

2009-008929

Klamath County, Oregon



00068622200900089290110115

06/29/2009 03:39:57 PM

Fee: \$81.00

**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  
INTRUMENT FOR RECORDING, ANY ERRORS IN  
THIS COVER SHEET DO NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE  
INSTRUMENT ITSELF.

ATE 66564

WHEN RECORDED MAIL TO

**REGIONAL TRUSTEE SERVICES CORPORATION**, as Trustee  
616 1st Avenue, Suite 500  
Seattle, WA 98104

Trustee's Sale No: 09-FMB-71018



**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 or 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)



**AFFIDAVIT OF PUBLICATION NOTICE OF SALE**



**PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY**

**Original Grantor on Trust Deed**

**SAMUEL V. BALDONI**

**Beneficiary**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS  
AND ASSIGNS**

# 81 ATE

REGIONAL TRUSTEE SERVICES CORPORATION  
616 1st Avenue, Suite 500  
Seattle, WA 98104  
Phone: (206) 340-2550 / Fax:

Trustee Sale No.: 09-FMB-71018



Affidavit of Mailing Trustee's Notice of Sale

STATE OF WASHINGTON       )  
                                      ) ss.  
COUNTY OF KING            )

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That 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 addresses, to-wit:

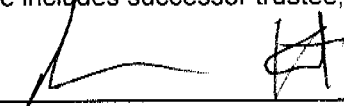
OCCUPANT, 27629 PUSHKIN STREET, KLAMATH FALLS, OR, 97601  
PUSHKIN PROPERTIES, LLC, 1581 STERLING CREEK RD, JACKSONVILLE, OR, 97530  
PUSHKIN PROPERTIES, LLC, 27629 PUSHKIN STREET, KLAMATH FALLS, OR, 97601  
SAMUEL V BALDONI, 4211 TAMI LANE, CENTRAL POINT, OR, 97502  
SAMUEL V BALDONI, 27629 PUSHKIN STREET, KLAMATH FALLS, OR, 97601  
SPOUSE OF SAMUEL V BALDONI, 27629 PUSHKIN STREET, KLAMATH FALLS, OR, 97601  
SPOUSE OF SAMUEL V BALDONI, 4211 TAMI LANE, CENTRAL POINT, OR, 97502

PUSHKIN PROPERTIES, LLC, C/O LAW OFFICES OF DAVIS, GILSTRAP, HEARN, SALADOFF &  
SMITH, A PROFESSIONAL CORPORATION, 515 EAST MAIN STREET, ASHLAND, OR, 97520  
PUSHKIN PROPERTIES, LLC, C/O MICHAEL ERWIN, 325 W MAIN ST, JACKSONVILLE, OR, 97530  
PUSHKIN PROPERTIES, LLC, 1581 STERLING CREEK ROAD, , JACKSONVILLE, OR, 97530  
WELLS FARGO , 333 S GRAND AVE., #900, LOS ANGELES, CA, 90071  
WELLS FARGO , 333 S GRAND AVE., #900, LOS ANGELES, CA, 90071  
WELLS FARGO BANK N.A., 420 MONTGOMERY STREET, SAN FRANCISCO, CA, 94104  
WELLS FARGO BANK N.A., WELLS FARGO SERVICES, CONSUMER LOAN SERVICING, P.O. BOX  
31557, BILLINGS, MT, 59107  
WELLS FARGO BANK, NATIONAL ASSOCIATION, 464 CALIFORNIA ST, SAN FRANCISCO, CA,  
94104  
WELLS FARGO BANK, NATIONAL ASSOCIATION, C/O CORPORATION SERVICE COMPANY, 285  
LIBERTY ST NE, SALEM, OR, 97301

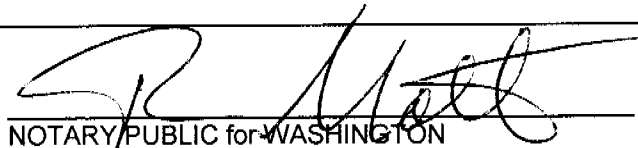
Said persons include (a) the grantor in the trust deed, together with notice required by House Bill 3630 Section 20, (b) successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice together with notice required by House Bill 3630 Section 20, (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 b ORS 86.785.

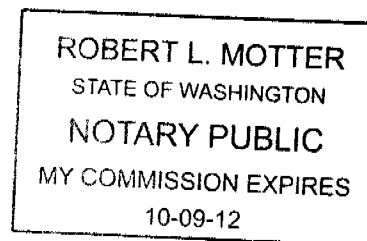
Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by an authorized representative of the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Seattle, WASHINGTON, on 3-19-09. 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.

