

2009-004954

Klamath County, Oregon



00063965200900049540100106

04/09/2009 11:57:30 AM

Fee: \$81.00

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 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.

ATE 66322

AFTER RECORDING RETURN TO:

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION

PROOF OF SERVICE

ORIGINAL GRANTOR: ROY ESTEP, LAURA L. ESTEP

**BENEFICIARY: LaSalle Bank National Association, as Trustee for Ownit Mortgage
Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4**

T.S. #: OR-08-216715-SH

Loan #: 16966582

\$81 ATE

WHEN RECORDED MAIL TO:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

T.S. NO.: **OR-08-216715-SH**
LOAN NO.: **16966582**

(Above Space is for Recorder's Use)

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF **California** } SS
COUNTY OF **San Diego** }

I, **David Fry** *David Fry*, 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 original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached Notice of Sale and provided the notice required by HB3630 (2008) Section 21 by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME AND ADDRESS

SEE ATTACHED

CERTIFIED NO.

Said person(s) include the grantor of 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.

"Notice as required by and 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 **Jason Julianne** for **LSI TITLE COMPANY OF OREGON, LLC**, 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, **San Diego, California**, on **12/16/2008**. 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.

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 **California** } SS
COUNTY OF **San Diego** }

On **4-6-09** before me **Michelle Nguyen**, the undersigned, A Notary Public personally appeared **David Fry** 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 *Michelle Nguyen*
Michelle Nguyen



AFFIDAVIT OF MAILING

Date: 12/16/2008

T.S. No.: OR-08-216715-SH

Loan No.: 16966582

Mailing: Notice of Sale

STATE OF California }

COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; and that on 12/16/2008, (s)he personally mailed the Notice of Sale, of which the annexed is a true copy, by causing to be deposited in the United States Mail a copy of such Notice of Sale in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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



Affiant David Fry

LAURA L. ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412636

Occupant 5688 DELAWARE AVE KLAMATH
FALLS, OR 97603 First Class and Cert. No.
71039628594118412650

Occupant 5688 DELAWARE AVE KLAMATH
FALLS, OR 97603 First Class and Cert. No.
71039628594118412667

MORTGAGE ELECTRONIC REGISTRATION, SYSTEMS, INC.
P.O. BOX 2026 FLINT, MI 48501-2026 First Class and Cert. No.
71039628594118412681

ROY ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412711

LAURA L. ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412766

LAURA ESTEP 5688 Delaware Ave Klamath
Falls, OR 976036926 First Class and Cert. No.
71039628594118412803

ROY ESTEP 5688 Delaware Ave Klamath Falls,
OR 976036926 First Class and Cert. No.
71039628594118412834

ROY ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412872

LAURA ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412896

ROBERT ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412919

VIRGINIA ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412933

ROY ESTEP 5688 DELAWARE AVE
KLAMATH FALLS, OR 97603 First Class and
Cert. No. 71039628594118412940

C/O DANIEL N. GORDON, P.C. MIDLAND
FUNDING ,LLC 4023 W 1ST. AVE EUGENE,
OR 97402 First Class and Cert. No.
71039628594118412957

C/O DANIEL N. GORDON, P.C. MIDLAND
FUNDING ,LLC P.O.BOX 22338 EUGENE, OR
97402 First Class and Cert. No.
71039628594118412964

C/O MATTHEW R. AYLWORTH
MIDLAND FUNDING ,LLC

P.O.BOX 22338 EUGENE, OR 97402 First Class
and Cert. No. 71039628594118412971

C/O MATTHEW R. AYLWORTH MIDLAND
FUNDING ,LLC 4023 W. 1ST. AVE. EUGENE,
OR 97402 First Class and Cert. No.
71039628594118412988

ENTERPRISE IRRIGATION DISTRICT 3939
SOUTH SIXTH STREET, #235 KLAMATH
FALLS, OR 97603 First Class and Cert. No.
71039628594118412995

ENTERPRISE IRRIGATION DISTRICT 514
WALNUT AVENUE KLAMATH FALLS, OR
97601 First Class and Cert. No.
71039628594118413008

CARTER JONES COLLECTIONS SERVICE, INC.
1143 PINE ST KLAMATH FALLS, OR 97601 First
Class and Cert. No. 71039628594118413015

OWNIT MORTGAGE SOLUTIONS, INC., A CALIFORNIA CORPORATION
27349 AGOURA ROAD, SUITE 100 AGOURA HILLS, CA 91301 First Class
and Cert. No. 71039628594118413022

CURRENT OCCUPANT 5688 DELAWARE
AVE KLAMATH FALLS, OR 97603 First Class
and Cert. No. 71039628594118413039

C/O DAVENPORT & HASSON, LLP
CREDIT SERVICES OF OREGON, INC. 12707
NE, HALSEY STREET PORTLAND, OR 97230
First Class and Cert. No. 71039628594118413046

TRUSTEE'S NOTICE OF SALE

Loan No: 16966582

T.S. No.: OR-08-216715-SH

Reference is made to that certain deed made by, **ROY ESTEP AND LAURA L. ESTEP, HUSBAND AND WIFE** as Grantor to **AMERITITLE**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**, as Beneficiary, dated **4/11/2006**, recorded **4/17/2006**, in official records of **KLAMATH** County, Oregon in book/reel/volume No. **xxx** at page No. **xxx** fee/file/instrument/microfile/reception No **M06-07415**, covering the following described real property situated in said County and State, to-wit:

