

2007-021311

Klamath County, Oregon



00037417200700213110070079

12/21/2007 03:25:55 PM

Fee: \$56.00

1st 1096332

WHEN RECORDED MAIL TO:
EXECUTIVE TRUSTEE SERVICES
15455 SAN FERNANDO MISSION BLVD, SUITE 208
MISSION HILLS, CA 91345
(818) 837-2300

3422133

T.S. NO.: OR-114495-C LOAN NO.: 0307724582

Space above line for Recorder's Use

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California} SS
COUNTY OF Los Angeles}

I, Christian Paulson 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

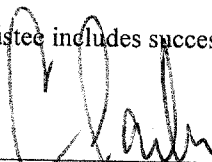
CERTIFIED NO.

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.

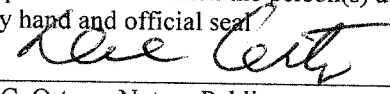
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Karen J. Cooper, for FIRST AMERICAN TITLE INSURANCE COMPANY, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail Los Angeles California, on 8/24/2007. 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.

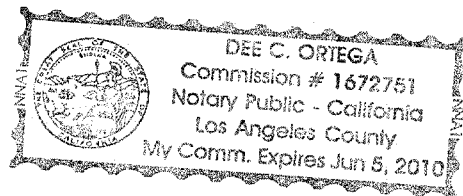
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

STATE California} SS
COUNTY Los Angeles}


Christian Paulson

On 8/24/2007 before me, Dee C. Ortega the undersigned, a Notary Public in and for said State, personally appeared Christian Paulson 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 
Dee C. Ortega, Notary Public



F 96-

TRUSTEE'S NOTICE OF SALE

Loan No: 0307724582
T.S. No.: OR-114495-C

Reference is made to that certain deed made by, MICHAEL WALTMAN AND BARBARA WALTMAN, AS TENANTS BY THE ENTIRETY as Grantor to LSI, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR LENDER GREENPOINT MORTGAGE FUNDING, INC., as Beneficiary, dated 6/14/2006, recorded 6/26/2006, in official records of Klamath County, Oregon in book/reel/volume No. at page No. , fee/file/instrument/microfile/reception No. M06-12998 (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R-3909-014AB-04900-000

LOT 17 IN BLOCK 7, TRACT 1035 GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:
4781 GLENWOOD DRIVE
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:

Unpaid principal balance of \$206,543.07; plus accrued interest plus impounds and / or advances which became due on 5/1/2007 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

Monthly Payment \$1,249.32

Monthly Late Charge \$42.68

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 \$206,543.07 together with interest thereon at the rate of 8.50 % per annum from 4/1/2007 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 FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on **1/2/2008** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **On the front steps of the Circuit Court, 316 Main St, in the City of Klamath Falls, County of Klamath, Oregon** 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.

Loan No: 0307724582
T.S. No: OR-114495-C

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.

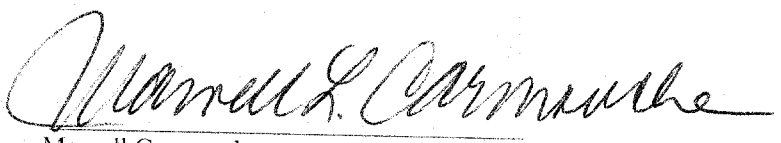
Dated: 8/13/2007

FIRST AMERICAN TITLE INSURANCE COMPANY
C/O EXECUTIVE TRUSTEE SERVICES
15455 San Fernando Mission Blvd., Suite 208
Mission Hills, CA 91345
Sale Line: 714-259-7850

Signature By 
Anna Liza P. Guingao
Assistant Secretary

State of California) ss.
County of Los Angeles)

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


Marvell Carmouche
Trustee Sale Officer

Executive Trustee Services, LLC
15455 S.F. Mission Blvd., #208
Mission Hills, California 91345

(818) 837-2300

Date: 8/13/2007

T.S. Number: OR-114495-C
Loan Number: 0307724582

DEBT VALIDATION NOTICE

1. The enclosed document relates to a debt owed to the current creditor:

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

You may send us a written request for the name and address of the original creditor, if different from the current creditor, and we will obtain and mail the information to you.

2. As of **8/13/2007** the total delinquency owed was **\$7,722.57**, but this amount will increase until the delinquency has been fully cured.
3. As of **8/13/2007** the amount required to pay the entire debt in full was **\$215,644.96** but this amount will increase daily until the debt has been fully paid.
4. You may dispute the validity of this debt, or any portion thereof, within thirty (30) days after receiving this notice. Otherwise, we will assume that the debt is valid.
5. If you notify us in writing that you dispute all or any portion of this debt within thirty (30) days after receiving this notice, we will obtain and mail to you verification of the debt, or a copy of any judgement against you.

**WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION
WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

AFFIDAVIT OF MAILING

Date: **8/24/2007**

T.S. No.: **OR-114495-C**

Loan No.: **0307724582**

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at Executive Trustee Service, LLC, and is not a party to the within action and that on 8/24/2007, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice 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.

