

NOTC 87702

2010-012671

Klamath County, Oregon



00092258201000126710220229

10/28/2010 11:29:24 AM

Fee: \$152.00

## RECORDING COVER SHEET

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

### After Recording, Return To:

Greenen & Greenen, PLLC  
1104 Main Street, Suite 400  
Vancouver, WA 98660

### 1. Name(s) of the Transaction(s):

Affidavit of Publication  
Affidavit of Mailing  
Trustee's Notice of Non-Judicial Sale

### 2. Direct Party (Grantor):

Jon Mars

### 3. Indirect Party (Grantee):

### 4. True and Actual Consideration Paid:

### 5. Legal Description:

See attached

Unofficial Copy

147pmf

# 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 # 12690

Trustee's Notice of Non-Judicial Sale

Mars

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:

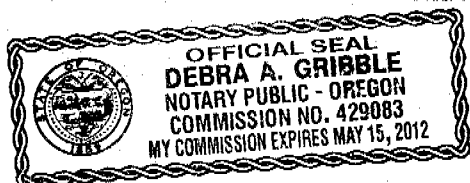
September 14, 21, 28, October 05, 2010

Total Cost: \$1,269.87

*Jeanine P Day*  
Subscribed and sworn by Jeanine P Day  
before me on: October 5, 2010

*Debra A Gribble*  
Notary Public of Oregon

My commission expires May 15, 2012



### TRUSTEE'S NOTICE OF NON-JUDICIAL SALE

TO:  
JON MARS  
PO BOX 102  
MITCHELL, OR 97750-0102

JON MARS  
PO BOX 41  
MITCHELL, OR 97750

JON MARS  
34021 E. YAK LANE  
BONANZA, OR 97623

JON AND SHARON MARS  
39675 HWY 207 S  
SPRAY, OR 97874

KLAMATH FALLS FOREST ESTATES UNIT 4  
ROAD MAINTENANCE ASSOCIATION  
4751 BELLME DR UNIT 409  
KLAMATH FALLS, OR 97603-8902

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Reference is made to that certain Trust Deed made by JON MARS, as grantor, to AMERITITLE TITLE COMPANY, as trustee, in favor of AMERICAN EAGLE MORTGAGE #100, LLC, as beneficiary, dated June 4, 2003, recorded June 9, 2003, in the mortgage records of Klamath, Oregon, in Volume M03 Page 39092-95, encumbering the following described real property situated in said county and state, to-wit:  
• Lot 4, Block 75 KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of the Klamath County, Oregon.  
• More commonly known as: 34021 E YAK LANE, BONANZA OREGON 97623.

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the 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: a. Failure to pay 11 payments July 9, 2009 through May 9, 2010 at \$118.21 each: \$1,300.31. b. Failure to pay property taxes: \$2,365.02. c. Forced Insurance: \$139.29. **Default Sub-Total: \$3,835.31.**

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 ESTIMATED sums being the following, to-wit: Default sub-total: \$3835.31. Title report: \$200.00. Postage & Copying: \$40.00. Administrative fee: \$750.00. Attorney's fee \$1,000.00. Long distance telephone \$10.00. Recording fees \$150.00. Service and Posting: \$100.00. **Total Due to Cure Default: \$6,254.62.**

**Default Description: Description of Action Required to Cure and Documentation Necessary to Show Cure:**  
Non-Payment of Real Property Taxes: In addition to the above itemized defaults involving payment of principal/interest and specific charges, costs or fees itemized above, you must also provide for inspection by the undersigned Trustee, via personal service, certified or registered mail, a true and

via personal service, certified or registered mail, a true and correct copy of a receipt issued by Baker County, which shows that the real property taxes are current and paid in full.

The principal balance owing on the obligation secured by the Trust Deed is **\$14,479.61** as of May 31, 2010.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on November 8, 2010, **at the hour of 9 o'clock a.m.**, in accordance with the standard of time established by ORS 187.110, at the entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath, 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 Grantor of the said Trust Deed, together with any interest which the Grantor or Grantor's 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 at the time of cure (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 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 sale. DATED this 7th day of June, 2010. GREENEN & GREENEN, PLLC By: Ronald W. Greenen, OSB #02152 Trustee and Attorney for Beneficiary, 1104 Main St., Suite 400, Vancouver, WA 98660, (360) 694-1571 #12690 September 14, 21, 28, October 05, 2010.

KLAMATH COUNTY SHERIFF'S OFFICE  
RETURN OF SERVICE

RECEIVED AUG 02 2010

State of Oregon  
County of Klamath

Court Case No.  
Sheriff's Case No. **A10001778**

Received for Service **6/23/2010**

I hereby certify that I received for service on

**MARS, JON**

the within:

**TRUSTEES NOTICE OF NON-JUDICIAL SALE**

**MARS, JON**

was served personally, and in person, at

**34021 E YAK LANE**

**BONANZA, OR 97623**

on **7/20/2010** at **08:00** hours.

