

2009-001366

Klamath County, Oregon



00059822200900013660190199

02/05/2009 02:41:23 PM

Fee: \$121.00

Recording Requested By:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ATE 66039

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## COVER SHEET

### DOCUMENT:

Affidavit of Mailing / Trustee's Notice of Sale  
Affidavit of Non-Occupancy  
Affidavit of Publication  
Notice

### ORIGINAL GRANTOR ON TRUST DEED:

Brooke Anderson

### ORIGINAL BENEFICIARY ON TRUST DEED:

Mortgage Electronic Registration Systems, Inc.

\$126 ATE

[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 #: 13090493 Trustee Sale #: OR0822981

## AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF ORANGE  
COUNTY OF CALIFORNIA

I, SINUON SENG 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 SINUON SENG 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 July 31, 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: SINUON SENG, TRUSTEE SALE OFFICER

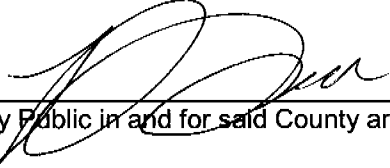
State of California)

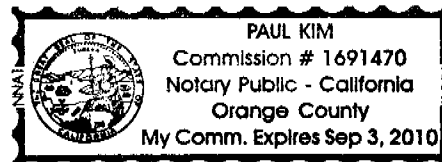
County of \_Orange\_)

On 07/31/2008 before me, Paul Kim, a notary public, personally appeared Sinuon Seng 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



# Declaration of Mailing

Trustee's Sale No. OR0822981

Sinuon Seng

, declare:

Trustee Corps

Date: 07/31/2008

Mailing: Required

Page: 1

that I am an officer, agent, or employee of whose business address is 30 Corporate Park, Suite 400, Irvine, CA 92606  
I am over the age of eighteen years; On 07/31/2008 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
71006309264087411564	BROOKE ANDERSON 609 LYTTON ST KLAMATH FALLS, OR 97601	\$3.49	\$0.00
71006309264087411571	BROOKE ANDERSON 2858 SW LAVA AVE REDMOND, OR 97756-7001	\$3.49	\$0.00
71006309264087411588	HSBC MORTGAGE SERVICES INC. 636 GRAND REGENCY BOULEVARD BRANDON, FL 33510 ATTN: DIEDRA JENKINS	\$3.49	\$0.00
71006309264087411595	BROOKE ANDERSON 70445 NW LOWER BRIDGEWAY TERREBONNE, OR 97760	\$3.49	\$0.00
71006309264087411601	CURRENT OCCUPANT 609 LYTTON STREET KLAMATH FALLS, OREGON 97601	\$3.49	\$0.00
71006309264087411618	BROOKE ANDERSON 609 LYTTON STREET KLAMATH FALLS, OREGON 97601	\$3.49	\$0.00
71006309264087411625	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 FLINT, MI 48501-2026	\$3.49	\$0.00
71006309264087411632	WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK C/O MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026	\$3.49	\$0.00



\$27.92 \$0.00

Number of Pieces by Sender 8	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee 21
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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

(Date)

(Declarant)

# Declaration of Mailing

Trustee's Sale No. OR0822981

Date: 07/31/2008

I, **Sinuon Seng**, declare:

Mailing: **Required**

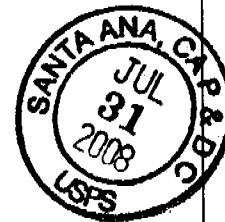
That I am an officer, agent, or employee of **Trustee Corps**

Page: **2**

whose business address is **30 Corporate Park, Suite 400, Irvine, CA 92606**

I am over the age of eighteen years; On **07/31/2008** 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
	FLINT, MI 48501-2026		
71006309264087411649	WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK 401 PLYMOUTH ROAD, SUITE 400 PLYMOUTH MEETING, PA 19462	\$3.49	\$0.00
71006309264087411656	WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK C/O CORPORATION SERVICE COMPANY 285 LIBERTY ST NE SALEM, OR 97301	\$3.49	\$0.00
		\$6.98	\$0.00



Number of Pieces by Sender <b>2</b>	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

(Date)

(Declarant)

# Declaration of Mailing

Trustee's Sale No. OR0822981

Date: 07/31/2008

I, **Sinuon Seng**, declare:

Mailing: **Required**

That I am an officer, agent, or employee of **Trustee Corps**

Page: **1**

whose business address is **30 Corporate Park, Suite 400, Irvine, CA 92606**

I am over the age of eighteen years; On **07/31/2008** 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:

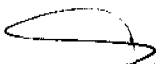
Name of Addressee, Street, and Post Office Address	Postage Fee
BROOKE ANDERSON 609 LYTTON ST KLAMATH FALLS, OR 97601	\$0.59
BROOKE ANDERSON 2858 SW LAVA AVE REDMOND, OR 97756-7001	\$0.59
HSBC MORTGAGE SERVICES INC. 636 GRAND REGENCY BOULEVARD BRANDON, FL 33510 ATTN: DIEDRA JENKINS	\$0.59
BROOKE ANDERSON 70445 NW LOWER BRIDGEWAY TERREBONNE, OR 97760	\$0.59
CURRENT OCCUPANT 609 LYTTON STREET KLAMATH FALLS, OREGON 97601	\$0.59
BROOKE ANDERSON 609 LYTTON STREET KLAMATH FALLS, OREGON 97601	\$0.59
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 FLINT, MI 48501-2026	\$0.59
WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK C/O MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026	\$0.59

