

Ap 68006

2011-001647

Klamath County, Oregon



00096747201100016470240245

02/11/2011 03:22:41 PM

Fee: \$167.00

## 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:

Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, CA 91504-3120

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

Affidavit of Mailing Notice of Sale  
Affidavit of Publication  
Affidavit of Posting  
Beneficiary Affidavit of Compliance  
Affidavit of Non-Military Service

### 2. Direct Party (Grantor):

Stacey Steiner

### 3. Indirect Party (Grantee):

### 4. True and Actual Consideration Paid:

### 5. Legal Description:

See attached

167AmJ

WHEN RECORDED MAIL TO:

**Executive Trustee Services, LLC**  
**2255 North Ontario Street, Suite 400**  
**Burbank, California 91504-3120**  
**(818) 260-1600 phone (818) 260-1850 fax**

Space above line for Recorder's Use

T.S. NO.: OR-253056-C LOAN NO.: 7436292528

100444632 **AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF California} SS  
COUNTY OF Los Angeles}

I, Cris Navarro, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

**NAME & ADDRESS**

**SEE ATTACHED**

**CERTIFIED NO.**

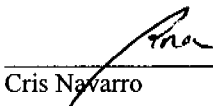
Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Notice as required by and in accordance with ORS Chapter 646 was provided to Grantor and successor in interest, if any.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Marvell L. Carmouche, for LSI Title Company of Oregon, LLC, 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 mail Los Angeles California, on 8/16/2010. Each of said notices was mailed after the notice of default and election to sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

STATE California} SS  
COUNTY Los Angeles}

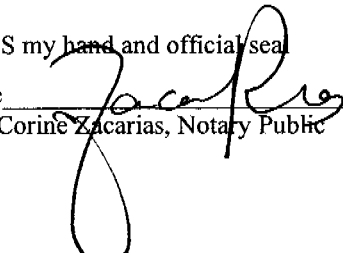
  
Cris Navarro

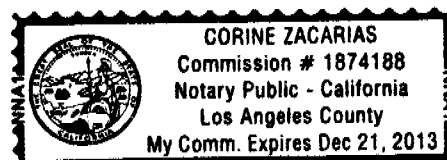
On 8/16/2010 before me, Corine Zacarias, a Notary Public personally appeared Cris Navarro who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

  
Corine Zacarias, Notary Public



AFFIDAVIT OF MAILING

Date: **8/16/2010**

T.S. No.: **OR-253056-C**

Loan No.: **7436292528**

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STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at Executive Trustee Services, LLC, and is not a party to the within action and that on 8/16/2010 , (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

SELCO COMMUNITY CREDIT UNION  
501 NE BELLEVUE DR  
BEND, OR 97701  
71923789001010352837

SELCO CREDIT UNION  
ATTN: RECORDS DEPT.  
PO BOX 7487  
EUGENE, OR 97401  
71923789001010352844

I declare under penalty of perjury that the foregoing is true and correct.

X   
\_\_\_\_\_  
Affiant **Cris Navarro**

WHEN RECORDED MAIL TO:

**Executive Trustee Services, LLC**  
**2255 North Ontario Street, Suite 400**  
**Burbank, California 91504-3120**  
**(818) 260-1600 phone (818) 260-1850 fax**

Space above line for Recorder's Use

T.S. NO.: OR-253056-C LOAN NO.: 7436292528

**AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF California} SS  
COUNTY OF Los Angeles}

I, Alejandra Perez, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME & ADDRESS

CERTIFIED NO.

