ATE 67730

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.

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC., as Trustee 22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364

Trustee's Sale No:

OR-USB-108276

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

STEVEN L TUCKER AND QUINA F TUCKER, HUSBAND AND WIFE

Beneficiary

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

The grant

2010-009926 Klamath County, Oregon



08/19/2010 03:38:18 PM

Fee: \$147.00

ASSET FORECLOSURE SERVICES, INC. 22837 Ventura Blvd., Suite 350

Woodland Hills, CA 91364 Phone: (877)237-7878 / Fax:

Trustee Sale No.: OR-USB-108276

Affidavit of Mailing Trustee's Notice of Sale

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

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 California, 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, 6622 RANDY STREET, LA PINE, OR, 97739 QUINA F TUCKER, 6622 RANDY STREET, LA PINE, OR, 97739 STEVEN L TUCKER, 6622 RANDY STREET, LA PINE, OR, 97739

QUINA F TUCKER, H.C. 61 PO BOX 1097, LA PINE, OR, 97739 QUINA F TUCKER, HC 61 BOX 1113, LA PINE, OR, 97793 QUINA F TUCKER, PO BOX 1097 H.C. 61, LA PINE, OR, 97739 STEVEN L TUCKER, H.C. 61 PO BOX 1097, LA PINE, OR, 97739 STEVEN L TUCKER, HC 61 BOX 1113, LA PINE, OR, 97793 STEVEN L TUCKER, PO BOX 1097 H.C. 61, LA PINE OR 97739, Tenant, 6622 RANDY STREET, LA PINE, OR, 97739

Said persons include (a) the grantor in the trust deed, (b) successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (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.

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

JONNY DAHINTEN

malue (Gina Sepe)
ASSET FORECLOSURE SERVICES, INC.

SUBSCRIBED AND SWORN TO before me on

NOTAR PUBLIC for CALIFORNIA My commission expires: 8 17/2013

Commission # 1809920
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2012

5/6/2010

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 6622 RANDY STREET, LA PINE, OR 97739.

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 5/6/2010, to bring your mortgage loan current was \$10,744.51 plus foreclosure fees and costs. 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 (877)237-7878 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: ASSET FORECLOSURE SERVICES, INC., 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364.

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

September 15, 2010, 10:00 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 ASSET FORECLOSURE SERVICES, INC. at (877)237-7878 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. 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.

Your lender may be willing to modify your loan to reduce the interest rate, reduce the monthly payments or both. You can get information about possible loan modification programs by contacting your lender at . If you can't reach your lender, you may contact the trustee at the telephone number at the bottom of this notice. If you have already entered into a loan modification with your lender, it is possible that you will not be able to modify your loan again unless your circumstances have changed. Your lender is not obligated to modify your loan.

You may request to meet with your lender to discuss options for modifying your loan. During discussions with your lender, you may have assistance of a lawyer, a housing counselor or another person of your choosing. To receive a referral to a housing counselor or other assistance available in your community, call this toll-free consumer mortgage foreclosure information number: 800-723-3638. Many lenders participate in new federal loan

modification programs. You can obtain more information about these programs at www.makinghomeaffordable.gov/.

IF YOU WANT TO APPLY TO MODIFY YOUR LOAN, YOU MUST FILL OUT AND MAIL BACK THE ENCLOSED "MODIFICATION REQUEST FORM." YOUR LENDER MUST RECEIVE THE FORM BY 6/6/2010 WHICH IS 30 DAYS AFTER THE DATE SHOWN BELOW.

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 5/6/2010

ASSET FORECLOSURE SERVICES, INC.

Trustee signature: Nove Toy

Trustee telephone number: (877)237-7878



Mortgage	Loan Numbe	r			46.	- 11	-	\mathcal{F}		
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	"LET	US	HELP	TOD	SAVE	YOUR	HOME	ti		

Enclosed is important information regarding your mortgage loan with U.S. Bank Home Mortgage. Please read below for details.

Our Default Resolution Department may be able to help you save your home. Please complete and return the enclosed package to our office as soon as possible. Time is of the essence, so please respond today! If you have questions or need assistance please contact us by dialing 1-800-365-7900.

For additional information regarding loss mitigation options for all loan types, visit http://www.hud.gov/offices/hsg/sfh/econ/econ.cfm.

Sincerely,

Default Resolution

FC013/JCB







Mortgage Loan Number

Dear Mortgagor:

There may be alternatives available to you when your mortgage is delinquent and foreclosure is imminent. Contact us to determine eligibility for one of our loan workout programs. The response should include.