\$4.72

Number of Pieces by Sender 8	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

\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Declarant)

# Declaration of Mailing

Trustee's Sale No. OR0822981

I, **Sinuon Seng**, declare:

Date: 07/31/2008

Mailing: **Required**

Page: **2**

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 07/31/2008 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:

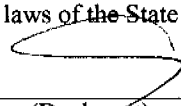
Name of Addressee, Street, and Post Office Address	Postage Fee
FLINT, MI 48501-2026	
WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK 401 PLYMOUTH ROAD, SUITE 400 PLYMOUTH MEETING, PA 19462	\$0.59
WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK C/O CORPORATION SERVICE COMPANY 285 LIBERTY ST NE SALEM, OR 97301	\$0.59

\$1.18

Number of Pieces by Sender <b>2</b>	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

\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Declarant)

# TRUSTEE'S NOTICE OF SALE

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

Trustee Sale No.: **OR0822981** Loan No.: **13090493** Title Order No.: **W870887**

Reference is made to that certain Deed of Trust made by **BROOKE ANDERSON**, as Grantor, to **AMERITITLE**, as Trustee, in favor of **WILIMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK**, as Beneficiary, dated **12/27/2005**, and **Recorded on 12/30/2005 as Document No. M05-72159** 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: **LOT 7 IN BLOCK 62 OF LAKEVIEW 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.**

**A.P.N. # R-3809-029BA-05100-000**

The street address or other common designation, if any, of the real property described above is purported to be: **609 LYTTON ST, 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 04/01/2008 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:

**\$103,793.49** with interest thereon at the rate of **10.450** from **03/01/2008**; plus late charges of **\$47.84** each month beginning **04/01/2008** 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 **12/01/2008**, 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: 7-23-08

**LSI TITLE COMPANY OF OREGON, as Successor Trustee**

G. Sheppard  
By: G. Sheppard, authorized signer

**c/o \*TRUSTEE CORPS\***

**2112 Business Center Drive, 2<sup>nd</sup> Floor, Irvine, CA 92612**

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

STATE OF Ca

COUNTY OF Orange

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 7-23-08 before me,  
Diane P. Gentilin, Notary Public,  
personally appeared G. Sheppard authorized Keener,  
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.

Signature Diane P. Gentilin (Seal)  
Diane P. Gentilin



# 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 # 10436

Notice of Sale/Brooke Anderson

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:

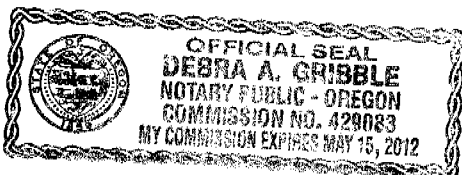
August 8, 15, 22, 29, 2008

Total Cost: \$1,193.44

*Jeanine P. Day*  
Subscribed and sworn by Jeanine P Day  
before me on: August 29, 2008

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires May 15, 2012



### TRUSTEE'S NOTICE SALE

Pursuant to O.R.S. 86.705, et seq. Trustee Sale No.: OR0822981  
Loan No.: 13090493 Title Order No.: W870887

Reference is made to that certain Deed of Trust made by BROOKE ANDERSON, as Grantor, to AMERITITLE, as Trustee, in favor of WILIMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, as Beneficiary, dated 12/27/2005, and Recorded on 12/30/2005 as Document No. M05-72159 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: LOT 7 IN BLOCK 62 OF LAKEVIEW 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. A.P.N. # R-3809-029BA-05100-000 The street address or other common designation, if any, of the real property described above is purported to be: 609 LYTTON ST, 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 04/01/2008 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: \$103,793.49 with interest thereon at the rate of 10.450 from 03/01/2008; plus late charges of \$47.84 each month beginning 04/01/2008 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 12/01/2008, 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

501071

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: 07/23/2008. 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, State of California, County of Orange. On 07/23/2008, before me, Diane P. Gentilin, a Notary Public in, personally appeared G. Sheppard, authorized signor, 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 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, My Comm. Exp. Mar. 12, 2012. 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# 2841787 08/08/2008, 08/15/2008, 08/22/2008, 08/29/2008.  
#10436 August 8, 15, 22, 29, 2008.

OR0822981 / ANDERSON  
ASAP# 2841787

TCORPS

**AFFIDAVIT OF NON-OCCUPANCY**

STATE OF OREGON  
County of Klamath

ss.

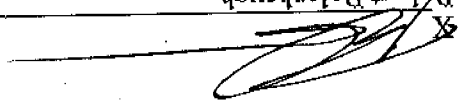
I, Robert Bolenbaugh, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state where this attempt of service was made; that I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on August 06, 2008, after personal inspection, I found the following described real property to be unoccupied:

LOT 7 IN BLOCK 62 OF LAKEVIEW 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.