BARBARA WALTMAN ✓
4781 GLENWOOD DRIVE
KLAMATH FALLS, OR 97603
71006309264044188607

MICHAEL WALTMAN ✓
4781 GLENWOOD DRIVE
KLAMATH FALLS, OR 97603
71006309264044188614

MICHAEL W. WALTMAN ✓
4781 GLENWOOD DRIVE
KLAMATH FALLS, OR 97603
71006309264044188621

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

X


Affiant **Christian Paulson**

Affidavit of Publication

1/2/08

TRUSTEE'S
NOTICE OF SALE
Loan No: 0307724582
TS No.: OR-114495-C

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 # 9616

Notice of Sale/Michael & Barbara Waltman

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:

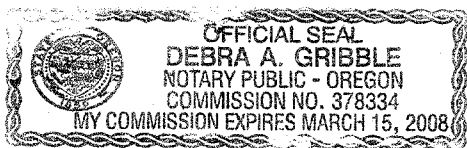
October 9, 16, 23, 30, 2007

Total Cost: \$781.19

Subscribed and sworn by Jeanine P Day
before me on: October 30, 2007

Notary Public of Oregon

My commission expires March 15, 2008



Reference is made
to that certain deed
made by, MICHAEL
WALTMAN AND
BARBARA WALT-
MAN, AS TENANTS
BY THE ENTIRE-
TY as Grantor to
LSI, as trustee, in
favor of MORT-
GAGE ELECTRON-
IC REGISTRATION
SYSTEMS, INC.
SOLELY AS NOMI-
NEE FOR LENDER
GREENPOINT
MORTGAGE
FUNDING, INC., as
Beneficiary, dated
6/14/2006, recorded
6/26/2006, in official
records of Klamath
County, Oregon in
book/reel/volume
No. at page No. ,
fee/file/instrument/
microfile/reception
No. M06-12998 (indi-
cated which), cover-
ing the following de-
scribed real proper-
ty situated in said
County and State,
to-wit: APN: R-3909-
014AB-04900-000 LOT
17 IN BLOCK 7,
TRACT 1035 GATE-
WOOD, ACCORD-
ING TO THE OFFI-
CIAL PLAT
THEREOF ON
FILE IN THE OF-
FICE OF THE
COUNTY CLERK
OF KLAMATH
COUNTY, ORE-
GON. Commonly
known as: 4781
GLENWOOD
DRIVE KLAMATH
FALLS, OR 97603.

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
notice has been re-
corded pursuant to
Section 86.735(3) of
Oregon Revised
Statutes: the default
for which the fore-
closure is made is
the grantor's: Un-
paid principal bal-
ance of \$206,543.07;
plus accrued inter-
est plus impounds
and / or advances
which became due
on 5/1/2007 plus late
charges, and all sub-
sequent installments
of principal, inter-
est, balloon pay-
ments, plus im-
pounds and/or ad-
vances and late
charges that become
payable. Monthly
Payment \$1,249.32
Monthly Late
Charge \$42.68.

By this reason of
said default the ben-
eficiary has de-
clared all obliga-
tions secured by
said deed of trust
immediately due
and payable, said
sums being the fol-
lowing, to-wit: The
sum of \$206,543.07
together with inter-
est thereon at the
rate of 8.50 % per
annum from
4/1/2007 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
FIRST AMERICAN
TITLE INSUR-
ANCE COMPANY,
the undersigned
trustee will on
1/2/2008 at the hour
of 10:00 AM, Stand-
ard of Time, as es-
tablished by section
187.110, Oregon Re-
vised Statutes, at On
the front steps of the
Circuit Court, 316
Main St, in the City
of Klamath Falls,
County of Klamath,
Oregon County of
Klamath, State of
Oregon, sell at pub-
lic 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 in-
terest which the
grantor or his suc-
cessors in interest
acquired after the
execution of said
trust deed, to satisfy
the foregoing obliga-
tions thereby se-
cured and the costs
and expenses of
sale, including a
reasonable charge
by the trustee. No-

tice is further given
that any person
named in Section
86.753 of Oregon Re-
vised Statutes has
the right to have the
foreclosure proceed-
ing dismissed and
the trust deed rein-
stated 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 occur-
red), together with
the costs, trustee's
and attorney's fees
and curing any oth-
er default com-
plained of in the No-
tice of Default by
tendering the per-
formance 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 mascu-
line gender includes
the feminine and the
neuter, the singular
includes plural, the
word "grantor" in-
cludes any succes-
sor 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
a "beneficiary" in-
clude their respec-
tive successors in in-
terest, if any.

Dated: 8/13/2007.
FIRST AMERICAN
TITLE INSUR-
ANCE COMPANY
C/O EXECUTIVE
TRUSTEE SERV-
ICES, 15455 San Fer-
nando Mission
Blvd., Suite 208,
Mission Hills, CA
91345. Sale Line:
714-259-7850. Signa-
ture By Anna Liza
P. Guingao, Assis-
tant Secretary,
ASAP# 887440
10/09/2007,
10/16/2007,
10/23/2007,
10/30/2007,
#9616 October 9, 16,
23, 30, 2007.