

2008-011800

Klamath County, Oregon



00051840200800118000130130

08/20/2008 11:50:37 AM

Fee: \$91.00

**RECORDING COVER SHEET FOR NOTICE
OF SALE PROOF OF COMPLIANCE PER
O.R.S. 205.234**

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

WHEN RECORDED MAIL TO

Trustee Corps
30 Corporate Park
Suite 400
Irvine, CA 92606

65784 ATE

Ts No.: OR0819365

Title Order No.: W870397

MARK NAME(S) OF ALL THE TRANSACTION(S) *described in the attached instrument. Fill in the
Original Grantor on Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale
of Affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.*



AFFIDAVIT OF MAILING NOTICE OF SALE (must have trustee's notice of sale
attached)



PROOF OF SERVICE / AFFIDAVIT OF MAILING NOTICE OF SALE



AFFIDAVIT OF PUBLICATION NOTICE OF SALE

Original Grantor on Trust Deed

JEANNE STEEN

Beneficiary

HSBC MORTGAGE SERVICES INC

[WHEN RECORDED MAIL TO:]

Trustee Corps
2112 Business Center Dr.
Second Floor, Suite 201
Irvine, CA 92612

[Space Above This Line for Recorder's Use]

Loan #: **15966583** Trustee Sale #: **OR0819365**

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF **ORANGE**
COUNTY OF **CALIFORNIA**

I, ERICA MANZO 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 interested named in the attached original or copy of 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 ERICA MANZO of TRUSTEE CORPS, for LSI TITLE COMPANY OF OREGON, 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 IRVINE, on MAY 05, 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.

BY: ERICA MANZO



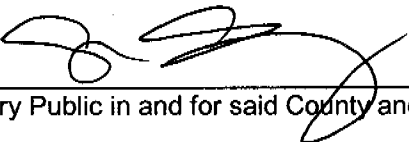
State of California)

County of Orange

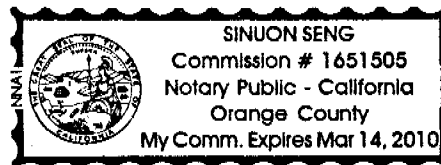
On 5/5/08 before me, Sinuan Seng, a notary public,
personally appeared Elisa Manzo who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said County and State



TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq.

Trustee Sale No.: **OR0819365** Loan No.: **15966583** Title Order No.: **W870397**

Reference is made to that certain Deed of Trust made by **JEANNE STEEN**, as Grantor, to **LAWYERS TITLE REALTY SERVICE**, as Trustee, in favor of **CAPITAL ONE HOME LOANS, LLC**, as Beneficiary, dated **10/20/2006**, and Recorded on 10/23/2006 as Document No. 2006-021270 in the County of **Klamath**, state of **Oregon**. The beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by **HSBC MORTGAGE SERVICES, INC.**.

Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: **THE NORTH 75 FEET OF LOT 4, BLOCK 1, SHIVES 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.**

TAX ACCOUNT NO: 3809-029CD-00700-000 KEY NO: 367203

A.P.N. # R-3809-029CD-00700-000

The street address or other common designation, if any, of the real property described above is purported to be: **810/812 UPHAM STREET, KLAMATH FALLS, OR 97601**

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Deed of Trust 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: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 01/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES.**

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the Note and Deed of Trust, the Beneficiary may insist that you do so in order to reinstate your account in good standing. The Beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Deed of Trust immediately due and payable, said sums being the following to wit:

\$90,940.41 with interest thereon at the rate of **9.950** from **12/01/2007**; plus late charges of **\$39.98** each month beginning **01/01/2008** and prior accrued late charges until paid; together with title expenses, costs, trustee's fees and attorney fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned Trustee will, on **09/11/2008**, at the hour of **10:00AM** in accord with the standard of time established by O.R.S. 187.110; **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR.** 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 has or had power to convey at the time of execution by him of the said Deed of Trust, together with any interest which the Grantor his successors in interest acquired after the execution of said Deed of Trust, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including reasonable charge by the Trustee.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

Notice is further given that any person named in O.R.S. 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 Deed of Trust 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 to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with Trustee's and attorney's fees.