- 1. A letter explaining the circumstances that caused the default on the loan (Hardship letter).
- Copies of last two pay stubs for each individual.
- 3. Copies of last two bank statements for checking & savings.
- If your home is listed for sale, name and phone number of real estate agent, and a copy of the listing agreement.
- If you are self employed or applying for a short sale, copies 5. of your last two years tax returns.
- Complete financial statement (Form Enclosed)
- Full disclosure of any liens and/or second mortgages. include names, monthly payments, due dates & balances owed. Sign any enclosed waivers or Statements of Understanding
- or Prenegotiation Agreements.
- If FHA, sign and return Application to Participate.

Normal collection activities will continue, so a timely response is essential. Please fax the requested information to Default Resolution at 270-689-7590. Please include your loan number on all information sent to this office.

Sincerely,

Loss Mitigation

We are attempting to collect a debt , any information obtained will be used for that purpose.

FC011/JCB





Helpful Tips For Completing Your Financial Package

- ***We recommend that you work with Consumer Credit Counseling for financial counseling. The Toll Free National CCCS Number is 1-800-783-5018.
- ***Application for mortgage assistance will not stop routine collection activity on your account. You should submit the requested information as quickly as possible.
- ***One week after mailing your package, you should contact your Default Resolution representative to ensure that your information was received, and to provide additional information if needed.
- ***Provide all information requested. This includes any applicable modification fees. If you are not able to provide a specific item, provide a written explanation as to why the information is not available.
- ***Complete every item on the financial statement. If an item does not apply, mark "0" or "N/A" so we will know you reviewed the item and determined it did not apply to your situation.
- ***Every person listed on the mortgage should provide the requested financial information. If a person is not able to provide information a written explanation should be submitted.
- ***Your hardship letter should explain why your account is in default and how you feel the default is best resolved. Any supporting documentation, such as doctors' statements, repair bills, etc., should also be provided.
- ***Please do not send original items.
- ***Please type or legibly print your hardship letter.
- ***You may fax your workout package to the Default Resolution Department at (866)-516-2691.
- ***If you have any additional questions, please call 1-800-365-7900.
- ***If you are applying for a short sale or a Deed-in-Lieu of foreclosure and currently have any liens attached to the property, they must be satisfied before we are able to review further for this option.

We are attempting to collect a debt, any information obtained will be used for that purpose.







Release of Information Authorization

Mortgage Loan Number

To whom it may concern:

I/We hereby authorize my mortgage company and/or its representatives to verify my employment record, banking accounts, credit history and any other information which they find necessary in connection with our Federal Housing Administration, Department of Veterans Affairs, or conventional home loan information.

A photograph or carbon copy of this authorization and my/our signatures may be deemed to be the equivalent of the original and may be used as a duplicate original.

Your prompt reply will help expedite my real estate transaction.

Thank You.

Date						
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ALL PARTIES MUST SIGN

We are attempting to collect a debt, any information obtained will be used for that purpose.

FC007/JCB





Financial Statement

	· (/) ·
Mortgage Loan Number	\ ' / F
Property Address:	
Mailing Address:	
Borrower Work Phone Hor	ne Phone
	Iome Phone
E-Mail Address:	
Total Number of Persons Living in the Prop	perty:
Have you contacted an approved Credit Cour	selor:
Please provide the name, telephone number	and company of your counselor:
Do you receive government assistance (food If yes, please provide proof.	stamps, disability, etc):
Do you receive any additional income other support, alimony, etc.)	than wages: (I.E. rent, child,
If yes, amount \$/Month. Please	provide proof.
How often are you paid WEEKLY BI-	WEEKLY MONTHLY OTHER
Are you self employed: If so provide for the past six months.	a profit and Loss Statement.
Do you own any properties other than the a	above referenced:
If yes, how many: Total Mor	
Number of cars you own:	



Please complete the below section listing debt:	the "monthly" total for each
Alimony (5) \$ Child S Child Care (6) \$ Student Equity/Other Loans (8) \$ Food Telephone/Cell Phn.(10) \$ Home Se Gas/Elec/Water/Trash(11) \$ Appliance Donations (12) \$ Other/M Gas/Parking (13) \$ Auto Ma Cleaning Supplies (14) \$ Clothes Newspaper/Magazines(16) \$ Interne Cable (17) \$ Satellii	tor Bills (4) \$ upport (5) \$ Loans (7) \$ (9) \$ curity (10) \$ e rent (11) \$ isc. (12) \$ int. (13) \$ /Dry Cln(15) \$
I (we) agree that the financial information statement of my (our) financial status. I any action taken by the lender of my mortgatil be made in strict reliance on the final My signature below grants the holder of my confirm the information we have disclosed that it is accurate by ordering a credit reand/or credit counseling representative (i authorize the following person(s) to gain regarding my (our) account. Please indicate this authorization to expire. Authorized party	understand and acknowledge that age loan account on my behalf ancial information provided. mortgage the authority to in the statement, to verify eport and to contact my realton f applicable). I (we) also access to information
Borrower	Date
Co-Borrower	Date
FC008/JCB	