All search and service was made within Klamath County, State of Oregon.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

By

*J. Borges*  
Deputy 4131 J. MARK BORGES

Copy to:

GREENEN & GREENEN

1104 MAIN STREET, SUITE 400

VANCOUVER, WA 98660

After recording, return to:

Ronald W. Greenen, Trustee  
Greenen & Greenen, PLLC  
1104 Main St., Suite 400  
Vancouver, WA 98660

**TRUSTEE'S NOTICE OF NON-JUDICIAL SALE**

TO: JON MARS  
PO BOX 102  
MITCHELL, OR 97750-0102

JON MARS  
PO BOX 41  
MITCHELL, OR 97750

JON MARS  
34021 E. YAK LANE  
BONANZA, OR 97623

JON AND SHARON MARS  
39675 HWY 207 S  
SPRAY, OR 97874

KLAMATH FALLS FOREST ESTATES UNIT 4  
ROAD MAINTENANCE ASSOCIATION  
4751 BELLM DR UNIT 409  
KLAMATH FALLS, OR 97603-8902

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Lot 4, Block 75 KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of the Klamath County, Oregon.

More commonly known as: 34021 E YAK LANE, BONANZA OREGON 97623

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the 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:

- |  |            |
|--|------------|
| a. Failure to pay 11 payments July 9, 2009 through May 9, 2010 at \$118.21 each: | \$1,300.31 |
| b. Failure to pay property taxes:  | \$2,365.02 |
| c. Forced Insurance:   | \$139.29   |

**Default Sub-Total: \$3,804.62**

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 ESTIMATED sums being the following, to-wit:

Default sub-total:	\$3804.62
Title report:	\$200.00
Postage & Copying:	\$40.00
Administrative fee	\$750.00
Attorney's fee	\$1,000.00
Long distance telephone	\$10.00
Recording fees	\$150.00
Service and Posting:	\$100.00
Trustee's Fee	\$200.00
<b>Total Due to Cure Default:</b>	<b>\$6,254.62</b>

Default Description:	Description of Action Required to Cure and Documentation Necessary to Show Cure:
Non-Payment of Real Property Taxes	In addition to the above itemized defaults involving payment of principal/interest and specific charges, costs or fees itemized above, you must also provide for inspection by the undersigned Trustee, via personal service, certified or registered mail, a true and correct copy of a receipt issued by Baker County, which shows that the real property taxes are current and paid in full.

The principal balance owing on the obligation secured by the Trust Deed is **\$14,479.61** as of May 31, 2010.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **November 8, 2010, at the hour of 9 o'clock a.m.**, in accordance with the standard of time established by ORS 187.110, at the entrance of the 8 County Courthouse, located at 8, in the City of 8, 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 Grantor of the said Trust Deed, together with any interest which the Grantor or Grantor's 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 at the time of cure (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 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 sale.

DATED this 7<sup>th</sup> day of June, 2010.

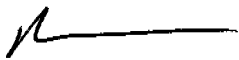
GREENEN & GREENEN, PLLC

By:   
Ronald W. Greenen, OSB #02152

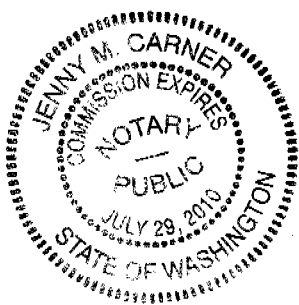
Trustee and Attorney for Beneficiary  
1104 Main St., Suite 400, Vancouver, WA 98660  
(360) 694-1571


STATE OF WASHINGTON                    )  
  ) ss.  
County of Clark                            )

I, Ronald W. Greenen, certify that I am the attorney or one of the attorneys for the above-named Beneficiary and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

  
\_\_\_\_\_  
Ronald W. Greenen

SUBSCRIBED AND SWORN TO before me this 7 day of June, 2010



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at Vancouver.  
My commission expires: 7-29-2010



**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 34021 E. YAK Lane, Bonanza, OR 97623.

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 May 11, 2010 to bring your mortgage loan current was \$2,189.60. 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 1-360-694-1571 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: 1104 Main St, Ste 400, Vancouver, WA 98660.

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

November 8, 2010, 9:00 a.m.  
FRONT ENTRANCE OF THE KLAMATH COUNTY COURTHOUSE

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 GREENEN & GREENEN, PLLC, at (360) 694-1571 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 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.

