

2010-000404  
Klamath County, Oregon

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



01/12/2010 03:18:28 PM

Fee: \$52.00

When Recorded Return To:

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

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE 67230

## COVER SHEET

### DOCUMENT:

**Affidavit of Mailing /Copy of Trustees Notice of Sale**

### ORIGINAL GRANTOR ON TRUST DEED:

**Teresa A. Soto**

### ORIGINAL BENEFICIARY ON TRUST DEED:

**Highland Community Federal Credit Union**

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

ATE  
57

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
Kelly D. Sutherland, Successor Trustee  
5501 N.E. 109th Court, Suite N  
Vancouver, WA 98662  
09-103208

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE**  
(After Release From Stay)

STATE OF WASHINGTON, County of Clark, ss:

I, Kelly D. Sutherland, being first duly sworn, depose, and say and certify that: At all times hereinafter mention I was and now am a resident of the State of Oregon, a competent person 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.

I gave notice of the sale of the real property described in the attached Amended Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

Teresa A. Soto  
3953 Frieda Avenue  
Klamath Falls, OR 97603

Teresa Ann Soto  
1404 Derby Street  
Klamath Falls, OR 97603

Occupant(s)  
3953 Frieda Avenue  
Klamath Falls, OR 97603

Mortgage Electronic Registration  
Systems  
P.O. Box 2026  
Flint, Mi 48501-2026

Mortgage Electronic Registration  
Systems  
3300 S.W. 34Th Avenue, #101  
Ocala, Fl 34474

Recontrust Company, N.A.  
Attn: Foreclosure Department  
400 Countrywide Way (Sv-35)  
Simi Valley, Ca 93065

Recontrust Company, N.A.  
Foreclosure Dept (Ca6-914-01-94)  
1800 Tapo Canyon Road  
Simi Valley, Ca 93063

Countrywide Home Loans, Inc.  
1199 North Fairfax Street, Ste 500  
Alexandria, Va 22314

Bac Home Loans Servicing Lp  
4500 Park Granada Ms Ch-11  
Calabasas, Ca 91302

Bac Home Loans Servicing Lp  
R/A: C T Corporation System  
388 State Street, Ste 420  
Salem, Or 97301

Bac Home Loans Servicing, Lp  
Attn: Kelly Biberacher  
(Mailcode: Ca6-916-02-01)  
30930 Russell Ranch Rd  
Westlake Village, Ca 91362

Douglas V Osborne  
Attorney at Law  
439 Pine Street  
Klamath Falls, OR 97601

Mortgage Electronic Registration  
Systems, Inc.  
C/O Bac Home Loans Servicing, Lp  
4500 Park Granada  
Calabasas, Ca 91302

Fred Long  
Chapter 13 Trustee  
P.O. Box 467  
Eugene, OR 97440

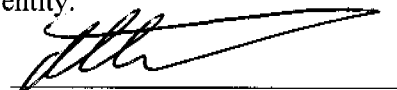
Countrywide Home Loans, Inc.  
Ms Sv-79 Document Processing  
P.O. Box 10423  
Van Nuys, Ca 91410

John Mejorado Soto  
1404 Derby Street  
Klamath Falls, OR 97603


Said Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of the foreclosure proceedings, and the above named persons listed in ORS 86.740 and ORS 86.750(1).

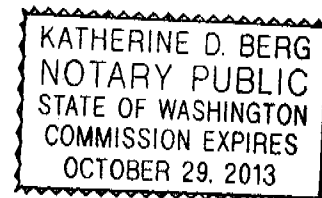
Each of the notices so mailed was certified to be a true copy of the original notice of sale; each such copy was contained in a sealed envelope, with postage thereof fully prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on January 11, 2010, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

  
Kelly D. Sutherland

Subscribed and sworn to before me this 11<sup>th</sup> day of January, 2010, by Kelly D. Sutherland, Successor Trustee.

  
Notary Public for Washington  
My Commission Expires 10-29-2013



**AMENDED TRUSTEE'S NOTICE OF SALE**  
(After Release From Stay)

Reference is made to that certain trust deed made by Teresa A. Soto, as grantor, to AmeriTitle, as trustee, in favor of Highland Community Federal Credit Union, as beneficiary, dated August 5, 2004, recorded August 5, 2004, in the mortgage records of Klamath County, Oregon, , in Volume M04, at Page 51459, beneficial interest now held by PHH Mortgage Corporation, covering the described real property in said county and state, to-wit:

Lot 8 in Block 4 of Bryant Tracts No. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly Known as: 3953 Frieda Avenue, 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 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:

Monthly payments in the sum of \$501.35 from March 1, 2009, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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, to-wit:

\$57,951.22, together with interest thereon at the rate of 5.875% per annum from February 1, 2009, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on February 11, 2010, at 10:00 AM PT, in accord with the standard of time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on January 4, 2010.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 15, 2010, at 10:00 AM PT, in accord with the standard of time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of