

2008-009108

Klamath County, Oregon

RECORDING COVER SHEET

Pursuant to ORS 205.234



06/20/2008 03:09:45 PM

Fee: \$81.00

After recording return to:

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

15+ 1209272

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

Original Grantor(s) on Trust Deed: Angela E. Maupin and Ronnie R. Maupin, wife and husband

Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Primelending, a Plainscapital Company

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.

FLV

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 or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 address, to-wit:

ANGELA E. MAUPIN
9810 BEN KERNS ROAD
KLAMATH FALLS, OR 97601

RONNIE R. MAUPIN
9810 BEN KERNS ROAD
KLAMATH FALLS, OR 97601

RONNIE R. MAUPIN
P.O. Box 1951
Klamath Falls, OR 97601

ANGELA E. MAUPIN
P.O. Box 1951
Klamath Falls, OR 97601

Occupant(s)
9810 BEN KERNS ROAD
KLAMATH FALLS, OR 97601

Home Partners Finance I, LLC
1154 Highland Ave
Cheshire, CT 06410

Le Ann Maupin
5775 Glenridge Way
Klamath Falls, OR 97603

Le Ann Maupin
c/o Ruth A. Cherry, Atty
303 Pine St., Ste. 101
Klamath Falls, OR 97601

Claimant Bellet Construction, Inc.
c/o Brandsness, Brandsness & Rudd, P.C.
411 Pine St.
Klamath Falls, OR 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
MAUPIN, ANGELA E. and RONNIE R.
Grantor

to
Northwest Trustee Services, Inc.,
Trustee

File No. 7037.15530

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

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 requesting notice, as required by ORS 86.785.

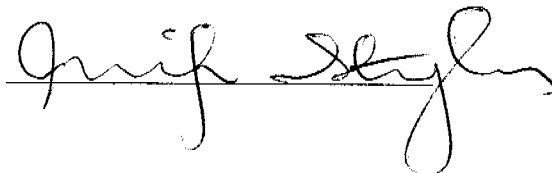
Each of the notices so mailed was certified to be a true copy of the original notice of sale, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 4/4-08. With respect to each person 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.

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)

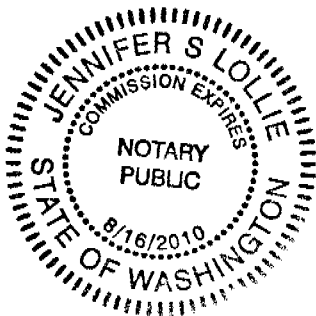
) ss.

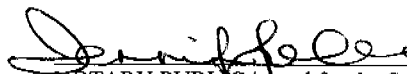
COUNTY OF KING)



I certify that I know or have satisfactory evidence that Jennifer Stephens is the person who appeared before me, and said person 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: 4/4/08




NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My commission expires 8/16/2010

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Angela E. Maupin and Ronnie R. Maupin, wife and husband, as grantor, to Allan D. Polunsky, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Primelending, a Plainscapital Company, as beneficiary, dated 08/10/07, recorded 08/22/07, in the mortgage records of Klamath County, Oregon, as 2007-014790 and subsequently assigned to Chase Home Finance LLC by Assignment, covering the following described real property situated in said county and state, to wit:

Lot 15 in Block 18, Second Addition to Klamath River Acres; according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 9810 BEN KERNS ROAD
KLAMATH FALLS, OR 97601

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 \$1,697.77 beginning 12/01/07; plus late charges of \$84.89 each month beginning 12/16/07; plus prior accrued late charges of \$0.00; plus advances of \$29.00; 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: \$251,595.76 with interest thereon at the rate of 7.125 percent per annum beginning 11/01/07; plus late charges of \$84.89 each month beginning 12/16/07 until paid; plus prior accrued late charges of \$0.00; plus advances of \$29.00; 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 **August 8, 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.

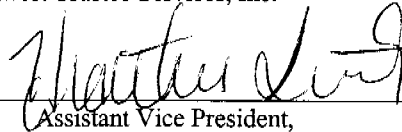
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com.

Northwest Trustee Services, Inc.

Dated: 4-3, 20 08

By



Assistant Vice President,

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:

Becky Baker
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900
File No. 7037.15530/MAUPIN, ANGELA E. and RONNIE R.

