

WHEN RECORDED MAIL TO:

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

2008-007632

Klamath County, Oregon



05/27/2008 03:11:29 PM

Fee: \$66.00

1st 1157864

ATL

T.S. NO.: 1128541-13
LOAN NO.: 1044533426

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.

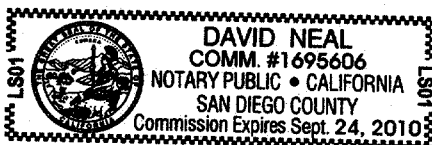
Each of the notices so mailed was certified to be a true copy of the original notice of sale by BETH L JOHNSON, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on February 04, 2008. 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.

[Signature]
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this 13 day of FEB 13 2008, 2008

[Signature]
Notary Public



TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX3426
T.S. No: 1128541-13

Reference is made to that certain deed made by
PATRICK M. LEAL, A MARRIED MAN AS HIS SOLE AND SEPARATE
ESTATE as Grantor to
AMERITITLE, as Trustee, in favor of

FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
as Beneficiary,

dated July 15, 2005, recorded July 22, 2005, in official records of KLAMATH County, OREGON in
book/reel/volume No. M05 at
page No. 56779, fee/file/instrument/microfilm/reception No. XX covering the following described real
property situated in the said County and State, to-wit:

LOT 13, BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

Commonly known as:

5522 EASTWOOD DRIVE 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 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 \$972.18 Monthly Late Charge \$48.61

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 \$156,214.11 together with
interest thereon at the rate of 6.125 % 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: XXXXXX3426
T.S. No: 1128541-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 30, 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

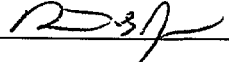
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor 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: January 23, 2008

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

2/5/2008 6:16:10 PM Sender: CalWestern Reconveyance

525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1128541-13 030 02041322 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
11041994141009281874	1	PATRICK M. LEAL	5522 EASTWOOD DRIVE	KLAMATH FALLS OR 97603
11041994141009281898	2	OCCUPANT	5522 EASTWOOD DRIVE	KLAMATH FALLS OR 97603
11041994141009281904	3	PATRICK M. LEAL	318 E 21 ST	TRACY CA 95376
11041994141009281928	4	FIRST FRANKLIN FINANCIAL CORPORATION	2150 NORTH FIRST STREET, SUITE 100	SAN JOSE CA 95131
11041994141009281935	5	PATRICK M LEAL %LEE FERGUSON, ATTORNEY	1204 W. MAIN STREET	MEDFORD OR 97501
11041994141009281942	6	JENNIFER L LEAL % REBECCA WHITNEY-SMITH,	1151 PINE STREET	KLAMATH OR 97601
11041994141009281966	7	LEE FERGUSON	408 S. OAKDALE AVENUE	MEDFORD OR 97501

2/5/2008 6:16:10 PM Sender: CalWestern Reconveyance

Postal Class: Certified - Ret 525 E Main
El Cajon CA 92020

Type of Mailing: NOS

Affidavit Attachment: 1128541-13 030 02041322 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71041994141012388005	1	PATRICK M. LEAL	5522 EASTWOOD DRIVE	KLAMATH FALLS OR 97603
71041994141012388029	2	OCCUPANT	5522 EASTWOOD DRIVE	KLAMATH FALLS OR 97603
71041994141012388043	3	PATRICK M. LEAL	318 E 21 ST	TRACY CA 95376
71041994141012388050	4	FIRST FRANKLIN FINANCIAL CORPORATION	2150 NORTH FIRST STREET, SUITE 100	SAN JOSE CA 95131
71041994141012388074	5	PATRICK M LEAL %LEE FERGUSON, ATTORNEY	1204 W. MAIN STREET	MEDFORD OR 97501
71041994141012388081	6	JENNIFER L LEAL % REBECCA WHITNEY-SMITH,	1151 PINE STREET	KLAMATH OR 97601
71041994141012388104	7	LEE FERGUSON	408 S. OAKDALE AVENUE	MEDFORD OR 97501

Klamath County, Oregon
 FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK OF INDIANA, beneficiary
 PATRICK M LEAL, grantor
 CAL-WESTERN RECONVEYANCE CORP, trustee/successor trustee
 TS # 1128541-13
 REF # 164280

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 an OCCUPANT of **5522 EASTWOOD DR, Klamath Falls, OR 97603**, with copy(ies), as follows:

1st attempt: (date) January 28, 2008 (time) 1:00 PM ☒ Posted ☐ Served
 2nd attempt: (date) January 31, 2008 (time) 6:43 AM ☒ Posted ☐ Served
 3rd attempt: (date) February 02, 2008 (time) 2:13 PM ☐ Posted ☐ Served ☒ Attempted

Posted on the property in a secure manner, in a conspicuous place, to wit: The front door

Served upon an adult occupant (name) _____,
 by delivering a copy
☐ Personally to him/her
☐ Substituted to him/her to (name) _____,
 a person 14 years of age or older residing in the dwelling house or usual place of abode.

