65 with interest thereon at the rate of 10.1 percent per annum beginning 06/12/06; plus late charges of \$19.81 each month beginning 07/18/06 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on **December 6, 2007** at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the

lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

In construing this notice, 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

Northwest Trustee Services, Inc.

Dated: 8/6, 20 07

By Rebecca A. Baker

Assistant Vice President,  
Northwest Trustee Services, Inc. is successor by merger to  
Northwest Trustee Services, PLLC (formerly known as  
Northwest Trustee Services, LLC)

For further information, please contact:

Becky Baker  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997  
(425) 586-1900  
File No. 7104.26269/SEYMOUR, GARY E. and REBA D.

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

\_\_\_\_\_  
By Authorized Signer

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

IN THE \_\_\_\_\_ COURT OF THE STATE OF \_\_\_\_\_ OREGON  
COUNTY OF \_\_\_\_\_ KLAMATH \_\_\_\_\_ : COURT CASE NO. \_\_\_\_\_

ADVANTA FINANCE CORP

vs

GARY E SEYMOUR AND REBA  
D SEYMOUR

**PROOF OF SERVICE**

STATE OF OREGON )

) SS.

County of \_\_\_\_\_ KLAMATH \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_ 7 \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 20 \_\_\_\_\_ 07 \_\_\_\_\_, at the hour of \_\_\_\_\_ 1840 \_\_\_\_\_  
I served \_\_\_\_\_ OCCUPANTS (STEVE MELTON) \_\_\_\_\_ by \_\_\_\_\_

- ☒ XX Personal Service (personally and in person)  
☐ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)  
☐ Office Service (by serving the person apparently in charge)  
☐ By posting (said residence)

A certified/true copy of:

- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> Summons                                   | <input type="checkbox"/> Writ of Garnishment | <input type="checkbox"/> Small Claims |
| <input type="checkbox"/> Motion                                    | <input type="checkbox"/> Order               | <input type="checkbox"/> Affidavit    |
| <input type="checkbox"/> Complaint                                 | <input type="checkbox"/> Citation            | <input type="checkbox"/> Subpoena     |
| <input type="checkbox"/> Petition                                  | <input type="checkbox"/> Notice              | <input type="checkbox"/> Decree       |
| <input checked="" type="checkbox"/> Other: TRUSTEES NOTICE OF SALE |  |                                       |

Together with a copy of \_\_\_\_\_

To \_\_\_\_\_ STEVE MELTON \_\_\_\_\_ At \_\_\_\_\_ 4811 HARLAN DR  
KLAMATH FALLS, OR. 97603 \_\_\_\_\_

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

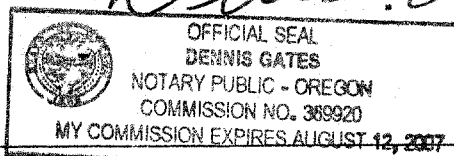
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF \_\_\_\_\_ KLAMATH \_\_\_\_\_

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,  
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,  
firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this

8 day of Aug, 20 07

DAVE DAVIS (#16)  
Cleveland Process Serving, LLC.  
(541) 665-5162



Papers  
Received From \_\_\_\_\_ FEI LLC \_\_\_\_\_  
\_\_\_\_\_ PO BOX 219 \_\_\_\_\_  
\_\_\_\_\_ BELLEVUE \_\_\_\_\_  
\_\_\_\_\_ WA \_\_\_\_\_ 98009-0219 \_\_\_\_\_  
  
425-458-2112  
ATTN:

Remit to: CPS, LLC.	Service Fee	\$ 40.00
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$ 25.00
Date: 08-08-2007	Correct Add.	\$
CPS File No. 4343-K		\$
Client No. 7104.26269	Amount Paid	\$ 0.00
	TOTAL DUE	\$ \$65.00

## 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 # 9549

Trustee's Notice of Sale/Seymour

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:

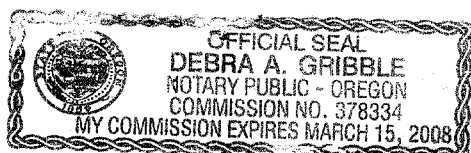
September 6, 13, 20, 27

Total Cost: \$1,207.49

Subscribed and sworn by Jeanine P Day  
before me on: December 26, 2007

Debra A Gribble  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

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ard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will

PROPERTY ADDRESS: 4811 Harlan Drive, Klamath Falls, OR 97603.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 6, 2007, at the hour of 10:00 o'clock, A.M. in accordance with the stand-

only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com).

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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

In construing this notice, 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.

**The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).**

Dated: August 06, 2007. Northwest Trustee Services, Inc., By: Becky Baker, Assistant Vice President, Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC). For

further information, please contact: Becky Baker, Northwest Trustee Services, Inc., P.O. Box 997, Bellevue, WA 98009-0997. (425) 586-1900. File No. 7104.26269/Seymour, Gary E. and Reba D. #9549 September 6, 13, 20, 27, 2007.