

2008-001245

Klamath County, Oregon



00039302200800012450100105

01/30/2008 11:42:46 AM

Fee: \$76.00

**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
INTRUMENT 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-FMS-49528

ATE: 65306



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

LESLIE R BROWN, AN UNMARRIED WOMAN

Beneficiary

NEW CENTURY MORTGAGE CORPORATION

\$76-A

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-FMS-49528



Reference is made to that certain Deed of Trust made by, LESLIE R BROWN, AN UNMARRIED WOMAN, as grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as beneficiary, dated 9/25/2003, recorded 9/30/2003 in Volume M03, page 73185, 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. 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:

2331 UNITY STREET
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 October 19, 2007

Delinquent Payments from August 01, 2007	
3 payments at \$ 764.79 each	\$ 2,294.37
(08-01-07 through 10-19-07)	
Late Charges:	\$ 45.11
Beneficiary Advances:	\$ 0.00
Suspense Credit:	\$ -620.84
	=====
TOTAL:	\$ 1,718.64

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 \$76,549.25, PLUS interest thereon at 11.500% per annum from 7/1/2007, 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 February 15, 2008, at the hour of 11:00 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.

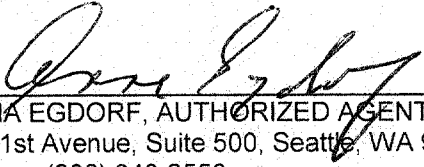
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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: 10/19/2007

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
ANNA EGDORF, AUTHORIZED AGENT
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-FMS-49528

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

Beginning at a point from which the Northeast corner of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, bears East 490 feet distant; thence running South a distance of 557.24 feet to the place of beginning; from which point run South 92.88 feet; thence run West 469 feet; thence run North 92.88 feet; thence run East 469 feet to the place of beginning, all in Klamath County, Oregon.

Tax Account No.: 3909-001DB-00300-000

Key No.: 510192

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

Trustee Sale No.: 09-FMS-49528



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:

LESLIE R BROWN, 2331 UNITY ST, KLAMATH, OR, 97603
PARTIES IN POSSESSION, 2331 UNITY ST, KLAMATH, OR, 97603
SPOUSE OF LESLIE R BROWN, 2331 UNITY ST, KLAMATH, OR, 97603

CARTER-JONES COLLECTION SERVICE, INC., 1143 PINE ST, KLAMATH FALLS, OR, 97601
CARTER-JONES COLLECTION SERVICE, INC., C/O NEAL G. BUCHANAN, ATTORNEY, 435 OAK AVE, KLAMATH FALLS, OR, 97601
CARTER-JONES COLLECTION SERVICE, KENT PEDERSON, REGISTERED AGENT, 1143 PINE STREET, KLAMATH FALLS, OR, 97601

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 10/23/2007. 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.

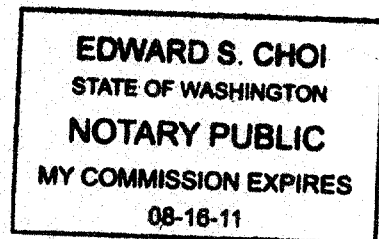
OR_NOTS Mailing Aff

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

Josiah Paulatti
On behalf of Regional Trustee Services Corporation

SUBSCRIBED AND SWORN TO before me on 10/23/07

E. S. Choi
NOTARY PUBLIC for WASHINGTON
My commission expires: 08/16/2011



OR_NOTS Mailing Aff

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

TS# 09-FMS-49528

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 **2331 Unity St. Klamath Falls, Oregon 97603**

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

☒ **SUBSTITUE SERVICE:** By delivering an Original or True Copy to Robert Minich, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Leslie Brown & Steve Minich.

☐ **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 23 day of October, 2007 I mailed a copy of the Trustee's Notice of Sale addressed to Leslie Brown & Steve Minich & 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 Chelsea Meek

2331 Unity St. Klamath Falls, Oregon 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.

October 22, 2007
DATE OF SERVICE

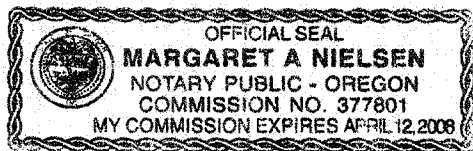
3:59 pm
TIME OF SERVICE

☐ or non occupancy

By: _____

ROBERT W. BOLENSAUGH

Subscribed and sworn to before on this 23rd day of October, 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 # 9654

Notice of Sale/Leslie R. Brown

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:

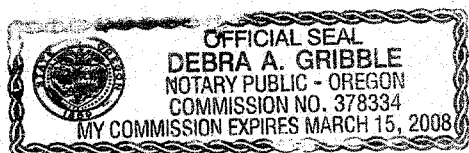
October 31, November 7, 14, 21, 2007

Total Cost: \$1,031.09

Subscribed and sworn by Jeanine P Day
before me on: November 21, 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-FMS-49528

Reference is made to that certain Deed of Trust made by LESLIE R. BROWN, AN UNMARRIED WOMAN, as grantor, to AMERITITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as beneficiary, dated 9/25/2003, recorded 9/30/2003 in Volume M03, page 73185, of Deeds of Trust, under Instrument No. records of KLA-MATH County, OR-EGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Beginning at a point from which the Northeast corner of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, bears East 490 feet distant, thence running South a distance of 557.24 feet to the place of beginning; from which point run South 92.86 feet; thence run West 469 feet; thence run North 92.86 feet; thence run East 469 feet to the place of beginning, all in Klamath County, Oregon. Tax Account No.: 3909-001DB-00300-000 Key No.: 510192 The street address or other common designation, if any, of the real property described above is purported to be: 2331 UNITY STREET, KLA-MATH FALLS, OR 97603. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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 \$76,549.25, PLUS interest thereon at 11.500% per annum from 7/1/2007, 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.

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 October 19, 2007 Delinquent Payments from August 01, 2007 3 payments at \$764.79 each \$2,294.37 (08-01-07 through 10-19-07) Late Charges: \$45.11 Beneficiary Advances: \$0.00 Suspense Credit: \$-620.84 TOTAL: \$1,718.64.

WHEREFORE, notice hereby is given that the undersigned trustee, will on February 15, 2008, at the hour of 11:00 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, KLA-MATH FALLS, County of KLA-MATH, 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.

921333

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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:

10/19/2007.
REGIONAL TRUST-
EE SERVICES
CORPORATION,
Trustee by ANNA
EGDORF, AU-
THORIZED
AGENT, 616 1st
Avenue, Suite 500,
Seattle, WA 98104.
Phone: (206) 340-
2550. Sale Informa-
tion:
[http://www.rtrust-
ee.com](http://www.rtrust-ee.com) ASAP#
921333. 10/31/2007,
11/07/2007,
11/14/2007,
11/21/2007.
#9654 October 31,
November 7, 14, 21,
2007.