Commonly known as: 609 Lytton Street  
Klamath Falls, OR 97601

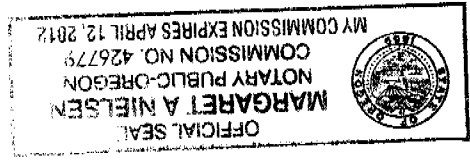
I declare under the penalty of perjury that the above statement is true and correct.

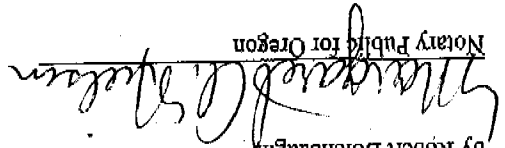


Robert Bolenbaugh  
Nationwide Process Service, Inc.  
420 Century Tower  
1201 SW 12th Avenue  
Portland, OR 97205  
(503) 241-0636



178424



SUBSCRIBED AND SWORN BEFORE ME  
this 3rd day of February, 2009  
by Robert Bolenbaugh  
Notary Public for Oregon  


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

[WHEN RECORDED MAIL TO:]

Loan #: 13090493 Trustee Sale #: OR0822981  
[Space Above This Line for Recorder's Use]

## 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 December 30, 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.

"Notice as required by an in accordance with ORS Chapter 646 was provided to Grantor and successor in interest, if any."

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 **December 30, 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 25 days before the day set for the trustee's sale.

BY: ERICA MANZO

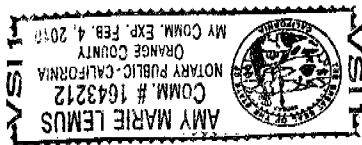
State of California)  
County of Orange  
On 2/16/09  
before me, Amy Marie Lemus, a notary public,

personally appeared Erica 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.

[Signature]  
Notary Public in and for said County and State



# Declaration of Mailing

Trustee's Sale No. OR0822981

Erica Manzo

, declare:

Trustee Corps

30 Corporate Park, Suite 400, Irvine, CA 92606

I am over the age of eighteen years; On 12/30/2008 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:

Date: 12/30/2008

Mailing: Courtesy

Page: 1

Number of Article	Name of Addressee, Street, and Post Office Address	Cert. Fee	R.R. Fee
71006309264093222574	BROOKE ANDERSON 609 LYTTON ST KLAMTH FALLS OR 97601	\$3.49	\$0.00
71006309264093222581	OWNERS/OCCUPANT 609 LYTTON ST KLAMTH FALLS OR 97601	\$3.49	\$0.00

Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
2			
<div style="display: flex; justify-content: space-between;"> <span>\$6.98</span> <span>\$0.00</span> </div>			

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)



# Declaration of Mailing

Trustee's Sale No. OR0822981

Erica Manzo

, declare:

Trustee Corps

30 Corporate Park, Suite 400, Irvine, CA 92606

I am over the age of eighteen years; On 12/30/2008 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 herunto attached and made part hereof, addressed to the following:

Date: 12/30/2008

Mailing: Courtesy

Page: 1

Postage  
Fee

Name of Addressee, Street, and Post Office Address

BROOKE ANDERSON  
609 LYTTON ST  
KLAMATH FALLS OR 97601  
OWNERS/OCCUPANT  
609 LYTTON ST  
KLAMATH FALLS OR 97601

\$0.59

\$0.59

\$1.18

Number of Pieces by Sender	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

(Declarant)

(Date)

**NOTICE:  
YOU ARE IN DANGER OF LOSING  
YOUR PROPERTY IF YOU DO NOT  
TAKE ACTION IMMEDIATELY**

Trustee Sale No.: OR0822981 Loan No.: 13090493 Title Order No.: W870887

This notice is about your mortgage loan on your property at (address).

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have had to pay as of 04/01/2008 to bring your mortgage loan current was \$5,468.52. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask.

You may call (telephone number) to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe.

You may also get these details by sending a request by certified mail

to:

LSI TITLE COMPANY OF OREGON  
c/o TRUSTEE CORPS  
30 CORPORATE PARK, 4<sup>TH</sup> FLOOR, SUITE 400  
IRVINE, CA 92606

**THIS IS WHEN AND WHERE  
YOUR PROPERTY WILL BE SOLD  
IF YOU DO NOT TAKE ACTION:**

Date and time: 01/26/2009, at 10:00AM

Place: 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

**THIS IS WHAT YOU CAN DO  
TO STOP THE SALE:**

1. You can pay the amount past due or correct any other default, up to five days before the

(T-record)

sale.

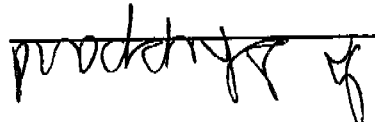
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call HSBC MORTGAGE SERVICES INC at (800) 413-7052 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 800-SAFENET (800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: <http://www.osbar.org>. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

**WARNING:** You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: (12-24-08)

LSI TITLE COMPANY OF OREGON



Trustee telephone number: (877) 714-0966 ext. 285