

Asp 67898

2011-000959

Klamath County, Oregon



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01/26/2011 11:18:30 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
Kelly D. Sutherland, Successor Trustee  
5501 N.E. 109th Court, Suite N  
Vancouver, WA 98662  
10-104859

**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:

Saysamone Vannarath  
131 N. Wendling St  
Klamath Falls, OR 97601

Saysamone Vannarath  
2021 Wantland Avenue  
Klamath Falls, OR 97601

Occupant(s)  
131 North Wendling Street  
Klamath Falls, OR 97601

Michael Spencer  
439 Pine St  
Klamath Falls, OR 97601

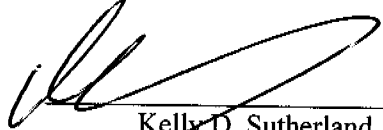
Stephen P. Arnot  
Chapter 7 Trustee  
P.O. Box 1963  
Lake Oswego, OR 97035

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).

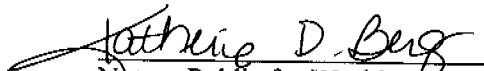
52Am

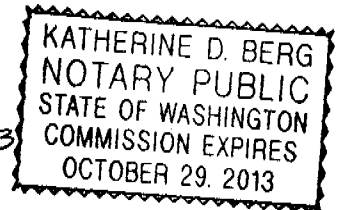
Each of the notices so mailed was certified to be a true copy of the original notice of sale; each such copy was contained in a sealed envelope, with postage thereof fully prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on January 25, 2011, which was within 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 25<sup>th</sup> day of January, 2011, 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 Saysamone Vannarath, a married person, as grantor, to First American Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc as nominee for PHH Mortgage Corp (FKA Cendant Mortgage Corp), as beneficiary, dated April 14, 2006, recorded April 19, 2006, in the mortgage records of Klamath County, Oregon, , in Book M06, at Page 07610, beneficial interest now held by U.S. Bank, National Association, as Trustee for GSAA 2006-12, covering the described real property in said county and state, to-wit:

Lot 10 in Block 14 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly Known as: 131 North Wendling Street, Klamath Falls, OR 97601

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 \$1,616.37 from April 1, 2010, and monthly payments in the sum of \$1,806.09 from June 1, 2010, and monthly payments in the sum of \$1,626.48 from July 1, 2010, 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:

\$195,943.00, together with interest thereon at the rate of 6.75% per annum from March 1, 2010, 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 November 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 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 12, 2011.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 28, 2011, 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, (which is the new date, time and place set for sale) sell at public auction to the highest bidder foreclose the interest in the said described real property which the grantor has or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in 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 reinstate by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then to 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 amount 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.

KELLY D. SUTHERLAND, Successor Trustee

Dated

1/25/11

By



The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

State of Washington, County of Clark, ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Amended Trustee's Notice of Sale

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SHAPIRO & SUTHERLAND, LLC  
5501 N.E. 109<sup>th</sup> Court, Suite N  
Vancouver, WA 98662  
Phone: (360) 260-2253  
Fax: (360) 360-2285  
Toll-free: 1-800-970-5647