(signature)

(print name)

ROBERT W. BOLENDAUGH

JEFFERSON STATE ADJUSTERS

STATE OF OREGON, County of KlamathSigned and affirmed before me on 2-4-08

NOTARY PUBLIC - OREGON

CLIENT: RELIABLE POSTING & PUBLISHING REF # 164280
 IPS# 43646

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

member of

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

164280

Klamath County, Oregon
FIRST FRANKLIN, beneficiary
PATRICK M LEAL, grantor
CAL-WESTERN RECONVEYANCE CORP, trustee/successor trustee
TS # 1128541-13
REF # 164280

AFFIDAVIT OF MAILING

I certify that:

I mailed a copy of the TRUSTEE'S NOTICE OF SALE in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **March 07, 2008**, addressed as follows:

OCCUPANT
5522 EASTWOOD DR
Klamath Falls OR 97603.

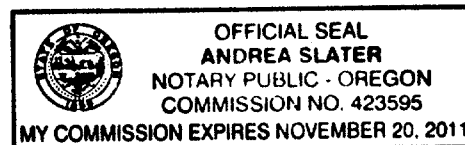
Gloria Carter

STATE OF OREGON, County of Multnomah.

Signed and attested before me on March 07, 2008 by Gloria Carter.

Andrea Slater (SEAL)

NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 164280
IPS# 43646

INTERSTATE PROCESS SERVING, INC * P.O. Box 156, Beaverton OR 97075 * (503)452-7179

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX3426
T.S. No: 1128541-13

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 30, 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

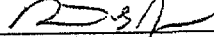
City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor 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: January 23, 2008

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: XXXXXX3426
T.S. No: 1128541-13

Reference is made to that certain deed made by
PATRICK M. LEAL, A MARRIED MAN AS HIS SOLE AND SEPARATE
ESTATE as Grantor to
AMERITITLE, as Trustee, in favor of

FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
as Beneficiary,

dated July 15, 2005, recorded July 22, 2005, in official records of KLAMATH County, OREGON in
book/reel/volume No. M05 at
page No. 56779, fee/file/instrument/microfilm/reception No. XX covering the following described real
property situated in the said County and State, to-wit:

LOT 13, BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

Commonly known as:

5522 EASTWOOD DRIVE 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 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 \$972.18 Monthly Late Charge \$48.61

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 \$156,214.11 together with
interest thereon at the rate of 6.125 % 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

1128541

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 # 9892

Notice of Sale/Patrick M. Leal

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:

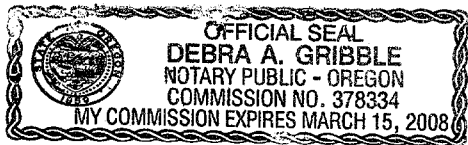
February 22, 29, March 7, 14, 2008

Total Cost: \$692.99

Jeanine P. Day
Subscribed and sworn by Jeanine P Day
before me on: March 14, 2008

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE
Loan No: xxxxxx3426 T.S. No.: 1128541-13

Reference is made to that certain deed made by Patrick M. Leal, A Married Man As His Sole and Separate Estate, as Amerititle, as Trustee, in favor of First Franklin A Division of Nat. City Bank Of IN, as Beneficiary, dated July 15, 2005, recorded July 22, 2005, in official records of Klamath, Oregon in book/reel/volume No. m05 at page No. 56779, fee/file/Instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Lot 13, block 9, tract no. 1064, first addition to gatewood, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon. Commonly known as: 5522 Eastwood Drive, 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 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 \$972.18 Monthly Late Charge \$48.61.

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 \$156,214.11 together with interest thereon at 6.125% 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.

Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on May 30, 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 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: January 23, 2008. 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-164280 02/22/08, 02/29/08, 03/07/08, 03/14/08.
#9892 February 22, 29, March 7, 14, 2008.