

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

2008-001999

Klamath County, Oregon



00040217200800019990090094

02/15/2008 03:14:11 PM

Fee: \$61.00

AT2:65341

T.S. NO.: 1122140-13

LOAN NO.: 0017294364

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I, Clifton McBride 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 Notice of Sale given under the terms of that certain trust 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

SEE ATTACHED

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 BETH L JOHNSON, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 in San Diego County, California, on November 16, 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.

Clifton McBride
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this NOV 19 2007 day of NOV 19 2007, 20

[Signature]
Notary Public



#61-4

CWR-1122140-13-030-D=N-P=1-11161321-0007-20071116-163812-ANOSOR

Rev. 05/13/04

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364
T.S. No: 1122140-13

Reference is made to that certain deed made by
GEORGE ARAUZ
as Grantor to
AMERITITLE, as Trustee, in favor of

ARGENT MORTGAGE COMPANY, LLC
as Beneficiary,

dated July 25, 2006, recorded July 31, 2006, in official records of KLAMATH County, OREGON in
book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. M06-15378 covering the following described
real property situated in the said County and State, to-wit:

LOT 13, REGENCY ESTATES -TRACT 1292, PHASE 1, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Commonly known as:

5103 CAMBRIDGE COURT 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:
Failure to pay the monthly payment due February 1, 2007 of principal and interest and subsequent
installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary
pursuant to the terms and conditions of said deed of trust.

Monthly payment \$2,379.15 Monthly Late Charge \$118.96

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 following, to-wit; The sum of \$264,933.72 together with
interest thereon at the rate of 10.250% per annum, from January 01, 2007 until paid; plus all accrued late
charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary
pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364
T.S. No: 1122140-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on March 17, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at

AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

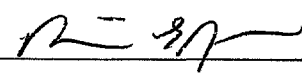
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense 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.

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" includes their respective successors in interest, if any.

Dated: November 09, 2007

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: 

Bethanne L. Johnson

11/17/2007 1:13:58 AM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1122140-13 030 11161321 CWR

Postal Number Sequence Recipient Name

11041994141007956118	1	GEORGE ARAUZ	Address Line 1/3	Address Line 2/4
			5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
11041994141007956125	2	OCCUPANT	5103 CAMBRIDGE COURT	KLAMATH FALLS OR 97603
11041994141007956132	3	GEORGE ARAUZ	5896 S SEA BREEZE WAY	BOISE ID 83709
11041994141007956149	4	GEORGE ARAUZ	4504 DENVER AVE	KLAMATH FALLS OR 97603
11041994141007956156	5	LVNV FUNDING LLC	2325 CLAYTON ROAD	CONCORD CA 94520
11041994141007956163	6	LVNV FUNDING LLC	C/O MARGARET E. SJOSTROM EUGENE OR 97401	975 OAK STREET SUITE 600

11/17/2007 1:13:59 AM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1122140-13 030 11161321 CWR

Postal Number Sequence Recipient Name

71041994141010783802 1 GEORGE ARAUZ

Address Line 1/3 Address Line 2/4

5103 CAMBRIDGE COURT KLAMATH FALLS OR 97603

71041994141010783819 2 OCCUPANT

5103 CAMBRIDGE COURT KLAMATH FALLS OR 97603

71041994141010783826 3 GEORGE ARAUZ

5896 S SEA BREEZE WAY BOISE ID 83709

71041994141010783833 4 GEORGE ARAUZ

4504 DENVER AVE KLAMATH FALLS OR 97603

71041994141010783840 5 LVNV FUNDING LLC

2325 CLAYTON ROAD CONCORD CA 94520

71041994141010783857 6 LVNV FUNDING LLC

C/O MARGARET E. SJOSTROM
EUGENE OR 97401 975 OAK STREET SUITE 600

Klamath County, Oregon
 ARGENT MORTGAGE COMPANY LLC, beneficiary
 GEORGE ARAUZ, grantor
 CAL-WESTERN RECONVEYANCE CORP, trustee/successor trustee
 TS # 1122140-13
 REF # 156690

AFFIDAVIT OF SERVICE

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, am not the beneficiary of the trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that service was made of the foregoing TRUSTEE'S NOTICE OF SALE upon the OCCUPANTS at **5103 CAMBRIDGE CT, KLAMATH FALLS, OR 97603**, by delivering or leaving true copies of said documents, as follows:

PERSONAL SERVICE: Upon _____, by delivering such true copy to him/her personally and in person, on _____, at _____ M.