  
On behalf of Regional Trustee Services Corporation

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_

  
NOTARY PUBLIC for WASHINGTON  
My commission expires: 10 9 12



**NOTICE TO BORROWER:** YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**TRUSTEE'S NOTICE OF SALE**

*Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.*  
Trustee's Sale No. 09-FMB-71018



Reference is made to that certain Deed of Trust made by, SAMUEL V. BALDONI, as grantor, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS, as beneficiary, dated 3/4/2005, recorded 3/8/2005 in Volume M05, page 15314, of Deeds of Trust, under Instrument No. XXX, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by IndyMac Federal Bank FSB. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 2 IN BLOCK 1 OF ARROWHEAD VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF PUSHKIN STREET WHICH INURED THERETO. ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN DEED VOLUME M86, PAGE 2444, RECORDED FEBRUARY 10, 1986.

The street address or other common designation, if any, of the real property described above is purported to be:

27629 PUSHKIN 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 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:

	Amount due as of March 16, 2009
	-----
Delinquent Payments from August 01, 2008	
5 payments at \$ 1,925.51 each	\$ 9,627.55
3 payments at \$ 1,742.75 each	\$ 5,228.25
(08-01-08 through 03-16-09)	
Late Charges:	\$ 595.04
Beneficiary Advances:	\$ 385.00
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 15,835.84

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 trust deed immediately due and payable, said sums being the following:

UNPAID PRINCIPAL BALANCE OF \$280,000.00, PLUS interest thereon at 6.375% per annum from 09/01/08 to 1/1/2009, 6.375% per annum from 1/1/2009, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on July 17, 2009, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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 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.

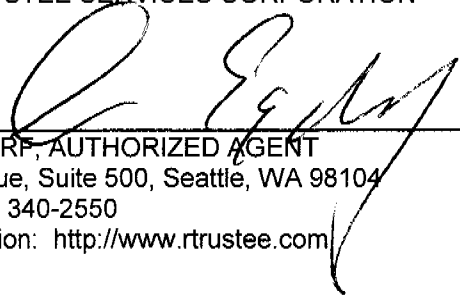
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the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

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 3/16/2009

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By

  
ANNA EGDORF, AUTHORIZED AGENT  
616 1st Avenue, Suite 500, Seattle, WA 98104  
Phone: (206) 340-2550  
Sale Information: <http://www.rtrustee.com>

STATE OF WASHINGTON     }  
                                      } ss.  
COUNTY OF KING         }

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee



3/16/2009

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

This notice is about your mortgage loan on your property at 27629 PUSHKIN STREET , KLAMATH FALLS, OR 97601.

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 3/16/2009, to bring your mortgage loan current was \$19,574.34. 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 1-800-542-2550 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: Regional Trustee Services, 616 1<sup>st</sup> Avenue, Suite 500, Seattle, WA, 98104.

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

**July 17, 2009, 11:00 AM  
ON THE FRONT STEPS OF THE CIRCUIT COURT**

THIS IS WHAT YOU CAN DO  
TO STOP THE SALE:

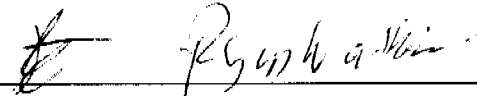
1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call Regional Trustee Services at 800-542-2550 to find out if your lender is willing to give you more time or change the terms of the 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 800-723-3638. 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: [www.osbar.org](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 the Oregon State Bar Legal Aid at 503-684-3763 or toll free in Oregon at 800-452-7636 or on the web at [www.oregonlawhelp.org](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 3/16/2009

Regional Trustee Services

Trustee signature: 

Trustee                      telephone                      number:                      800-542-2550



09 FMB71018

**PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon  
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **27629 Pushkin St. Klamath Falls, OR 97601**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to \_\_ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to \_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt: **March 19, 2009**      **3:00 PM**      **Posted**

2<sup>nd</sup> Attempt: **April 3, 2009**      **1:30 PM**      **Posted**

3<sup>rd</sup> Attempt: **April 7, 2009**      **2:23 PM**      **Posted**

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of April 9, 2009, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Chelsen Mark

**27629 Pushkin St. Klamath Falls, OR 97601**

**ADDRESS OF SERVICE**

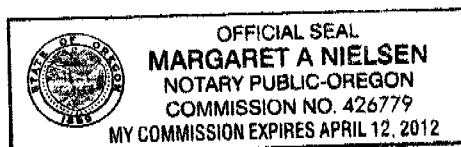
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

March 19, 2009      3:00 PM  
**DATE OF SERVICE      TIME OF SERVICE**

☐ or non occupancy

By: A. Thompson

Subscribed and sworn to before on this 9<sup>th</sup> day of April, 2009.



