



12/13/2007 03:46:35 PM

Fee: \$81.00

**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
INSTRUMENT FOR RECORDING, ANY ERRORS IN
THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION, as Trustee
616 1st Avenue, Suite 500
Seattle, WA 98104

Trustee's Sale No: 09-AA-47930

ATE: 65143



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

IXCOHØLT AZAMAR
A

Beneficiary

ONE STOP MORTGAGE, INC.

OR_AffRecCover

#81-A

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. 09-AA-47930



Reference is made to that certain Deed of Trust made by, ~~IXCOHOLT~~^A AZAMAR, as grantor, to PAUL S COSGROVE, as Trustee, in favor of ONE STOP MORTGAGE, INC., as beneficiary, dated 12/17/1996, recorded 12/23/1996 in Volume M96, page 39801, 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 AAMES CAPITAL CORPORATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

The street address or other common designation, if any, of the real property described above is purported to be:

4537 WINTER AVE
KLAMATH FALLS, OR 97603

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 August 16, 2007

Delinquent Payments from May 01, 2007	
4 payments at \$ 495.91 each	\$ 1,983.64
(05-01-07 through 08-16-07)	
Late Charges:	\$ 180.04
Beneficiary Advances:	\$ 4,384.82
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 6,548.50

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 \$47,397.75, PLUS interest thereon at 9.660% per annum from 4/1/2007, 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 December 18, 2007, 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.

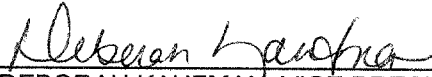
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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: 8/16/2007

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
DEBORAH KAUFMAN, VICE PRESIDENT
616 1st Avenue, Suite 500, Seattle, WA 98104
Phone: (206) 340-2550
Sale Information: <http://www.rtrustee.com>

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

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

EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 09-AA-47930

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

A tract of land situated in the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 1219.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88° 57' East a distance of 60 feet to a point; thence North 1° 12' West a distance of 331.35 feet, more or less, to a point on the North line of the S 1/2 of the SW 1/4 of the NW 1/4 of said Section 11; thence South 88° 58' West along said North line of S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, a distance of 60 feet to an iron pin; thence South 1° 12' East a distance of 331 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

CODE 041 MAP 3909-011BC TL 03300 KEY #551539

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104
Phone: (206) 340-2550 / Fax:

Trustee Sale No.: 09-AA-47930



Affidavit of Mailing Trustee's Notice of Sale

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That 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 addresses, to-wit:

IXCOHOLT AZAMAR, 4537 WINTER AVE, KLAMATH FALLS, OR, 97603
IXCOHOLT AZAMAR, 64 TINKER WAY, NOVATO, CA, 94949
PARTIES IN POSSESSION, 4537 WINTER AVE, KLAMATH FALLS, OR, 97603
SPOUSE OF IXCOHOLT AZAMAR, 4537 WINTER AVE, KLAMATH FALLS, OR, 97603
SPOUSE OF IXCOHOLT AZAMAR, 64 TINKER WAY, NOVATO, CA, 94949

HUGO GONZALEZ-PINEOLA, 808 ROSEWAY DR, KLAMATH FALLS, OR, 97601
*INTERNAL REVENUE SERVICE, 915 2ND AVE, M/S W246, LIEN DESK, SEATTLE, WA, 98174
*INTERNAL REVENUE SERVICE, CHIEF OF SPECIAL PROCEDURES, 915 SECOND AVENUE, M/S W245, SEATTLE, WA, 98174
KLAMATH IRRIGATION DISTRICT, 6640 KID LANE, KLAMATH FALLS, OR, 97603
OREGON DEPARTMENT OF REVENUE, 1162 COURT STREET NE, SALEM, OR, 97301
OREGON DEPARTMENT OF REVENUE, PTAC, COMPLIANCE-BEND, PO BOX 14725, SALEM, OR, 97309-5018
QUICK COLLECT, INC., ATTN: CHRIS BROWN, PO BOX 55457, PORTLAND, OR, 97238
SAIF CORPORATION, ATTN: CREDIT & COLLECTIONS PROGRAM MANAGER, 400 HIGH STREET SE, SALEM, OR, 97312
STATE OF OREGON, ATTN: ATTORNEY GENERAL, 1162 COURT STREET NE, SALEM, OR, 97301

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

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by an authorized representative of 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 post office at Seattle, WASHINGTON, on 8/22/2007. With respect to each person

OR NOTS Mailing Aff

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.

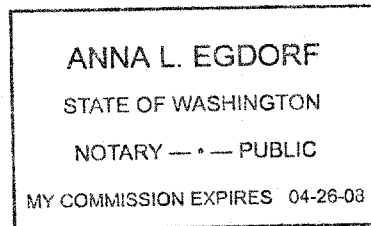
Josh Paulotti
On behalf of Regional Trustee Services Corporation

SUBSCRIBED AND SWORN TO before me on

8/22/2007

Josh Paulotti

Anna L Egdorf
NOTARY PUBLIC for WASHINGTON
My commission expires: 04/26/08



OR_NOTS Mailing Aff

Phone: (206) 340-2550 / Fax: (206) 292-4930

Trustee Sale No.: 09-AA-47930



Affidavit of Mailing IRS Lien Notice

State of WASHINGTON)
) ss.
County of KING)

I ASHLEY ROBONE, being first duly sworn, state that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of WASHINGTON, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached Notice of Trustee's Sale.

That, at the direction and under the supervision of the Trustee I gave notice of the sale of the real property described in the attached Notice of Trustee's Sale, by mailing a copy thereof by first class mail and by mailing a copy by certified mail with return receipt requested to:

The notice so mailed was a true copy of the original Notice of Trustee's Sale, contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in a United States post office at Seattle, WA, on 8/22/2007.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

DATED 8/22/2007, at Seattle, WA.