**SEE ATTACHED**

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Notice as required by and in accordance with ORS Chapter 646 was provided to Grantor and successor in interest, if any.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Marvell L. Carmouche, for LSI Title Company of Oregon, LLC, 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 mail Los Angeles California, on 7/28/2010. Each of said notices was mailed after the notice of default and election to sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

STATE California} SS  
COUNTY Los Angeles}

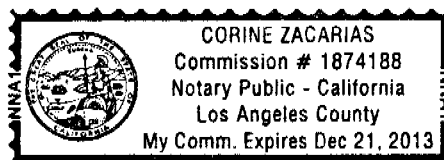
  
Alejandra Perez

On 7/28/2010 before me, Corine Zacarias, a Notary Public personally appeared Alejandra Perez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature   
Corine Zacarias, Notary Public



AFFIDAVIT OF MAILING

Date: **7/28/2010**

T.S. No.: **OR-253056-C**

Loan No.: **7436292528**

STATE OF CALIFORNIA                      }  
COUNTY OF LOS ANGELES

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at Executive Trustee Services, LLC, and is not a party to the within action and that on 7/28/2010 , (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

STACEY STEINER  
148909 KURTZ ROAD  
LA PINE, OR 97739  
71923789001010338244

STACEY STEINER  
PO BOX 33  
FLORENCE, OR 97539  
71923789001010338251

Tenant/Occupant  
148909 KURTZ ROAD  
LA PINE, OR 97739  
71923789001010338268

I declare under penalty of perjury that the foregoing is true and correct.

X

  
Affiant **Alejandra Perez**

WHEN RECORDED MAIL TO:

**Executive Trustee Services, LLC**  
**2255 North Ontario Street, Suite 400**  
**Burbank, California 91504-3120**  
**(818) 260-1600 phone (818) 260-1850 fax**

Space above line for Recorder's Use

T.S. NO.: OR-253056-C LOAN NO.: 7436292528

**AFFIDAVIT OF MAILING NOTICE OF FORECLOSURE**

STATE OF California} SS  
COUNTY OF Los Angeles}

I, Alejandra Perez, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 notice of foreclosure as required by Section 20 of Chapter 19, Oregon Laws 2008 ("Bill") by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

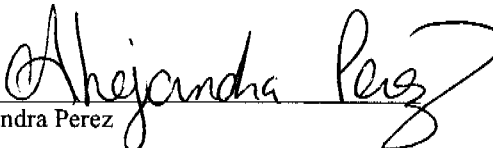
**SEE ATTACHED**

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and to the occupant residing at the property.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Marvell L. Carmouche, for LSI Title Company of Oregon, LLC, 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 mail Los Angeles California, on 7/28/2010. Each of said notices was mailed after the notice of default and election to sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

STATE California} SS  
COUNTY Los Angeles}

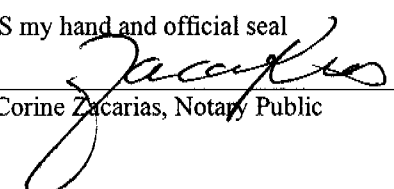
  
Alejandra Perez

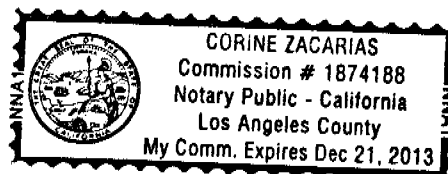
On 7/28/2010 before me, Corine Zacarias, a Notary Public personally appeared Alejandra Perez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

  
Corine Zacarias, Notary Public



7/28/2010

**Mail List for file number: OR-253056-C**

STACEY STEINER  
148909 KURTZ ROAD  
LA PINE, OR 97739

STACEY STEINER  
PO BOX 33  
FLORENCE, OR 97539

Tenant/Occupant  
148909 KURTZ ROAD  
LA PINE, OR 97739

**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 148909 KURTZ ROAD, 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 to pay as of 7/26/2010 to bring your mortgage loan current was \$6,685.81. 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 (818) 260-1600 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: Executive Trustee Services, LLC, 2255 North Ontario Street, Suite 400, Burbank, California 91504-3120.

