

WHEN RECORDED MAIL TO:

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

2008-004887

Klamath County, Oregon



04/02/2008 03:22:25 PM

Fee: \$61.00

252576 1st 1147034  
T.S. NO.: 1125346-13  
LOAN NO.: 0003243918

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, Angie Gomez 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 December 10, 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.

Angie Gomez  
Affiant

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this DEC 13 2007 day of 20

David Neal  
Notary Public



## TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX3918

T.S. No: 1125346-13

Reference is made to that certain deed made by  
KEVIN E CRADDOCK AN UNMARRIED MAN  
as Grantor to  
AMERITITLE, as Trustee, in favor of

NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE  
COMPANY as Beneficiary,

dated July 02, 2004, recorded July 07, 2004, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M04 at  
page No. 44589, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

LOT 7 IN BLOCK 2 OF MAHN'S ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

2639 SASQUATCH LN LAPINE OR 97739

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 August 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 \$430.29      Monthly Late Charge \$21.51

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 \$62,496.50 together with  
interest thereon at the rate of 6.625% per annum, from July 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: XXXXXXX3918

T.S. No: 1125346-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on April 09, 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

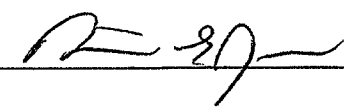
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor 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: December 03, 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

12/10/2007 8:11:21 PM      Sender:      CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class:      First Class

Type of Mailing:      NOS

Affidavit Attachment: 1125346-13 030 12100746 CWR

Postal Number      Sequence Recipient Name

11041994141008274938	1	KEVIN E CRADDOCK	2639 SASQUATCH LN	Address Line 1/3	Address Line 2/4
11041994141008274945	2	OCCUPANT	2639 SASQUATCH LN		LAPINE OR 97739
11041994141008274952	3	KEVIN E CRADDOCK	P.O. BOX 68		LAPINE OR 97739
11041994141008274969	4	KEVIN E. CRADDOCK	P.O. BOX 394		DUNCAN MILLS CA 95430
11041994141008274976	5	NATIONAL CITY BANK	C/O NCB, CLS BRECKSVILLE BRECKSVILLE OR 44141		LAPINE OR 97739
					6750 MILLER ROAD

12/10/2007 8:11:22 PM      Sender:      CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class:      Certified - Ret

Type of Mailing:      NOS

Affidavit Attachment: 1125346-13 030 12100746 CWR

Postal Number      Sequence Recipient Name

71041994141011152416      1      KEVIN E CRADDOCK

Address Line 1/3

2639 SASQUATCH LN

Address Line 2/4

LAPINE OR 97739

71041994141011152423      2      OCCUPANT

2639 SASQUATCH LN

LAPINE OR 97739

71041994141011152430      3      KEVIN E CRADDOCK

P.O. BOX 68

DUNCAN MILLS CA 95430

71041994141011152447      4      KEVIN E. CRADDOCK

P.O. BOX 394

LAPINE OR 97739

71041994141011152461      5      NATIONAL CITY BANK

C/O NCB, CLS BRECKSVILLE  
BRECKSVILLE OR 44141

6750 MILLER ROAD

**AFFIDAVIT OF NON-FOUND**

1125346-1  
158734

PLAINTIFF:

NATIONAL CITY MORTGAGE

vs.

DEFENDANT:

KEVIN E. CRADDOCK

I hereby certify that on **FRIDAY, DECEMBER 7, 2007** at **11:11 AM**, I have been unable to effect service of process upon the person or entity listed below for the following reason(s):

**Occupants (Craddock)** is no longer at the address provided of **2639 Sasquatch Ln., LaPine, OR,**

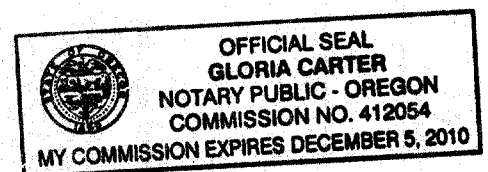
Case Notes are: **This address is a vacant lot. It appears that there may have been a mobile home or RV on the property prior but they are not there now.**


I, **S. AABY**, am a competent person over the age of eighteen, a resident of the State of Oregon, not a party to nor an officer, director or employee of, nor an attorney for any party, corporate or otherwise.

  
S. AABY, PROCESS SERVER

*Multnomah*  
STATE OF OREGON, COUNTY OF DESCHUTES  
Subscribed and sworn to before me on **12/7/2007**

  
NOTARY PUBLIC OF OREGON



 **Legal Couriers**  
A division of P.I.V.  
LC Job Number: 17579

Client: Interstate Process Serving

158734

## TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX3918  
T.S. No: 1125346-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on April 09, 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

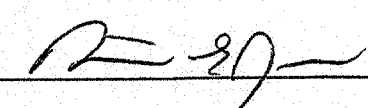
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor 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: December 03, 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

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Loan No: XXXXXX3918  
T.S. No: 1125346-13

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KEVIN E CRADDOCK AN UNMARRIED MAN  
as Grantor to  
AMERITITLE, as Trustee, in favor of

NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE  
COMPANY as Beneficiary,

dated July 02, 2004, recorded July 07, 2004, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M04 at  
page No. 44589, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

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FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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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 \$430.29      Monthly Late Charge \$21.51

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
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interest thereon at the rate of 6.625% per annum, from July 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

## 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 # 9759

Notice of Sale/Kevin E. Craddock

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:

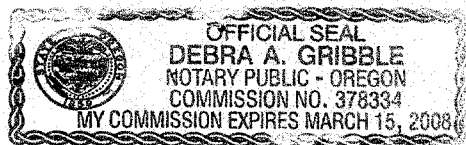
January 2, 9, 16, 23, 2008

Total Cost: \$707.69

*Jeanine P Day*  
Subscribed and sworn by Jeanine P Day  
before me on: January 23, 2008

*Debra A Gribble*  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

Loan No:  
XXXXXX3918 T.S.  
No.: 1125346-13

Reference is made to that certain deed made by Kevin E. Craddock, An Unmarried Man, as Amerititle, as Trustee, in favor of Company, as Beneficiary, dated July 02, 2004, recorded July 07, 2004, in official records of Klamath, Oregon in book/reel/volume No. m04 at page No. 44589, fee/file/instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Lot 7 in block 2 of main's acres, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon. Commonly known as: 2639 Sasquatch Ln., Lapine, OR 97739.

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 August 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 of \$430.29 Monthly Late Charge \$21.51.

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 \$62,496.50 together with interest thereon at 6.625% per annum from July 01, 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 and conditions of the said deed of trust.

Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on April 09, 2008 at the hour of 1:00 pm, 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 performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

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Dated: December 03, 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-158734 01/02/08, 01/09, 01/16, 01/23, #9759 January 2, 9, 16, 23, 2008.