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 person owing an obligation, the performance of which is secured by said Deed of Trust, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: 4-29-08

LSI TITLE COMPANY OF OREGON, as Successor Trustee

G. Sheppard
By: G. Sheppard, Authorized Signer

c/o *TRUSTEE CORPS*

2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

For Sale Information contact: (714) 573-1965, (714) 573-7777, (949) 252-8300

STATE OF _____

COUNTY OF _____

On _____, before me, _____ the undersigned, a Notary

Public in and for said state, personally appeared _____, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Notary Public in and for said County and State

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

State of California)
County of Orange)

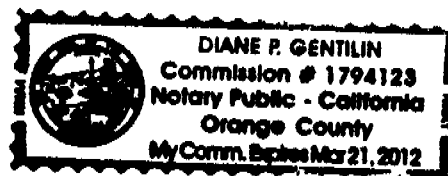
On 4-29-08 before me,
Diane P. Gentilin, Notary Public,
personally appeared G. Sheppard, Authorized Signer,
who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Diane P. Gentilin (Seal)
DIANE P GENTILIN

Notice of Sale
W870397



Declaration of Mailing

Trustee's Sale No. OR0819365

Date: 05/06/2008

I, ERICA MANZO, declare:

Mailing: Required

That I am an officer, agent, or employee of Trustee Corps
whose business address is 30 Corporate Park, Suite 400, Irvine, CA 92606

Page: 1

I am over the age of eighteen years; On 05/06/2008 by Certified mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Irvine notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

Number of Article	Name of Addressee, Street, and Post Office Address	Cert. Fee	R.R. Fee
71006309264085213689	JEANNE STEEN 810/812 UPHAM STREET KLAMARTH FALLS, OR 97601	\$3.48	\$0.00
71006309264085213696	JEANNE STEEN 6510 SO 6TH STREET KLAMATH FALLS, OR 97603-7112	\$3.48	\$0.00
71006309264085213702	JEANNE STEEN 810 UPHAM STREET KLAMATH FALLS, OR 97601	\$3.48	\$0.00
71006309264085213719	JEANNE STEEN 812 UPHAM STREET KLAMATH FALLS, OR 97601	\$3.48	\$0.00
71006309264085213726	CURRENT OCCUPANT 810/812 UPHMAN STREET KLAMARTH FALLS OR 97601	\$3.48	\$0.00
71006309264085213733	JEANNE STEEN 8391 BEVERLY DR #437 LOS ANGELES CA 90048	\$3.48	\$0.00
71006309264085213740	CURRENT OCCUPANT 810 UPHMAN STREET KLAMARTH FALLS OR 97601	\$3.48	\$0.00



\$24.36 \$0.00

Number of Pieces by Sender 7	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
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I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

5-6-08
(Date)

(Declarant)

Declaration of Mailing

Trustee's Sale No. OR0819365

I, **ERICA MANZO**, declare:

Date: 05/06/2008

Mailing: **Required**

Page: 1

That I am an officer, agent, or employee of **Trustee Corps**
whose business address is **30 Corporate Park, Suite 400, Irvine, CA 92606**

I am over the age of eighteen years; On 05/06/2008 by First Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at **Irvine** notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

Name of Addressee, Street, and Post Office Address	Postage Fee
JEANNE STEEN 810/812 UPHAM STREET KLAMARTH FALLS, OR 97601	\$0.58
JEANNE STEEN 6510 SO 6TH STREET KLAMATH FALLS, OR 97603-7112	\$0.58
JEANNE STEEN 810 UPHAM STREET KLAMATH FALLS, OR 97601	\$0.58
JEANNE STEEN 812 UPHAM STREET KLAMATH FALLS, OR 97601	\$0.58
CURRENT OCCUPANT 810/812 UPHMAN STREET KLAMARTH FALLS OR 97601	\$0.58
JEANNE STEEN 8391 BEVERLY DR #437 LOS ANGELES CA 90048	\$0.58
CURRENT OCCUPANT 810 UPHMAN STREET KLAMARTH FALLS OR 97601	\$0.58
\$4.06	

Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
7			

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

(Date)

(Declarant)

OR0819365 / STEEN
ASAP# 2755444

TCORPS

AFFIDAVIT OF SERVICE

STATE OF OREGON
County of Klamath

ss.

I, Andrew Thompson, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

810 Upham Street
Klamath Falls, OR 97601

By delivering such copy, personally and in person to John Albert Thornton, at the above Property Address on May 12, 2008 at 5:52 PM.

Prior to the aforementioned service, I attempted personal service at the Property Address on 05/09/2008 at 9:09 AM. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the FRONT DOOR, pursuant to ORS 86.750 (1)(b)(a).