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

Date and Time: Thursday, December 16, 2010 at 10:00 AM

Place: On the front steps of the Circuit Court, 316 Main St, in the City of Klamath Falls, County of Klamath, Oregon

**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 request that your lender give you more time or change the terms of your 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-SAFENET (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/public/ris/ris.html](http://www.osbar.org/public/ris/ris.html). 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 <http://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 1-866-899-5308. 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 the 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-SAFENET (800-723-3638). Many lenders participate in new federal loan modification programs. You can obtain more information about these programs at: <http://www.oregonlawhelp.org>.
- 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 **8/25/2010** 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 questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: 7/26/2010

**Executive Trustee Services, LLC**  
**As Agent for Trustee**

  
\_\_\_\_\_  
**Marvell L. Carmouche**  
**(818) 260-1600**

## TRUSTEE'S NOTICE OF SALE

Loan No: 7436292528  
T.S. No.: OR-253056-C

Reference is made to that certain deed made by, STACEY STEINER as Grantor to ASPEN TITLE & ESCROW INC., as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITOL COMMERCE MORTGAGE CO., A CALIFORNIA CORPORATION, as Beneficiary, dated 7/23/2003, recorded 7/29/2003, in official records of Klamath County, Oregon in book/reel/volume No. M03 at page No. 53699, fee/file/instrument/microfile/reception No. DEED OF PARTIAL RECONVEYANCE RECORDED 3/19/2007 AS INSTRUMENT #2007-004722 (indicated which), covering the following described real property situated in said County and State, to-wit:

**APN: R136212**  
SEE EXHIBIT "A" ATTACHED.

Commonly known as:  
148909 KURTZ ROAD  
LA PINE, OR 97739

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

Unpaid principal balance of \$155,214.03; plus accrued interest plus impounds and / or advances which became due on 4/1/2010 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

Monthly Payment \$1,168.49

Monthly Late Charge \$48.04

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$155,214.03 together with interest thereon at the rate of 5.25% per annum from 3/1/2010 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that **LSI TITLE COMPANY OF OREGON, LLC**, the undersigned trustee will on **12/16/2010** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **On the front steps of the Circuit Court, 316 Main St, in the City of Klamath Falls, County of Klamath, Oregon** 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 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

Loan No: 7436292528  
T.S. No: OR-253056-C

### TRUSTEE'S NOTICE OF SALE

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

Dated: 7/26/2010

LSI TITLE COMPANY OF OREGON, LLC  
C/O Executive Trustee Services, LLC at 2255 North Ontario  
Street, Suite 400 Burbank, California 91504-3120  
Sale Line: 714-730-2727

**Karen Balsano**

Signature By Karen Balsano  
Authorized Signatory

State of California ) ss.  
County of Los Angeles)

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

Marvell L. Carmouche  
Marvell L. Carmouche  
Trustee Sale Officer

OR-253056-C

EXHIBIT "A"

Parcel 3, Land Partition LP-85-05 as recorded in the office of the Klamath County Surveyor's office, June 21, 2006, survey map #7239. Said parcel located in the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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**Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120**

**(818) 260-1600**

## **NOTICE TO RESIDENTIAL TENANTS**

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for 12/16/2010. Unless the lender who is foreclosing on this property is paid, the foreclosure will go through and someone new will own this property. The following information applies to you only if you occupy and rent this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a residential tenant.

If the foreclosure goes through, the business or individual who buys this property at the foreclosure sale has the right to require you to move out. The buyer must first give you an eviction notice in writing that specifies the date by which you must move out. The buyer may not give you this notice until after the foreclosure sale happens. If you do not leave before the move-out date, the buyer can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

### **FEDERAL LAW REQUIRES YOU TO BE NOTIFIED**

IF YOU ARE OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING UNDER A LEGITIMATE RENTAL AGREEMENT, FEDERAL LAW REQUIRES THE BUYER TO GIVE YOU NOTICE IN WRITING A CERTAIN NUMBER OF DAYS BEFORE THE BUYER CAN REQUIRE YOU TO MOVE OUT. THE FEDERAL LAW THAT REQUIRES THE BUYER TO GIVE YOU THIS NOTICE IS EFFECTIVE UNTIL DECEMBER 31, 2012. Under federal law, the buyer must give you at least 90 days' notice in writing before requiring you to move out. If you are renting this property under a fixed-term lease (for example, a six-month or one-year lease), you may stay until the end of your lease term. If the buyer wants to move in and use this property as the buyer's primary residence, the buyer can give you written notice and require you to move out after 90 days, even if you have a fixed-term lease with more than 90 days left.

