# RECORDING COVER SHEET FOR NOTICE OF SALE PROOF OF COMPLIANCE PER O.R.S. 205.234



01/03/2008 03:33:29 PM

Klamath County, Oregon

2008-000133

Fee: \$71.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INTRUMENT FOR RECORDING, ANY ERRORS IN THIS COVER SHEET DO NOT AFFFECT 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-FWG-48480

ATE: 65211



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** HAROLD J QUINN, A MARRIED MAN

Beneficiary

SUMMIT MORTGAGE CORPORATION

OR\_AffRecCover

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-FWG-48480



Reference is made to that certain Deed of Trust made by, HAROLD J QUINN, A MARRIED MAN, as grantor, to AMERITITLE, as Trustee, in favor of SUMMIT MORTGAGE CORPORATION, as beneficiary, dated 2/6/2006, recorded 2/9/2006in Volume M06, page 02583, 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-3.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

THE NORTH 150 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF TRACT 6, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

4804 COTTAGE AVENUE 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 September 13, 2007
Delinquent Payments from April 01, 2007	
6 payments at \$ 1,252.28 each (04-01-07 through 09-13-07)	\$ 7,513.68
Late Charges:	\$ 420.08
Beneficiary Advances:	\$ 8.90
Suspense Credit:	\$ 0.00
TOTAL:	\$ 7,942.66

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 \$152,948.64, PLUS interest thereon at 7.850% per annum from 3/1/2007, 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 January 16, 2008, 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: 9/13/2007

REGIONAL TRUSTEE SERVICES CORPORATION Trustee

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

### REGIONAL TRUSTEE SERVICES CORPORATION

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

Trustee Sale No.: 09-FWG-48480



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:

HAROLD J QUINN, 4804 COTTAGE AVENUE, KLAMATH FALLS, OR, 97603 PARTIES IN POSSESSION, 4804 COTTAGE AVENUE, KLAMATH FALLS, OR, 97603 SPOUSE OF HAROLD J QUINN, 4804 COTTAGE AVENUE, KLAMATH FALLS, OR, 97603

CARTER-JONES COLLECTION SERVICE, INC., 1143 PINE STREET, KLAMATH FALLS, OR, 97601 CARTER-JONES COLLECTION SERVICE, INC., C/O AGT REGISTERED AGENT, KENT PEDERSON, 1143 PINE STREET, KLAMATH FALLS, OR, 97601

HAROLD J. QUINN, C/O FISHER NICHOLSON, 403 MAIN STREET, KLAMATH FALLS, OR, 97601

HAROLD JAMES QUINN, 403 MAIN STREET, KLAMATH FALLS, OR, 97601 HAROLD JAMES QUINN, 4804 COTTAGE AVENUE, KLAMATH FALLS, OR, 97603

HAROLD JAMES QUINN, C/O FISHER NICHOLSON, 403 MAIN STREET, KLAMATH FALLS, OR, 97601

LONG BEACH MORTGAGE COMPANY, 1400 DOUGLAS ROAD, SUITE 100, ANAHEIM, CA, 92806 WAMU/LONG BEACH MORTGAGE , 7255 BAYMEADOWS WAY, MAIL STOP: JAXA2035, JACKSONVILLE, FL, 32256

WAMU/LONG BEACH MORTGAGE, C/O FIDELITY, 1270 NORTHLAND PKWY #200, MENDOTA HEIGHTS, MN, 55120

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.

OR\_NOTS Mailing Aff

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.

rvices Corporation

SUBSCRIBED AND SWORN TO before me on

My commission expires:

MASHINGTON

KRISTINA DAUTERMAN STATE OF WASHINGTON NOTARY PUBLIC MY COMMISSION EXPIRES 08-16-11

# JEFFERSON STATE ADJUSTERS RECOVERY IS OUR BUSINESS

1135 Pine Street Klamath Falls, Oregon 97601 Phone: (541) 882-8036 Fax: (541) 883-2129

## AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON COUNTY OF KLAMATH

ROBERT W. BOLENBAUGH I,, being first duly sworn, depose and say: That I am and have been at all material time
hereto, a competent person over the age of eighteen years and a resident of the county of Klamath, State of
Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described
below.
That on the 14 day of September 2007, after personal inspection, I found the following described real property to be unoccupied.
Commonly described as (4804 Cottage Ave. Klamath Falls, OR 97603)
September 14, 2007 3:30 p.m. No one answered the door, the yard was over grown, no vehicles, & no power. Per neighbor at 4811 Cottage Ave, they moved out two months ago. The property is for sale by Fisher Nicholson Reality there phone number is 884-1717
I declare under the penalty of perjury that the above statements are true and correct.
FEET 17, 2007
ROBERT W. BOLENBAUGH (Signed and Dated)
Subscribed and Sworn to before me this 17th day of September, 2007.
OFFICIAL SEAL  MARGARET A NIELSEN  NOTARY PUBLIC - OREGON COMMISSION NO. 377801  MY COMMISSION EXPIRES AFFIL 12, 2008  MY COMMISSION EXPIRES AFFIL 12, 2008
MY COMMISSION EXPIRES:

### 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 # 9603 Notice of Sale/Harold J. Quinn a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 Insertion(s) in the following issues: October 3, 10, 17, 24, 2007 Total Cost: \$986.99 anini

Notary Public of Oregon

Subscribed and sworn by Jeanine P Day

October 24, 2007

before me on:

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-FWG-48480 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.

will be used for that pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made to that certain Deed of Trust made by, Harold J Quinn , as grantor, to Amerititle , as Trustee, in favor of Summit Mortgage Corporation, as beneficiary, dated 2/6/2006, recorded 2/9/2006 in Volume M06, page 02583, of Deeds of Trust , under Instrument Ng., records of Klamath County Oregon. The beneficial interest under said Trust beed and the obligations secured thereby are presently the by Deutsche Bank lonal Trust 2006. Said Trust

rectness of the above street address or other common designation.

elesignation.

Both the beneficiary and the trustee have elected to sell the sald real property to satisfy the obligations secured by sald 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 September 13, 2007 Delinquent Payments from April 01, 2007 6 Dayments at \$1,252 & each \$7,513.68. ( 04-01.07 through 09-13-07) Late Charges: \$40.08. Seneticiary Advancés \$8.90 Suspense Credit: \$0.00 Total: \$7,942.66

By reason of said default, the beneficiary has declared atlasums owing on their obligation secured by said trust deed immediately due and payable, said sums being the following: Unpaid Principal Balance of \$ 152,948.64 , Plus interest thereon at 7.850 % per annum from 3/1/2007 , until paid, together with escrow advances, foreclosure costs, trustee fees, afterney fees, sums required for the protection of t

Wherefore, nereby is given that the undersigned trustee, will on Jan-

uary 16, 2008, 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 Oregen, 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, to Jether 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

620-69

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.

tive successors in interest, if any. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be neard as to those objections if they bring a lawsuit to restrain the same.

Dated: 9/13/2007/
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 ASAP#
902459 10/03/2007,
10/10/2007,
10/17/2007,
10/17/2007,
10/24/2007.
#9603 October 3, 10,
17, 24, 2007.

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 respec-