SUBSTITUTED SERVICE: Upon _____, by delivering such true copy to his/her dwelling house or usual place of abode, to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, at _____ M.

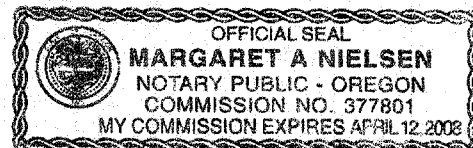
NON-OCCUPANCY: On November 13, 2007, the property was found to be unoccupied.


 (signature)

ROBERT W. BOLENBAUGH
 (print name)

JEFFERSON STATE ADJUSTERS

STATE OF OREGON, County of Klamath
 Signed and affirmed before me on November 14, 2007
 (SEAL)
 NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 156690
 IPS# 42310

INTERSTATE PROCESS SERVING, INC.* PO Box 156, Beaverton OR 97075 * 503/452-7179

members of
 Oregon Association of Process Servers
 National Association of Professional Process Servers
 Washington State Process Servers Association

156690

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXXX4364
T.S. No: 1122140-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on March 17, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

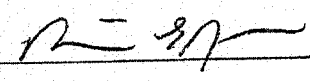
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense 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.

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" includes their respective successors in interest, if any.

Dated: November 09, 2007

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: 

Bethanne L. Johnson

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4364

T.S. No: 1122140-13

Reference is made to that certain deed made by

GEORGE ARAUZ

as Grantor to

AMERITITLE, as Trustee, in favor of

ARGENT MORTGAGE COMPANY, LLC

as Beneficiary,

dated July 25, 2006, recorded July 31, 2006, in official records of KLAMATH County, OREGON in book/reel/volume No. XX at

page No. XX, fee/file/instrument/microfilm/reception No. M06-15378 covering the following described real property situated in the said County and State, to-wit:

LOT 13, REGENCY ESTATES -TRACT 1292, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

5103 CAMBRIDGE COURT 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:

Failure to pay the monthly payment due February 1, 2007 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$2,379.15 Monthly Late Charge \$118.96

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 following, to-wit: The sum of \$264,933.72 together with interest thereon at the rate of 10.250% per annum, from January 01, 2007 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Affidavit of Publication

1122140

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 # 9717

Notice of Sale/George Arauz

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:

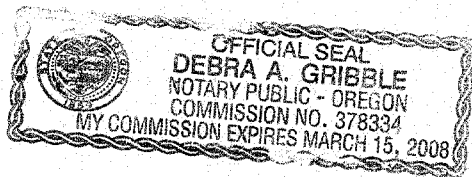
December 10, 17, 24, 31, 2007

Total Cost: \$707.69

Subscribed and sworn by Jeanine P Day
before me on: October 31, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
Loan No:
XXXXXXXXXXXX T.S.
No.: 1122140-13

Reference is made to that certain deed made by George Arauz, as Ameriti-ble, as Trustee, in favor of Argent Mortgage Company, Llc, as Beneficiary, dated July 25, 2006, recorded July 31, 2006, in official records of Klamath, Oregon in book/reel/volume No. xx at page No. xx, fee/file/instrument/microfilm/reception No. m06-15378 covering the following described real property situated in said County and State, to-wit: Lot 13, regency estates tract 1292, phase 1, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon. Commonly known as: 5103 Cambridge Court, 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. Failure to pay the monthly payment due February 1, 2007 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$2,379.15 Monthly Late Charge \$118.96.

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 \$264,933.72 together with interest thereon at 10.250% per annum from January 01, 2007 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on March 17, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the main street entrance to Klamath county courthouse 316 Main Street City of Klamath Falls, 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 expense 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 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 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" includes their respective successors in interest, if any.

Dated: November 09, 2007. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon Ca 92022-9004, Cal-Western Reconveyance Corporation, Signature/By: Bethanne Johnson, R-156690 12/10/07, 12/17/07, 12/24/07, 12/31/07. #9717 December 10, 17, 24, 31, 2007.