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.**

FEI, LLC
Affidavit of Posting and Service

State of Oregon
County of Klamath

Dave Davis, being sworn, says: That I am a citizen of the United States, over 18 years of age, a resident of Oregon, and not a party to the proceeding referred to in the attached Notice of Trustee's Sale: That my business address is 422 N 6th St, Klamath Falls, OR.

That I posted a copy of the attached Notice of Trustee's Sale on the parcel of land described in the attached Notice of Trustee's Sale, commonly referred to as 9810 BEN KERNS ROAD , KLAMATH FALLS, OR in a conspicuous place.

1st Attempt: Posted Real Property on 04/04/2008 at 16:40

AND: / OR:

That I personally served a copy of the attached Notice of Trustee's Sale upon an adult occupant of the real property in the manner in which a summons is served by delivering to or leaving with Ronnie Maupin, a person over the age of eighteen (18) years, then residing therein on Friday, April 4, 2008, at 16:40.

Signed in Klamath County, Oregon by:

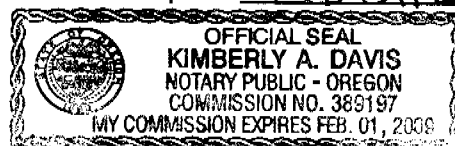
 04/04/08

Signature Date
1002.88410

State of Oregon
County of KLAMATH

On this 04 day of April in the year of 2008, before me a Notary Public, Personally appeared DAVE DAVIS, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Kimberly A Davis
Notary Public for Oregon
Residing at Klamath County
Commission expires: Feb 01, 2009



Statement of Property Condition**Occupancy:**☒ Occupied☐ Vacant**Type of Dwelling:**☒ Single Family☐ Condominium☐ Apartment Bldg☐ Commercial Bldg☐ Mobil Home☐ Vacant Land☐ Multi-Family: Number of Units _____**Property Condition:**

Damage:

☐ Fire☐ Vandalism☐ Other - Describe: _____**Landscape:**☒ Good☐ Poor**Other:**☐ Property Address Discrepancies☐ Code Enforcement Notices☐ Livestock☐ For Sale, Sign By: _____

Comments: _____

Disclaimer:

Foreclosure Expeditors/Initiators, LLC provides the information herein as a courtesy. That information is obtained from field service representatives possessing varying degrees of knowledge and sophistication in the observance and reporting of real property conditions and should not be relied upon in lieu of the lender's or servicer's regular property inspections for the property. No guaranty, warranty or representation of any kind, expressed or implied, is made concerning the accuracy, completeness or correctness of the matters reported upon by FEI's representatives herein. Foreclosure Expeditors/Initiators, LLC, its affiliates, officers, directors, employees, or agents are neither responsible nor liable for any direct, indirect, incidental, consequential special, punitive, exemplary or other damages arising out of or relating in any way to the content or information contained in this Statement of Property Condition.

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 # 10180

Notice of Sale/Angela E. & Ronnie R. Maupin

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:

May 15, 22, 29, June 5, 2008

Total Cost: \$1,087.88

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: June 5, 2008

Beth Furtado
Notary Public of Oregon

My commission expires November 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Angela E. Maupin and Ronnie R. Maupin, wife and husband, as grantor, to Allan D. Polunsky, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Prime lending, a Plainscapital Company, as beneficiary, dated 08/10/07, recorded 08/22/07, in the mortgage records of Klamath County, Oregon, as 2007-014790 and subsequently assigned to Chase Home Finance LLC by Assignment, covering the following described real property situated in said county and state, to wit: Lot 15 in Block 18, Second Addition to Klamath River Acres; according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. PROPERTY ADDRESS: 9810 BEN KERNS ROAD, KLAMATH FALLS, OR 97601.

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WHEREFORE, notice hereby is given that the undersigned trustee will on August 8, 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 web site www.northwesttrustee.com. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to the date 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 contained therein that is capable of being cured by rendering the performance required under the obligation of trust deed, and in addition to paying said sums or rendering 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 loan statement 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 time the trustee's office of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access said states at www.northwesttrustee.com and www.USAforeclosure.com. North West Trustee Services, LLC is a successor by merger to North West Trustee Services, LLC (formerly known as North West Trustee Services, LLC). For further information, please contact: Becky Baker, North West Trustee Services, Inc. P.O. Box 1000, Bellevue, WA 98009-0997, 425.886.1900. File No. 2007-15530/MAUPIN, ANGELA E. and RONNIE R. (TS# 2007-15530) 1002.88410-FE1
2008 May 15 22:29 June 4, 2008

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