DATE: 4/7/2010

GREENEN & GREENEN, PLLC

Trustee Signature:   
Trustee Telephone Number: (360) 694-1571

After recording, return to:

GREENEN & GREENEN, PLLC  
1104 Main St., Suite 400  
Vancouver, WA 98660

**AFFIDAVIT OF MAILING - TRUSTEE'S NOTICE OF NON-JUDICIAL SALE**

Grantor(s) of Trust Deed: JON MARS  
Successor Trustee: RONALD W. GREENEN  
Beneficiary(s) of Interest: AMERICAN EAGLE MORTGAGE #100, LLC  
Notice of Default Recording No.: 2010-007167

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

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:

JON MARS  
PO BOX 102  
MITCHELL, OR 97750-0102

JON MARS  
PO BOX 41  
MITCHELL, OR 97750

JON MARS  
34021 E. YAK LANE  
BONANZA, OR 97623

JON AND SHARON MARS  
39675 HWY 207 S  
SPRAY, OR 97874

KLAMATH FALLS FOREST ESTATES UNIT 4  
ROAD MAINTENANCE ASSOCIATION  
4751 BELLM DR UNIT 409  
KLAMATH FALLS, OR 97603-8902


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 in 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 Vancouver, Washington, on June 18, 2010. 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.

  
\_\_\_\_\_  
Jerry Castillo

SUBSCRIBED AND SWORN to before me this 18 day of June, 2010.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State  
of Washington, residing at Vancouver.  
My Commission Expires: 7/16/13

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

KLAMATH FALLS OR 97603

**OFFICIAL USE**

Postage	\$	\$0.61
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.71

0361

09

Postmark  
Here

06/28/2010

Sent To  
**Klamath Falls Forest Estates Unit 4**  
 Street, Apt. No., Road, Maintenance Assoc.  
 or PO Box No. **4751 Bellin Dr. Unit 409**  
 City, State, ZIP+4<sup>®</sup>  
**Klamath Falls OR 97603-8902**  
 PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Klamath Falls Forest Estates Unit 4**  
**Road Maintenance Association**  
**4751 Bellin Dr. Unit 409**  
**Klamath Falls, OR**  
**97603-8902**

2. Article Number  
 (Transfer from service label)

7009 2250 0002 0856 4790

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X Wilma L. Idel**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

**6/28/10**

D. Is delivery address different from Item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 2250 0002 0856 4769

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

MITCHELL OR 97750

Postage	\$ 0.61	0361
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	JUN 18 2010
Total Postage & Fees	\$ 5.71	06/18/2010

Sent To Jon Mars  
 Street, Apt. No., or PO Box No. PO Box 41  
 City, State, ZIP+4 Mitchell OR 97750

PS Form 3800, August 2006 See Reverse for Instructions

## SENDER. COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Jon Mars  
 PO Box 41  
 Mitchell OR 97750

## 2. Article Number

(Transfer from service label)

7009 2250 0002 0856 4769

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x Jon Mars

☐ Agent☒ Addressee

## B. Received by (Printed Name)

JON T MARSH

## C. Date of Delivery

7-1-10

## D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

PO Box 153  
 Mitchell OR 97750

## 3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

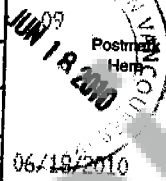
**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

MITCHELL OR 97750

Postage	\$ 0.61
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.71</b>

0361



Sent To Jon Mars  
 Street, Apt. No.,  
 or PO Box No. PO Box 102  
 City, State, ZIP+4 Mitchell OR 97750-102

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jon Mars  
PO Box 102  
Mitchell OR  
97750-102

2. Article Number  
 (Transfer from service label)

7009 2250 0002 0856 4752

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

[Signature]

☐ Agent

☒ Addressee

B. Received by (Printed Name)

JOHN MARS

C. Date of Delivery

7-1-10

D. Is delivery address different from item 1? ☒ Yes  
 If YES, enter delivery address below: ☐ No

PO Box 153  
Mitchell OR 97750

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

102595-02-M-1540

7009 2250 0002 0856 4763

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

SP-1A 06-97674

**OFFICIAL USE**

Postage	\$	\$0.61
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.71



Sent To Jon & Sharon Mars  
Street, Apt. No.,  
or PO Box No. 39675 Hwy 207 S  
City, State, ZIP+4<sup>®</sup> Spray OR 97874

PS Form 3800, August 2006 See Reverse for Instructions

7009 2250 0002 0856 4776

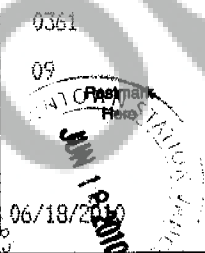
U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

SP-1A 06-97674

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.71



Sent To Jon Mars  
Street, Apt. No.,  
or PO Box No. 34021 E Yak Lane  
City, State, ZIP+4<sup>®</sup> Bonanza OR 97623

