

47082075

2008-010106  
Klamath County, Oregon



07/14/2008 03:29:08 PM

Fee: \$41.00

**AFFIDAVIT OF MAILING OF NOTICE OF SALE**

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE         )

I, NANCY K. CARY, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on April 15, 2008:

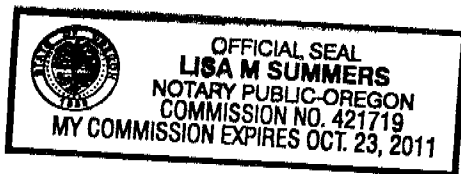
Luis A. Trujillo  
2053 Reclamation Avenue  
Klamath Falls OR 97601

Oregon Housing & Community  
Services Department  
State of Oregon  
725 Summer St., NE, Suite B  
Salem OR 97301

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

\_\_\_\_\_  
Nancy K. Cary

Signed and sworn to before me on April 15, 2008, by NANCY K. CARY.



\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 10/23/2011

**AFTER RECORDING RETURN TO:**  
Hershner Hunter LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

47082075  
AFFIDAVIT OF MAILING

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF KLAMATH            )

SERVICE BY POSTING


On April 7, 2008, at 3:53 P.M., I posted the attached original Trustee's Notice of Sale at  
2053 Reclamation Ave. Klamath Falls, Oregon 97601 (address) by  
Posting a copy to the front door (method of posting).

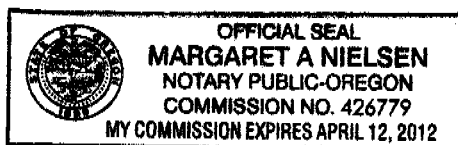
On April 9, 2008, at 4:46 P.M., I posted the attached original Trustee's Notice of Sale at  
2053 Reclamation Ave. Klamath Falls, Oregon 97601 (address) by  
Posting a copy to the front door (method of posting).

On April 11, 2008, at 10:47 A.M., I posted the attached original Trustee's Notice of Sale at  
2053 Reclamation Ave. Klamath Falls, Oregon 97601 (address) by  
Posting a copy to the front door (method of posting). Following this third posting, I sent a copy of  
the Notice bearing the word "Occupant" as the addressee to the property address of 2053 Reclamation Ave.  
Klamath Falls by first class mail with postage pre-paid on April 11, 2008  
Oregon, 97601

  
\_\_\_\_\_  
ROBERT W. BOLENBAUGH

Signed and sworn to before me on April 11, 2008, by  
\_\_\_\_\_  
ROBERT W. BOLENBAUGH

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_



AFTER RECORDING RETURN TO:  
Hershner Hunter LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

The following Trustee's Notice of Sale is served on you (if mailed, by certified mail, return receipt requested and first class mail) pursuant to ORS Chapter 86, requiring notice of the foreclosure to be given to the grantor of the trust deed, to certain successors in interest of the grantor and junior lien holders, and to the occupants of the property.

TO:

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	LUIS A. TRUJILLO
Trustee:	FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
Successor Trustee:	NANCY K. CARY
Beneficiary:	OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

The Easterly 33 1/2 feet of Lot 789, Block 105, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: January 26, 2007  
Recording No. 2007-001355  
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$679.00 each, due the first of each month, for the months of January through April 2008; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$104,163.89; plus interest at the rate of 5.2500% per annum from December 1, 2007; plus late charges of \$58.20; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: August 14, 2008  
Time: 11:00 a.m.  
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

AFTER RECORDING RETURN TO:

Hershner Hunter LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #07754.30123).

DATED: April 3, 2008.

*/s/ Nancy K. Cary*

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Nancy K. Cary, Successor Trustee  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

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FAIR DEBT COLLECTION PRACTICES ACT NOTICE

We are attempting to collect a debt on behalf of the beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described above. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

AFTER RECORDING RETURN TO:  
Hershner Hunter LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

# 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 # 10250

Notice of Sale/Luis A. Trujillo

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:

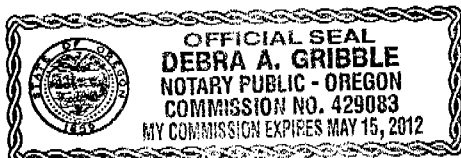
June 4, 11, 18, 25, 2008

Total Cost: \$710.88

Subscribed and sworn by Jeanine P Day  
before me on: June 25, 2008

Notary Public of Oregon

My commission expires May 15, 2012



### TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

#### 1. PARTIES:

Grantor: LUIS A. TRUJILLO  
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON  
Successor Trustee: NANCY K. CARY  
Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON

#### 2. DESCRIPTION OF PROPERTY:

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Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #07754.30123).

#### DATED: April 3, 2008.

/s/ Nancy K. Cary  
Nancy K. Cary, Successor Trustee  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

#10250 June 4, 11, 18, 25, 2008.

AFTER RECORDING RETURN TO:  
Hershner Hunter LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440