### **STATE LAW NOTIFICATION REQUIREMENTS**

IF THE FEDERAL LAW DOES NOT APPLY, STATE LAW STILL REQUIRES THE BUYER TO GIVE YOU NOTICE IN WRITING BEFORE REQUIRING YOU TO MOVE OUT IF YOU ARE OCCUPYING AND RENTING THE PROPERTY AS A TENANT IN GOOD FAITH. EVEN IF THE FEDERAL LAW REQUIREMENT IS NO LONGER EFFECTIVE AFTER DECEMBER 31, 2012, THE REQUIREMENT UNDER STATE LAW STILL APPLIES TO YOUR SITUATION. Under state law, if you have a fixed-term lease (for example, a six-month or one-year lease), the buyer must give you at least 60 days' notice in writing before requiring you to move out. If the buyer wants to move in and use this property as the buyer's primary residence, the buyer can give you written notice and require you to move out after 30 days, even if you have a fixed-term lease with more than 30 days left. If you are renting under a month-to-month or week-to-week rental agreement, the buyer must give you at least 30 days' notice in writing before requiring you to move out.

IMPORTANT: For the buyer to be required to give you notice under state law, you must prove to the business or individual who is handling the foreclosure sale that you are occupying and renting this property as a residential dwelling under a legitimate rental agreement. The name and address of the business or individual who is handling the foreclosure sale is shown on this notice under the heading 'TRUSTEE.' You must mail or deliver your proof not later than 11/16/2010 (30 days before the date first set for the foreclosure sale). Your proof must be in writing and should be a copy of your rental agreement or lease. If you do not have a written rental agreement or lease, you can provide other proof, such as receipts for rent you paid.

### **ABOUT YOUR SECURITY DEPOSIT**

Under state law, you may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

## **ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE**

The business or individual who buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out. You should contact the buyer to discuss that possibility if you would like to stay. Under state law, if the buyer accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the buyer becomes your new landlord and must maintain the property.

Otherwise, the buyer is not your landlord and is not responsible for maintaining the property on your behalf and you must move out by the date the buyer specifies in a notice to you.

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD TO ANOTHER BUSINESS OR INDIVIDUAL OR UNTIL A COURT OR A LENDER TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. AS EXPLAINED ABOVE, YOU MAY BE ABLE TO APPLY A DEPOSIT YOU MADE OR PREPAID RENT YOU PAID AGAINST YOUR CURRENT RENT OBLIGATION. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE AND OF ANY NOTICE YOU GIVE OR RECEIVE CONCERNING THE APPLICATION OF YOUR DEPOSIT OR YOUR PREPAID RENT.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR HOME WITHOUT FIRST GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU MAY WISH TO CONSULT A LAWYER. If you believe you need legal assistance, 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 do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

For the name and telephone number of an organization near you, please call the statewide telephone contact number at 1-888-610-8764. 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/public/ris/ris.html](http://www.osbar.org/public/ris/ris.html). Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more

OR-253056-C

information and a directory of legal aid programs, go to  
<http://www.lawhelp.org/program/694/index.cfm>.



# REQUEST FOR LOAN MODIFICATION

PROPERTY ADDRESS	<b>148909 KURTZ ROAD LA PINE, OR 97739</b>	TS#	<b>OR-253056-C</b>
	<b>LSI TITLE COMPANY OF</b>	APN	<b>R136212</b>
TRUSTEE	<b>OREGON, LLC</b>	DOT	<b>7/29/2003</b>
		Inst	<b>/Book</b>

**\*\*\*ATTENTION\*\*\* YOU MUST ACT NO LATER THAN 8/25/2010**

You have been served with a Foreclosure Notice, a copy of which is enclosed, that could result in the loss of your home. You may want to consult with an attorney concerning your rights and responsibilities.