Margaret A. Nielsen  
Notary Public for Oregon

7/018

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Heidi Wright, Publisher,  
being first duly sworn, depose and say  
that I am 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 # 11052

Notice of Sale/Samuel V. Baldoni

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:

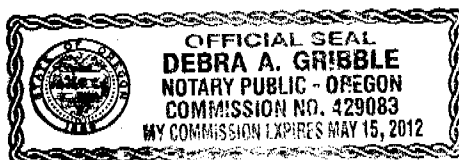
March 27, April 3, 10, 17, 2009

Total Cost: \$1,332.14

Subscribed and sworn by Heidi Wright  
before me on: April 17, 2009

Debra A. Gribble  
Notary Public of Oregon

My commission expires May 15, 2012



### TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. 09-FMB-71018

**NOTICE TO BORROWER: YOU SHOULD BE AWARE  
THAT THE UNDERSIGNED IS ATTEMPTING TO COL-  
LECT A DEBT AND THAT ANY INFORMATION OB-  
TAINED WILL BE USED FOR THAT PURPOSE.**

Reference is made to that certain Deed of Trust made by,  
SAMUEL V. BALDONI, as grantor, to AMERITITLE, as  
Trustee, in favor of MORTGAGE ELECTRONIC REGIS-  
TRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUC-  
CESSORS AND ASSIGNS, as beneficiary, dated 3/4/2005,  
recorded 3/8/2005 in Volume M05, page 15314, of Deeds of  
Trust, under Instrument No. - records of KLAMATH Coun-  
ty, OREGON. The beneficial interest under said Trust  
Deed and the obligations secured thereby are presently  
held by IndyMac Federal Bank FSB. Said Trust Deed en-  
umbers the following described real property situated in  
said county and state, to-wit: LOT 2 IN BLOCK 1 OF AR-  
ROWHEAD VILLAGE, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON,  
TOGETHER WITH THAT PORTION OF PUSHKIN  
STREET WHICH INURED THERETO, ALSO TOGETH-  
ER WITH AN EASEMENT FOR INGRESS AND EGRESS  
MORE PARTICULARLY DESCRIBED IN DEED VOL-  
UME M86, PAGE 2444, RECORDED FEBRUARY 10, 1986.  
The street address or other common designation, if any, of  
the real property described above is purported to be: 27629  
PUSHKIN STREET, KLAMATH FALLS, OR 97601. The  
undersigned Trustee disclaims any liability for any incor-  
rectness of the above street address or other common des-  
ignation.

Both the beneficiary and the trustee have elected to sell  
the said real property to satisfy the obligations secured by  
said 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: Amount due as of  
March 16, 2009 Delinquent Payments from August 01, 2008  
5 payments at \$1,925.51 each \$9,627.55 3 payments at  
\$1,742.75 each \$5,228.25 ( 08-01-08 through 03-16-09) Late  
Charges: \$595.04 Beneficiary Advances: \$385.00 Suspense  
Credit: \$0.00 TOTAL: \$15,835.84.

ALSO, if you have failed to pay taxes on the property, pro-  
vide 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 rein-  
state 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 insur-  
ance premiums. These requirements for reinstatement  
should be confirmed by contacting the undersigned Trust-  
ee.

By reason of said default, the beneficiary has declared all  
sums owing on the obligation secured by said trust deed  
~~immediately due and payable, said sums being the follow-~~  
ing: UNPAID PRINCIPAL BALANCE OF \$280,000.00,  
PLUS interest thereon at 6.375% per annum from 09/01/08  
to 1/1/2009, 6.375% per annum from 1/1/2009, until paid, to-  
gether with escrow advances, foreclosure costs, trustee  
fees, attorney fees, sums required for the protection of the  
property and additional sums secured by the Deed of  
Trust.

WHEREFORE, notice hereby is given that the under-  
signed trustee, will on July 17, 2009, at the hour of 11:00  
AM, in accord with the standard of time established by  
ORS 187.110, at ON THE FRONT STEPS OF THE CIR-  
CUIT COURT, 316 MAIN STREET, KLAMATH FALLS,  
County of KLAMATH, State of OREGON, sell at public  
auction to the highest bidder for cash, the interest in the

501-50

said described property which the grantor had, or had the 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 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.

In construing this notice, the masculine gender includes the feminine and the neuter, 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. ~~Anyone having any objection to the sale on any grounds whatsoever~~ will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. DATED: 3/16/2009. REGIONAL TRUSTEE SERVICES CORPORATION Trustee By ANNA EGDORF, AUTHORIZED AGENT 616 1st Avenue, suite 500, Seattle, WA 98104  
Phone: (206) 340-2550 Sale Information:  
<http://www.rtrustee.com> ASAP# 3032206 03/27/2009,  
04/03/2009, 04/10/2009, 04/17/2009  
#11052 March 27, April 3, 10, 17, 2009.