RECORDING COVER SHEET Pursuant to ORS 205.234

15+ 11517-43

After recording return to:

Northwest Trustee Services, Inc. Attention: Kathy Taggart P.O. Box 997 Bellevue, WA 98009-0997

1. AFFIDAVIT OF MAILING

- 2. TRUSTEE'S NOTICE OF SALE
- 3. PROOF OF SERVICE
- 4. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed: Nicholas V. Castriotta and Jacalyn F. Castriotta, husband and wife

Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, Inc.

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

F3/-

2008-005291 Klamath County, Oregon

00044057200800052910080080

04/10/2008 03:23:34 PM

Fee: \$71.00

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain

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 deed described in said notice. 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 address, to-wit:

NICHOLAS V. CASTRIOTTA 3445 ANDERSON AVENUE KLAMATH FALLS, OR 97603 JACALYN F. CASTRIOTTA 3445 ANDERSON AVENUE KLAMATH FALLS, OR 97603

OCCUPANT(S) 3445 ANDERSON AVENUE KLAMATH FALLS, OR 97603

Said persons include (a) the grantor in the trust deed, (b) any 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

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on Value of States post of St 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.

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

STATE OF WASHINGTON) ss. COUNTY OF KING

is the person who appeared before me, and said person I certify that I know or have satisfactory evidence that ____lennifer Stephens acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

State of in and for NOTARY PUBL

Washington, residing at My commission expires

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

CASTRIOTTA, NICHOLAS V. and JACALYN F.

Grantor

to

Northwest Trustee Services, Inc., Trustee

File No. 7023.14662

After recording return to: Northwest Trustee Services, Inc. Successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC) Attn: Kathy Taggart P.O. Box 997 Bellevue, WA 98009-0997

SANDY RUIZ STATE OF WASHINGTON NOTARY PUBLIC MY COMMISSION EXPIRES 08-02-10

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Nicholas V. Castriotta and Jacalyn F. Castriotta, husband and wife, as grantor, to Aspen Title & Escrow Inc., as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, Inc., as beneficiary, dated 06/20/06, recorded 06/26/06, in the mortgage records of Klamath County, Oregon, as Vol: M06 Page:13045 and subsequently assigned to Wells Fargo Bank, NA by Assignment, covering the following described real property situated in said county and state, to wit:

The E 1/2 of Tract No. 17, the Resubdivision of tracts 25 to 32 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon. Excepting therefrom that portion taken by Klamath County for the Widening of Bisbee Street by instrument Recorded July 1, 1965 in Book 362 at Page 563, Deed Records of Klamath County, Oregon.

PROPERTY ADDRESS: 3445 ANDERSON AVENUE KLAMATH FALLS, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$1,114.71 beginning 09/01/07; plus late charges of \$48.95 each month beginning 09/16/07; plus prior accrued late charges of \$0.00; plus advances of \$15.00; together with title expense, costs, each month beginning 09/16/07; plus prior accrued late charges of \$0.00; plus advances of \$15.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$138,456.38 with interest thereon at the rate of 7.5 percent per annum beginning 08/01/07; plus late charges of \$48.95 each month beginning 09/16/07 until paid; plus prior accrued late charges of \$0.00; plus advances of \$15.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 28, 2008 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

In construing this notice, 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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and www.usa-Foreclosure.com
Northwest Trustee Services, Inc.

Dated: December 26, 20 07

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Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)

For further information, please contact:

Kathy Taggart Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 (425) 586-1900 File No.7023.14662/CASTRIOTTA, NICHOLAS V. and JACALYN F.

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

By Authorized Signer

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

Legal # 9821

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

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four
, our
Insertion(s) in the following issues:
January 31, February 7, 14, 21, 2008
January 31, February 7, 11, 21, 29
Total Cost: \$1,119.29
Total Cost. 4.3
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Subscribed and sworn by Jeanine P Day
before me on: February 21, 2008
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Notice of Sale/Nicholas V. & Jacalyn F. Castriotta

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Nicholas V. Castriotta and Jacalyn F. Cas-triotta, husband and wife, as grantor, to Aspen Title & Escrow Inc., as trust-ee, in favor of Mort-gage Electronic Registration Systems, Inc. solely as nominee for Eagle Mortgage, Home Inc., as beneficiary, dated 06/20/06, re corded 06/26/06, in the mortgage re-cords of Klamath County, Oregon, as Vol: M06 Page: 13045 and subsequently assigned to Wells Fargo Bank, NA by Assignment, covering the following described real property situated in said said situated county and state, to wit: The E 1/2 of Tract No. 17, the Resubdivision of tracts 25 to 32 of ALTA-MONT RANCH TRACTS, according to the official plat thereof on file in the office of the clerk of Klamath County,
Oregon. Excepting
therefrom that portion taken by Klamath County for the Widening of Bisbee Street by instrument Recorded July 1, 1965 in Book 362 at Page 563, Deed Records of Klamath County, PROPERTY Oregon. PROPERTY AD-DRESS: 3445 AN-DERSON AVENUE, KLAMATH FALLS, OR 97603.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Revised Oregon Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly pay ments of \$1,114.71 beginning 09/01/07 peginning 09/01/07; plus late charges of \$48.95 each month beginning 09/16/07; plus prior accrued charges of late \$0.00; plus advances of \$15.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said de-fault; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, applicable.

> By reason of said default the benefi-ciary has declared all sums owing on the obligation se-cured by the trust deed immediately and payable, due said sums being the following, to wit: following, to wit: \$138,456.38 with interest thereon at the rate of 7.5 percent per annum beginning 08/01/07; plus late charges of \$48.95 each month beginning 09/16/07 until paid; plus priaccrued late or charges of \$0.00; plus advances of \$15.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums ad vanced by the bene-ficiary for the pro-tection of the above described real property and its interest therein; and prepay-ment penalties/pre-miums, if applica-ble.

WHEREFORE, notice hereby is given that the undersigned, trustee will on April 28, 2008 at the hour of \$ 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Main Street, in the of Klamath City Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execu-tion by grantor of the trust deed, together with any in-terest which the grantor or grantor's successors in inter-est acquired after the execution of the trust deed, to satisfy the foregoing obligathereby tions thereby se-cured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given ment or payoff quotes require quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to that the trustee's "Ur-gent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return re ceipt requested, addressed to the trust-ee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid informa-tion is also available at the trustee's web-site. www.north-westtrustee.com.

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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 that is capable of being cured by ten-dering the perform-ance required under the obligation or trust deed, and in addition to paying said sums or tender-ing the performance ing the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trustee Services, trust deed, together Inc. is successor by with trustee's and merger to Northattorney's fees not west Trustee Servexceeding the ices, PLLC (former-exceeding stided by known as Northexceeding exceeding mounts provided ly kn by said ORS 86.753. west Requests from per ices, sons named in ORS ther ments.

in construing this notice, 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 respecclude their respec-tive successors in in-terest, if any. The trustee's rules of auction may be accessed www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and sure.com. Northwest Services, Trustee Inc.

Dated: , 20 By As-sistant Vice Presi-Northwest dent, Services, ly known as North-west Trustee Services, LLC). For fur-ther information, sons named in ORS ther information, 86.753 for reinstate please contact: Kament quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents. 1002.81491-FEI #9821 January 31, February 7, 14, 27,

2008.

Notice is further given that any person named in ORS 186.753 has the right, at any time prior to five days before the date last set to tile gale. 30 have the green grown of the grown of t