The State of Oregon requires that a request for loan modification form is provided to homeowners whose owner occupied; primary residence is subject to foreclosure. The loan modification is a process through which the lender determines whether an agreement can be reached to cure any defaults in the loan or modify the terms of the loan to enable you to remain in your home.

Please be aware that you could be asked to disclose current information about your income and expenses, address, phone number and electronic mail address or other facts that may affect your eligibility for a loan modification.

Your Name: \_\_\_\_\_

Co-Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No: ( ) \_\_\_\_\_ (Telephone)

Phone No: ( ) \_\_\_\_\_ (Telephone)

( ) \_\_\_\_\_ (Cellular)

( ) \_\_\_\_\_ (Cellular)

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

**IF YOU WANT TO APPLY TO MODIFY YOUR LOAN, YOU MUST FILL OUT THIS FORM AND MAIL BACK TO THE ADDRESS SHOWN BELOW. YOUR RESPONSE MUST BE RECEIVED BY 8/25/2010**

By completing and returning this form along with the enclosed loan modification application package you are requesting for your Beneficiary to contact you in regards to a review for a possible loan modification. You may go to [www.gmacmmortgage.com](http://www.gmacmmortgage.com) for addition information.

PLEASE RETURN THIS REQUEST FOR LOAN MODIFICATION REVIEW TO THE FOLLOWING ADDRESS:

**GMAC MORTGAGE, LLC FKA  
GMAC MORTGAGE CORPORATION  
Attn: Loss Mitigation  
2711 North Haskell Avenue, Suite 900  
Dallas, TX 75204**

# Affidavit of Publication

STATE OF OREGON, COUNTY OF DESCHUTES

253056  
12/10 1/18

I, **Denise Nelson**, a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of

## The Bulletin

a daily newspaper of general circulation, published in the aforesaid county and state as defined by ORS 193.010 and ORS 193.020, that

**Acct Name:** ASAP

**Legal Description:** LEGAL NOTICE,

TRUSTEE'S NOTICE OF SALE Loan No: 7436292528 T.S. No: ~~OR-253056~~ Reference is made to that certain deed made by, STACEY STEINER as Grantor t...

a printed copy of which is hereto affixed was published in each regular and entire issue of the said newspaper and not in any supplement thereof on the following dates, to wit:

10/1/10	Page F6
10/8/10	Page F7
10/15/10	Page F4
10/22/10	Page F6

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Bend, Oregon, this 22 day of October, 2010.