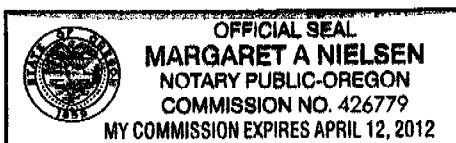
The effective date of service upon an occupant at the Property Address is 05/09/2008 as calculated pursuant to ORS 86.750 (1)(c).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 19 day of May, 2008
by Andrew Thompson.

Margaret A. Nielsen
Notary Public for Oregon

X *A Thompson*
Andrew Thompson
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



173546

OR0819365 / STEEN
ASAP# 2755444

TCORPS

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Multnomah

ss.

I, Royal Hebert, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On May 16, 2008, I mailed a copy of the Trustee's Notice of Sale, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(a)(C).

The envelope was addressed as follows:

OCCUPANT
812 Upham Street
Klamath Falls, OR 97601

This mailing completes service upon an occupant at the above address with an effective date of **05/09/2008** as calculated pursuant to ORS 86.750 (1)(c).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 16 day of may, 2008
by Royal Hebert.

Renee L. Gourley
Notary Public for Oregon

X 
Royal Hebert
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



173547

OR0819365 / STEEN
ASAP# 2755444

TCORPS

AFFIDAVIT OF POSTING

STATE OF OREGON
County of Klamath

ss.

I, Robert Bolenbaugh, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

812 Upham Street
Klamath Falls, OR 97601

As follows:

On 05/09/2008 at 9:10 AM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 05/12/2008 at 5:53 PM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

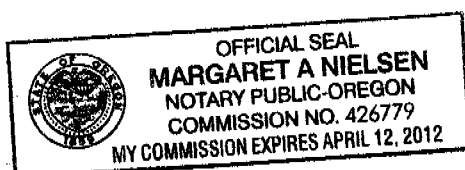
On 05/14/2008 at 11:22 AM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 16th day of May, 2008
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

X *[Signature]*
Robert Bolenbaugh
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



173547

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 # 10163

Public Notice

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 12, 19, 27, June 3, 2008

Total Cost: \$1,087.88

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: June 3, 2008

Beth Furtado
Notary Public of Oregon

My commission expires November 15, 2008



TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. Trustee Sale No.: OR0819365
Loan No.: 15966583 Title Order No.: W870397

Reference is made to that certain Deed of Trust made by JEANNE STEEN, as Grantor, to LAWYERS TITLE REALTY SERVICE, as Trustee, in favor of CAPITAL ONE HOME LOANS, LLC, as Beneficiary, dated 10/20/2006, and Recorded on 10/23/2006 as Document No. 2006-021270 in the County of Klamath, state of Oregon. The beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by HSBC MORTGAGE SERVICES, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: THE NORTH 75 FEET OF LOT 4, BLOCK 1, SHIVES 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. TAX ACCOUNT NO: 3809-029CD-00700-000 KEY NO: 367203 A.P.N. # R-3809-029CD-00700-000 The street address or other common designation, if any, of the real property described above is purported to be: 810/812 UPHAM STREET, KLAMATH FALLS, OR 97601 The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Deed of Trust 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: THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 01/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the Note and Deed of Trust, the Beneficiary may insist that you do so in order to reinstate your account in good standing. The Beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Deed of Trust

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(Continued from below)

immediately due and payable, said sums being the following to wit: \$90,940.41 with interest thereon at the rate of 9.950 from 12/01/2007; plus late charges of \$39.98 each month beginning 01/01/2008 and prior accrued late charges until paid; together with title expenses, costs, trustee's fees and attorney fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned Trustee will, on 09/11/2008, at the hour of 10:00AM in accord with the standard of time established by O.R.S. 187.110; ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR, 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 has or had power to convey at the time of execution by him of the said Deed of Trust, together with any interest which the Grantor

501011

His successors in interest acquired after the execution of said Deed of Trust, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including reasonable charge by the Trustee. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice is further given that any person named in O.R.S. 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 Deed of Trust 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 to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with Trustee's and attorney's fees.

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 person owing an obligation, the performance of which is secured by said Deed of Trust, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: 4-29-08. LSI TITLE COMPANY OF OREGON, as Successor Trustee By: G. Sheppard, authorized signor c/o *TRUSTEE CORPS* 2112 Business Center Drive, 2nd Floor, Irvine, CA 92612. For Sale Information contact: (714) 573-1965, (714) 573-7777, (949) 252-8300. This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose. ASAP# 2755444
05/12/2008, 05/19/2008, 05/27/2008, 06/03/2008.
#10163 May 12, 19, 27, June 3, 2008.