APN: R-3909-002DD-07600-000 LOT 67 OF CLOVERDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KIAMATH COUNTY, OREGON. A.P.N.: 3909-002DD-07600-000

Commonly known as:

5688 DELAWARE AVE

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:

Installment of principal and interest plus impounds and advances which became due on 5/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

Monthly Payment **\$805.36** Monthly Late Charge **\$40.27**

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 **\$121,949.79** together with interest thereon at the rate of **7.6250** per annum from **4/1/2008** until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that **LSI TITLE COMPANY OF OREGON, LLC**, the undersigned trustee will on **4/23/2009** at the hour of **10:00:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN ST, 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 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 expenses 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.

For Sale Information Call: 714-730-2727 or Login to: www.fidelityasap.com

Loan No: **16966582**

T.S. No.: **OR-08-216715-SH**

TRUSTEE'S NOTICE OF 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" include their respective successors in interest, if any.

Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service. If there are any irregularities discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary.

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.

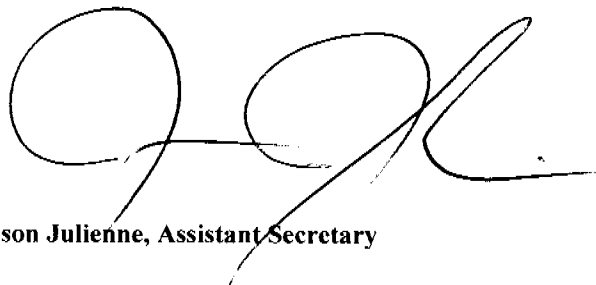
Dated: 12/16/2008 LSI TITLE COMPANY OF OREGON, LLC, as trustee

By: Quality Loan Service Corp. of Washington, as agent
Quality Loan Service Corp. of Washington

2141 5th Avenue

San Diego, CA 92101 619-645-7711

OR-08-216715-SH

A handwritten signature in black ink, appearing to read 'Jason Julianne', with a large, stylized 'J' and 'L'.

Jason Julianne, Assistant Secretary

For Non-Sale Information:

Quality Loan Service Corp. of Washington

2141 5th Avenue San Diego, CA 92101

619-645-7711 Fax:

619-645-7716

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

OR08216715SH / ESTEP
ASAP# 2951142

QLOAN

AFFIDAVIT OF SERVICE

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":

5688 Delaware Ave
Klamath Falls, OR 97603

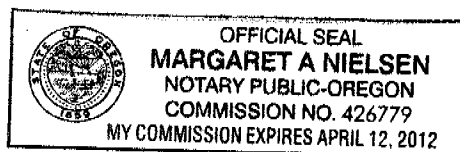
By delivering such copy, personally and in person to Roy Estep, at the above Property Address on December 30, 2008 at 3:50 PM.

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

SUBSCRIBED AND SWORN BEFORE ME
this 15th day of January, 2009
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

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



186063

11/23

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 # 10768

Notice of Sale/Roy & Laura L. Estep

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:

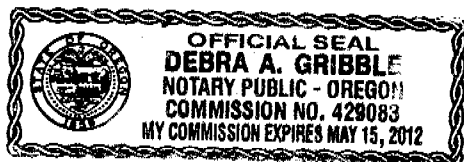
December 30, 2008, January 6, 13, 20, 2009

Total Cost: \$760.12

Subscribed and sworn by Jeanine P Day
before me on: January 20, 2009

Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE Loan No: 16966582 T.S. No.: OR-08-216715-SH

Reference is made to that certain deed made by, ROY ESTEP AND LAURA L. ESTEP, HUSBAND AND WIFE as Grantor to AMERITITLE, INC. AS NOMINEE FOR OWNIT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, dated 4/17/2006, in official records of Klamath County, Oregon, in book 1461/volume No. at page No. fee/file/instrument/microfilm/reception No M06-07415, covering the following described real property situated in said County and State, to-wit: APN: R-3909-002DD-07600-000 LOT 67 OF CLOVERDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. A.P.N.: 3909-002DD-07600-000 Commonly known as: 5688 DELAWARE AVE, 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: installment of principal and interest plus impounds and advances which became due on 5/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$805.36 Monthly Late Charge \$40.27.

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 \$121,949.79 together with interest thereon at the rate of 7.6250 per annum from 4/1/2008 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof notice hereby is given that LSI TITLE COMPANY OF OREGON, LLC, the undersigned trustee will on 4/23/2009 at the hour of 10:00:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN ST, 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 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 expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.733 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. For Sale Information Call: 714-730-2727 or Login to: www.fidelitysap.com

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" include their respective successors in interest. If any, Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service. If there are any irregularities are discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary. 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. Dated: 12/16/2008 LSI TITLE COMPANY OF OREGON, LLC, as trustee By: Quality Loan Service Corp. of Washington, as agent Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 619-645-7711 For Non-Sale Information: Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 619-645-7711 Fax: 619-645-7716 If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 2951142 12/30/2008, 01/06/2009, 01/13/2009, 01/20/2009 #10768 December 30, 2008, January 6, 13, 20, 2009.