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. OR-USB-108276

Reference is made to that certain Deed of Trust made by, STEVEN L TUCKER AND QUINA F TUCKER, HUSBAND AND WIFE, as grantor, to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, dated 1/22/2008, recorded 1/28/2008, under Instrument No. 2008-001126, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 4 IN BLOCK 8 OF THIRD ADDITION TO ANTELOPE MEADOWS, TRACT 1076. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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

6622 RANDY STREET LA PINE, OR 97739

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	que as	ΟÏ
	Мау б,	2010	- 4
4 4 7			
Delinquent Payments from September 01, 2009			
9 payments at \$ 1,157.83 each	\$	10,420.	.47
(09-01-09 through 05-06-10)			
Late Charges:	\$	324	.04
	=====		===
TOTAL:	\$	10,744.	.51

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 9/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

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 \$148,357.89, PLUS interest thereon at 6.375% per annum from 8/1/2009, 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 September 15, 2010, at the hour of 10:00 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.

Sale Information Line: 714-730-2727 or Website: http://www.lpsasap.com

DATED: 5/6/2010

LSI TITLE OF OREGON, LLC AS TRUSTEE

By: Asset Foreciosure Services, Inc., as Agent for the Trustee 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364 Phone: (877)237-7878 Sale Information Line:(714)730-2727

By: Norie Vergara, S. Trustee Sale Officer

STATE OF CALIFORNIA

ss.

COUNTY OF LOS ANGELES

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

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30 day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is 8/16/2010. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

Trustee:

ASSET FORECLOSURE SERVICES, INC.

22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364

Oregon State Bar Lawyer Referral Service:

800-452-7636

Contact for free legal assistance through Safenet:

800-SAFENET

NOTICE REQUIRED BY THE FAIR DEBT COLLECTION PRACTICE ACT 15 U.S.C. Section 1692

TS# OR-USB-108276

5/6/2010

ATTENTION TRUSTORS:

- You are hereby notified that ASSET FORECLOSURE SERVICES, INC. is attempting to collect a debt.
- 2. As of the date of this letter, you owe \$158,602.99. Because of interest, late charges, and other charges that may vary from day to day, or may apply only upon payoff, the amount due on the day you pay may be greater. Hence if you pay the amount shown above, an adjustment may be necessary after we receive your check, in which event we will inform you before depositing the check for collection.
- The original creditor to whom the debt is/was owed is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. The current creditor is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC..
- 4. The debt will be assumed to be valid by ASSET FORECLOSURE SERVICES, INC. unless WITHIN THIRTY DAYS AFTER THE RECEIPT OF THIS NOTICE, you dispute the validity of the debt or some portion thereof.
- 5. If you notify ASSET FORECLOSURE SERVICES, INC. in writing within thirty days after the receipt of this Notice that the debt or any portion thereof is disputed, ASSET FORECLOSURE SERVICES, INC. will provide a verification of the debt, and a copy of the verification will be mailed to you by ASSET FORECLOSURE SERVICES, INC.. In attempting to collect the debt, any information obtained will be used for that purpose.
- If the current creditor is not the original creditor, and if you make a written request to ASSET FORECLOSURE SERVICES, INC. within thirty days after the receipt of this Notice, the name and address of the original creditor will be mailed to you by ASSET FORECLOSURE SERVICES, INC.
- 7. Written request should be addressed to and further information can be obtained from:

ASSET FORECLOSURE SERVICES, INC. 22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364 (877)237-7878 (818)591-9599

SOLDIERS' AND SAILORS' RELIEF ACT NOTIFICATION

If you are on active duty in the armed services, or the dependent of a such a person, and you believe that you are entitled to protections afforded under the Soldiers' and Sailors' Relief Act, please contact the undersigned immediately. Failure to do so may result in loss of your rights, if any, under the Act. To facilitate follow-up to any response to this notice, please make any response in writing and describe the circumstances which you believe cause you to be entitled to protection under the Act.

If you have any questions about the applicability of the Soldiers' and Sailors' Relief Act, you should contact a lawyer immediately. The undersigned is not a lawyer and cannot provide you legal advice.