PS Form 3800, August 2006 See Reverse for Instructions



After recording, return to:

Ronald W. Greenen, Trustee  
Greenen & Greenen, PLLC  
1104 Main St., Suite 400  
Vancouver, WA 98660

**TRUSTEE'S NOTICE OF NON-JUDICIAL SALE**

TO: JON MARS  
PO BOX 102  
MITCHELL, OR 97750-0102

JON MARS  
PO BOX 41  
MITCHELL, OR 97750

JON MARS  
34021 E. YAK LANE  
BONANZA, OR 97623

JON AND SHARON MARS  
39675 HWY 207 S  
SPRAY, OR 97874

KLAMATH FALLS FOREST ESTATES UNIT 4  
ROAD MAINTENANCE ASSOCIATION  
4751 BELLM DR UNIT 409  
KLAMATH FALLS, OR 97603-8902

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Reference is made to that certain Trust Deed made by JON MARS, as grantor, to AMERITITLE TITLE COMPANY, as trustee, in favor of AMERICAN EAGLE MORTGAGE #100, LLC, as beneficiary, dated June 4, 2003, recorded June 9, 2003, in the mortgage records of Klamath, Oregon, in Volume M03 Page 39092-95, encumbering the following described real property situated in said county and state, to-wit:

Lot 4, Block 75 KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of the Klamath County, Oregon.

More commonly known as: 34021 E YAK LANE, BONANZA OREGON 97623

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the 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:

- |  |            |
|--|------------|
| a. Failure to pay 11 payments July 9, 2009 through May 9, 2010 at \$118.21 each: | \$1,300.31 |
| b. Failure to pay property taxes:  | \$2,365.02 |
| c. Forced Insurance:   | \$139.29   |

**Default Sub-Total: \$3,804.62**

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 ESTIMATED sums being the following, to-wit:

Default sub-total:	\$3804.62
Title report:	\$200.00
Postage & Copying:	\$40.00
Administrative fee	\$750.00
Attorney's fee	\$1,000.00
Long distance telephone	\$10.00
Recording fees	\$150.00
Service and Posting:	\$100.00
Trustee's Fee	\$200.00
<b>Total Due to Cure Default:</b>	<b>\$6,254.62</b>

Default Description:	Description of Action Required to Cure and Documentation Necessary to Show Cure:
Non-Payment of Real Property Taxes	In addition to the above itemized defaults involving payment of principal/interest and specific charges, costs or fees itemized above, you must also provide for inspection by the undersigned Trustee, via personal service, certified or registered mail, a true and correct copy of a receipt issued by Baker County, which shows that the real property taxes are current and paid in full.

The principal balance owing on the obligation secured by the Trust Deed is **\$14,479.61** as of May 31, 2010.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **November 8, 2010, at the hour of 9 o'clock a.m.**, in accordance with the standard of time established by ORS 187.110, at the entrance of the 8 County Courthouse, located at 8, in the City of 8, 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 Grantor of the said Trust Deed, together with any interest which the Grantor or Grantor's 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 at the time of cure (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 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 sale.

DATED this 7<sup>th</sup> day of June, 2010.

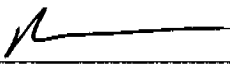
GREENEN & GREENEN, PLLC

By:   
Ronald W. Greenen, OSB #02152

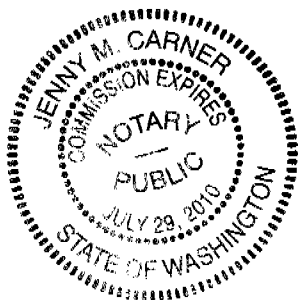
Trustee and Attorney for Beneficiary  
1104 Main St., Suite 400, Vancouver, WA 98660  
(360) 694-1571


STATE OF WASHINGTON            )  
  ) ss.  
County of Clark                    )

I, Ronald W. Greenen, certify that I am the attorney or one of the attorneys for the above-named Beneficiary and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

  
Ronald W. Greenen

SUBSCRIBED AND SWORN TO before me this 17 day of June, 2010



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Vancouver.  
My commission expires: 7-29-2010

**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 34021 E. YAK Lane, Bonanza, OR 97623.

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 May 11, 2010 to bring your mortgage loan current was \$2,189.60. 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 1-360-694-1571 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: 1104 Main St, Ste 400, Vancouver, WA 98660.

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

November 8, 2010, 9:00 a.m.  
FRONT ENTRANCE OF THE KLAMATH COUNTY COURTHOUSE

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 GREENEN & GREENEN, PLLC, at (360) 694-1571 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 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.

DATE: 4/7/2010

GREENEN & GREENEN, PLLC

Trustee Signature:   
Trustee Telephone Number: (360) 694-1571