Denise Nelson  
Signature

**AdName:** 16255366A



No. \_\_\_\_\_

In the \_\_\_\_\_ Court of the

STATE OF OREGON  
for the  
COUNTY OF DESCHUTES

### AFFIDAVIT OF PUBLICATION

Filed \_\_\_\_\_

By \_\_\_\_\_

From the Office of \_\_\_\_\_

Attorney for \_\_\_\_\_

E+EL

Loan No: 7436292528 T.S.  
No.: OR-253056-C Reference  
is made to that certain deed  
made by, STACEY STEINER  
as Grantor to ASPEN TITLE  
& ESCROW INC., as trustee,  
in favor of MORTGAGE ELEC-  
TRONIC REGISTRATION  
SYSTEMS, INC., AS NOMI-  
NEE FOR CAPITOL COM-  
MERCE MORTGAGE CO., A  
CALIFORNIA CORPORATION,  
as Beneficiary, dated  
7/23/2003, recorded  
7/29/2003, in official  
records of Klamath County,  
Oregon in book/reel/volume  
No. M03 at page No. 53699,  
fee/file/instrument/micro-  
file/reception No. DEED OF  
PARTIAL RECONVEYANCE  
RECORDED 3/19/2007 AS  
INSTRUMENT  
#2007-004722 (indicated  
which), covering the follow-  
ing described real property  
situated in said County and  
State, to-wit: APN: R136212  
PARCEL 3, LAND PARTITION  
LP-85-05 AS RECORDED IN  
THE OFFICE OF THE KLA-  
MATH COUNTY SURVEYOR'S  
OFFICE, JUNE 21, 2006,  
SURVEY MAP #7239. SAID  
PARCEL LOCATED IN THE  
SOUTH 1/2 OF THE SOUTH-  
EAST 1/4 OF THE SOUTHEAST  
1/4 OF SECTION 16, TOWN-  
SHIP 23 SOUTH, RANGE 10  
EAST OF THE WILLAMETTE  
MERIDIAN, KLAMATH  
COUNTY, OREGON. Com-  
monly known as: 148909  
KURTZ ROAD LA PINE, OR  
97739 Both the beneficiary  
and the trustee have elected  
to sell the said real property  
to satisfy the obligations se-  
cured by said trust deed and  
notice has been recorded  
pursuant to Section

1000

86.735(3) of Oregon Revised  
Statutes: the default for  
which the foreclosure is  
made is the grantor's Un-  
paid principal balance of  
\$155,214.03; plus accrued  
interest plus impounds and /  
or advances which became  
due on 4/1/2010 plus late  
charges, and all subsequent  
installments of principal, in-  
terest, balloon payments,  
plus impounds and/or  
advances and late charges  
that become payable.  
Monthly Payment \$1,168.49  
Monthly Late Charge \$48.04  
By this reason of said default  
the beneficiary has declared  
all obligations secured by  
said deed of trust  
immediately due and  
payable, said sums being the  
following, to-wit: The sum of  
\$155,214.03 together with  
interest thereon at the rate  
of 5.25% per annum from  
3/1/2010 until paid; plus all  
accrued late charges  
thereon; and all trustee's  
fees, foreclosure costs and  
any sums advanced by the  
beneficiary pursuant to the  
terms of said deed of trust.  
Whereof, notice hereby is  
given that LSI TITLE  
COMPANY OF OREGON, LLC,  
the undersigned trustee will  
on 12/16/2010 at the hour  
of 10:00 AM, Standard of  
Time, as established by  
section 187.110, Oregon  
Revised Statutes, at On the  
front steps of the Circuit  
Court, 316 Main St., in the  
City of Klamath Falls, County  
of Klamath, Oregon 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 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 Section  
86.753 of Oregon Revised  
Statutes has the right to have  
the foreclosure proceeding  
dismissed and the trust deed  
reinstated by payment to the  
beneficiary of the entire  
amount then due (other than  
such portion of said principal  
as would not then be due had  
no default occurred),  
together with the costs,  
trustee's and attorney's fees  
and curing any other default  
complained of in the Notice  
of Default by tendering the  
performance required under  
the obligation or trust deed,  
at any time prior to five days  
before the date last set for  
sale. In construing this  
notice, the masculine gender  
includes the feminine and the  
neuter, the singular includes  
plural, the word "grantor"  
includes any successor in  
interest to the grantor as  
well as any other persons  
owing an obligation, the  
performance of which is  
secured by said trust deed,  
the words "trustee" and  
"beneficiary" include their  
respective successors in in-

terest, if any. Dated:  
7/26/2010 LSI TITLE  
COMPANY OF OREGON, LLC  
C/O Executive Trustee  
Services, LLC at 2255 North  
Ontario Street, Suite 400  
Burbank, California  
91504-3120 Sale Line:  
714-730-4747 Signature By:  
Karen Balsano Authorized  
Signatory ASAP# 3670386  
10/01/2010, 10/08/2010,  
10/15/2010, 10/22/2010

2-77  
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 # 13006

Trustee's Notice of Sale

Steiner

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:

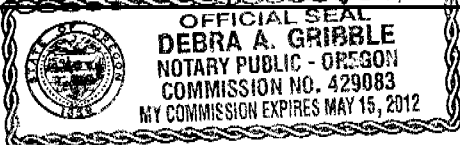
January 06, 13, 20, 27, 2011

Total Cost: \$986.84

*Jeanine P Day*  
Subscribed and sworn by Jeanine P Day  
before me on: January 27, 2011

*Debra A Gribble*  
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE  
Loan No: 7436292528 T.S. No.: OR-253056-C

Reference is made to that certain deed made by STACEY STEINER as Grantor to ASPEN TITLE & ESCROW INC., as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITAL COMMERCE MORTGAGE CO., A CALIFORNIA CORPORATION, as Beneficiary, dated 7/23/2003, recorded 7/29/2003, in official records of Klamath County, Oregon in book/reel/volume No. M03 at page No. 53699, fee/file/instrument/microfile/reception No. DEED OF PARTIAL RECONVEYANCE RECORDED 3/19/2007 AS INSTRUMENT #2007-004722 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R136212 PARCEL 3, LAND PARTITION LP-85-05 AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR'S OFFICE, JUNE 21, 2006, SURVEY MAP #7239. SAID PARCEL LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. Commonly known as: 148909 KURTZ ROAD LA PINE, OR 97739.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Unpaid principal balance of \$155,214.03; plus accrued interest plus impounds and / or advances which became due on 4/1/2010 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$1,168.49 Monthly Late Charge \$48.04

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$155,214.03 together with interest thereon at the rate of 5.25% per annum from 3/1/2010 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that LSI TITLE COMPANY OF OREGON, LLC, the undersigned trustee will on 12/16/2010 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at On the front steps of the Circuit Court, 316 Main St, in the City of Klamath Falls, County of Klamath, Oregon 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 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained-of in the Notice of Default by tendering the performance required under the obligation of trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 7/26/2010 LSI TITLE COMPANY OF OREGON, LLC C/O Executive Trustee Services, LLC at 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Signature By: Karen Balsano Authorized Signatory ASAP# 3670366 01/06/2011, 01/13/2011, 01/20/2011, 01/27/2011. #13006 January 06, 13, 20, 27, 2011.

12/16  
1/3  
OR253056C / STEINER  
ASAP# 3670386

EXEC

## 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, Debt Validation Notice, Exhibit "A" and Notice to Residential Tenants upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

148909 Kurtz Road  
La Pine, OR 97739

As follows:

On 08/01/2010 at 5:19 PM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 08/04/2010 at 7:41 AM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

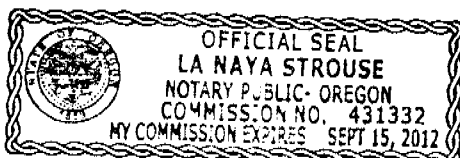
On 08/09/2010 at 10:06 AM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME  
this 13 day of August, 20 10  
by Robert Donahou.

La Naya Strouse  
Notary Public for Oregon

X  
[Signature]  
Robert Donahou  
Nationwide Process Service, Inc.  
420 Century Tower  
1201 SW 12th Avenue  
Portland, OR 97205  
(503) 241-0636



\*238398\*

OR253056C / STEINER  
ASAP# 3670386

EXEC

**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 August 11, 2010, I mailed a copy of the Trustee's Notice of Sale, Debt Validation Notice, Exhibit "A" and Notice to Residential Tenants, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(b)(C).

The envelope was addressed as follows:

**OCCUPANT**  
**148909 Kurtz Road**  
**La Pine, OR 97739**

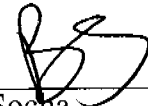
This mailing completes service upon an occupant at the above address with an effective date of **08/01/2010** as calculated pursuant to ORS 86.750 (1)(c).