ASSET FORECLOSURE SERVICES, INC.

22837 Ventura Blvd., Suite 350 Woodland Hills, CA 91364 (877)237-7878 (818)591-9599

ORUSB108276/ TUCKER ASAP# 3561444

AFFIDAVIT OF POSTING

STATE OF OREGON County of Deschutes ss.

I, Robert Donahou, 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 other legal entities to be served, named below, by delivering a copy of the aforementioned documents, upon an OCCUPANT at the following "Property Address":

6622 Randy Street, La Pine, OR 97739, as follows:

On 05/11/2010 at 12:54 p.m., I attempted personal service at the Property Address. A located gate is situated at the main entrance to the Property Address effectively preventing access to the front door of the structure situated on the premises. At that time, I POSTED such true copy conspicuously on the main entrance gate, pursuant to ORS 86.750 (1)(b)(A).

On 05/14/2010 at 6:18 p.m., I returned to the Property Address. Again, the gate situated at the main entrance to the Property Address was locked and I was prevented from gaining access to the structure existing on the premises. At that time, I POSTED another such copy conspicuously on the main entrance gate, pursuant to ORS 86.750 (1)(b)(B).

On 05/21/2010 at 7:13 p.m., I returned to the Property Address. Again, the gate situated at the main entrance to the Property Address was sign was locked and I was prevented from gaining access to the structure existing on the premises. 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.

Robert Donahou

230182

SUBSCRIBED AND SWORN to before me this 3 day of May, 2010 by Robert Donahou.

OFFICIAL SEAL

LA NAYA STROUSE

NOTARY PUBLIC- OREGON
COMMISSION NO. 431332 ()
MY COMMISSION EXPIRES SEPT 15, 2012 ()

Notary Public for Oregon

AFSINC

AFFIDAVIT OF MAILING

STATE OF OREGON County of Multnomah

SS.

I, Brandy Socha, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On May 26, 2010, 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)(b)(C).

The envelope was addressed as follows:

OCCUPANT 6622 Randy Street La Pine, OR 97739

This mailing completes service upon an occupant at the above address with an effective date of **05/11/2010** 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

OFFICIAL SEAL LISA ANN PAOLO NOTARY PUBLIC - OREGON COMMISSION NO. 435482 MY COMMISSION EXPIRES JANUARY 6, 2013

day ol م by Brandy Soch

Notary Public for Oregon

Brandy Socha

Nationwide Process Service, Inc.

420 Century Tower 1201 SW 12th Avenue

Portland, OR 97205

(503) 241-0636

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 # 12340
Trustee's Notice of Sale
Tucker
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 22, 29, June 05, 12, 2010
Total Cost: \$1,321.23
Gelline PDa
Subscribed and sworn by Jeanine P Day
before me on: June 15, 2010

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. OR-USB-108276

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. Reference is made to that certain Deed of Trust made by, STEVEN L TUCKER AND QUINA F TUCKER, HUSBAND AND WIFE, as granter, to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, dated 1/22/2008, recorded 1/28/2008, under Instrument No. 2008-001126, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 4 IN BLOCK 3 OF THIRD ADDITION TO ANTELOPE MEADOWS, TRACT 1076, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON The street address or other common designation, if any, of the real property, described above is purported to be: 6622 RANDY STREET LA PINE, OR 97739. The undersigned Trustee discardings 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 May 6, 2010 Dellinquent Payments from September 01, 2009.9 payments at \$ 1,157.83 each \$ 10,420.47 (09-01-09 through 05-06-10) Late Charges: \$ 324.04 TOTAL: \$ 10,744.51 FAILURE TO PAY, INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 9/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALL-

My commission expires May 15, 2012

Notary Public of Oregon

MENTS OF PRINCIPAL. INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST. 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 hens 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 \$148,357.89, PLUS interest thereon at 6.375% per annum from 8/1/2009, 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 September 15, 2010, at the hour of 10:00 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 ouring 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 sald ORS

In construing this notice, the masculine gender includes the ferninine 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. Sale information Line; 714-730-277 or website http://www.toasap.com/DATEDISTOPERON, LC AS TRUSTEE By: Asset Foreclosure Services, Inc., as Agent for the Trustee 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364 Phone: (877) 237-7878 Sale information Line:(714)730-2727 By: Norie Vergara, S/f Trustee Sale Officer ASAP# 3561444 05/22/2010, 05/29/2010, 06/05/2010, 06/12/2010. #12340 May 22, 29, June 05, 12, 2010.