Ashley Robone

IRS Mailing Aff

**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 **4537 Winter Ave. Klamath Falls, OR. 97603**

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

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

☐ **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 21st day of August, 2007 I mailed a copy of the Trustee's Notice of Sale addressed to **Deana Abrica 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 _____

4537 Winter Ave. 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.

August 20, 2007
DATE OF SERVICE

4:11pm
TIME OF SERVICE

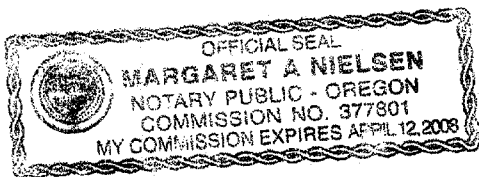
☐ or non occupancy

By: _____

ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 21st day of August, 2007.

Margaret A. Nielsen
Notary Public for Oregon



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 # 9532

Notice of Sale/Ixcoholt Azamar

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 27, September 3, 10, 17, 2007

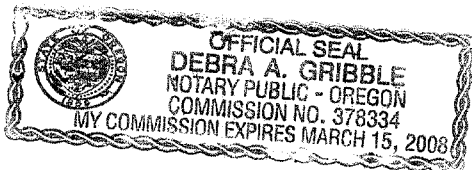
Total Cost: \$1,104.59

Subscribed and sworn by Jeanine P Day

Before me on: September 17, 2007

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. Trustee's Sale
No. 09-AA-47930

Notice to Borrower:
You should be
aware that the un-
dersigned is at-
tempting to collect a
debt and that any in-
formation obtained
will be used for that
purpose.

Reference is made
to that certain Deed
of Trust made by
Ixcoholt Azamar, as
grantor, to Paul S
Cosgrove, as Trust-
ee, in favor of One
Stop Mortgage, Inc.,
as beneficiary, dat-
ed 12/17/1996, re-
corded 12/23/1996 in
Volume M96, page
39801 of Deeds of
Trust, under Instru-
ment No. , records
of Klamath County,
Oregon. The benefi-
cial interest under
said Trust Deed and
the obligations se-
cured thereby are
presently held by
AAMES Capital Cor-
poration Said Trust
Deed encumbers the
following described
real property situat-
ed in said county
and state, to-wit: A
tract of land situat-
ed in the S1/2
SW1/4NW1/4 of Sec-
tion 11, Township 39
south, range 9 East
of the Willamette
Meridian, Klamath
County, Oregon,
more particularly
described as fol-
lows: Beginning at a
point which lies
North 1 degree 12'
West a distance of
331.4 feet along the
section line and
North 88 degrees 57'
East a distance of
1219.5 feet from the
iron axle which
marks the quarter
corner to Sections 10
and 11 Township 39
South, Range 9 East
of the Willamette
Meridian, Klamath
County, Oregon; and

running thence, con-
tinuing North 88 de-
grees 57' East a dis-
tance of 60 feet to a
point; thence
North 1 degree 12'
West distance of
331.35 feet, more or
less, to a point on
the North line of the
S1/2 SW1/4NW1/4 of
said Section 11,
thence South 88 de-
grees 58' West along
said North line of
the S1/2SW1/4NW1/4
of Section 10 a dis-
tance of 60 feet to an
iron pin; thence
South 1 degree 12'
East a distance of
331 feet, more or
less to the point of
beginning. The
street address or
other common des-
ignation, if any, of
the real property de-
scribed above is
purported to be:
4537 Winter Ave.,
Klamath Falls, OR
97603. The under-
signed Trustee dis-
claims any liability
for any incorrect-
ness of the above
street address or
other common des-
ignation.

Both the beneficiary
and the trustee have
elected to sell the
said real property to
satisfy the obliga-
tions secured by
said trust deed and
a notice of default
has been recorded
pursuant to Oregon
Revised Statutes
86.735(3); the de-
fault for which the
foreclosure is made
is grantor's failure
to pay when due, the
following sums:
Amount due as of
August 16, 2007 De-
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from May 01, 2007 4
payments at \$ 495.91
each \$ 1,983.64 (05-
01-07 through 08-16-
07) Late Charges: \$
180.04 Beneficiary
Advances: \$ 4,384.82
Suspense Credit:
\$0.00 Total:
\$6,548.50.

Also, if you have
failed to pay taxes
on the property, pro-
vide insurance on
the property or pay
other senior liens or
encumbrances as re-
quired 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 bene-
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as a condition to re-
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provide reliable
written evidence
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all senior liens or
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By reason of said
default, the benefi-
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all sums owing on
the obligation se-
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deed immediately
due and payable,
said sums being the
following: Unpaid
Principal Balance of
\$ 47,397.75 , Plus in-
terest thereon at
9.660 % per annum
from 4/1/2007 , until
paid, together with
escrow advances,
foreclosure costs,
trustee fees, attor-
ney fees, sums re-
quired for the pro-
tection of the prop-
erty and additional
sums secured by the
Deed of Trust.

Wherefore, notice
hereby is given that
the undersigned
trustee, will, on De-
cember 18, 2007 , 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 pub-



RS. 022

885973

lic 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: 8/16/2007.
Regional Trustee
Services Corporation
Trustee By De-
borah Kaufman,
Vice President, 616
1st Avenue, Suite
500, Seattle, WA
98104. Phone: (206)
340-2550. Sale Infor-
mation:
<http://www.rtrustee.com>
ASAP#
888973 08/27/2007,
09/03/2007,
09/10/2007,
09/17/2007.
#9532 August 27, Sep-
tember 3, 10, 17, 2007