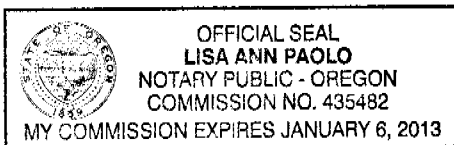
I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME  
this 11 day of August, 20 10  
by Brandy Socha.

\_\_\_\_\_  
Notary Public for Oregon

X

  
\_\_\_\_\_  
Brandy Socha  
Nationwide Process Service, Inc.  
420 Century Tower  
1201 SW 12th Avenue  
Portland, OR 97205  
(503) 241-0636



\*238398\*

**Borrower(s):** STACEY STEINER  
**Loan** GMAC MORTGAGE, LLC FKA  
**Servicer:** GMAC MORTGAGE CORPORATION  
**Property :** 148909 KURTZ ROAD  
LA PINE, OR 97739  
**Loan No:** 7436292528

## BENEFICIARY AFFIDAVIT OF COMPLIANCE

Pursuant to OR SB628 SECTION 3 (1) and (2)

**Anna Beck**

\_\_\_\_\_, being duly sworn, deposes and says; that the beneficiary or authorized agent for the beneficiary has complied with the required actions according to OR SB628 SECTION 3 (1) and (2) as follows:

☒ Request was not received by grantor for loan modification consideration.

\_\_\_\_\_. Beneficiary or authorized agent for the beneficiary has determined in good faith, after considering the most current financial information provided by the grantor that the Grantor is not eligible for a loan modification. Beneficiary or authorized agent for the beneficiary has informed the grantor that grantor is not eligible and provided notice how the beneficiary or authorized agent calculated that the Grantor is not eligible for a loan modification.

\_\_\_\_\_. Beneficiary or authorized agent for the beneficiary took reasonable steps to schedule a meeting pursuant to grantor s request. Grantor did not respond with in seven business days after beneficiary or authorized agent for the beneficiary attempted to make contact.

This affidavit is made for the above referenced loan. I certify (or declare) under penalty of perjury that the foregoing is true and correct and that I am duly authorized signatory beneficiary or authorized agent for the beneficiary

Dated: 1-26-11

By: Anna Beck

State of Iowa } SS.

County of Black Hawk

Subscribed and sworn to (or affirmed) before me on this day of 1/26, 2011,  
by Anna Beck proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.

(Seal)

Signature

Lance Ollendieck



**Executive Trustee Services, LLC**  
**2255 North Ontario Street, Suite 400**  
**Burbank, California 91504-3120**

TS No.     **OR-253056-C**  
Loan No.   **7436292528**

### **AFFIDAVIT OF NON-MILITARY SERVICE**

Marvell Carmouche, being duly sworn, deposes and says; that **STACEY STEINER**, are (is) not now, or within the period of three months prior to the making of this affidavit, (a) in the Federal Service on active duty as a member of the Army of the United States, or the United States Navy, or the United States Air Force, the Women's volunteer Naval Reserve, or the Marine Corps., or Women's Auxiliary Marine Corps Reserve, or the Coast Guard Reserve, or the Women's Army Corps. Or as an officer of the Public Health Service, or (b) in training or being educated under the supervision of the United States preliminary to induction into the military service or (c) under orders to report for induction under the Selective Training and Service Act of 1940, or (d) a member of the Enlisted Reserves Corps under orders to report for military service, or (e) an American Citizen, serving with the force of any nation allied with the United States in the prosecution of war; within; the purview of the Soldier's and Sailor's Civil Relief Act of 1940, as amended or (f) serving in the armed forces of the United States Pursuant to the Selective Service Act of 1948.

That this affidavit is made for the above referenced Foreclosure for the purpose of inducing LSI TITLE COMPANY OF OREGON, LLC, without leave of court first obtained, to cause said property to be sold under the terms of said deed of trust pursuant to the power of sale contained therein.

Dated: 7/26/2010

By: \_\_\_\_\_

  
Marvell Carmouche, Limited Signing Officer