

1st 1778028

2012-002227

Klamath County, Oregon



00114685201200022270100104

AFTER RECORDING RETURN TO:

First American Title Insurance Company
c/o TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

03/01/2012 02:23:38 PM

Fee: \$102.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFFIDAVIT OF MAILING
DECLARATION OF MAILING
NOTICE OF SALE
AFFIDAVIT OF POSTING
AFFIDAVIT OF POSTING/PROOF OF SERVICE
AFFIDAVIT OF PUBLISHING
AFFIDAVIT OF COMPLIANCE WITH OR CH. 864**

Trustee Sale No: **OR01000012-11**

APN: **R461011**

Title Order No: **6085166**

ASSIGNOR:

(SUCCESSOR TRUSTEE)

ASSIGNEE:

(TRUSTOR)

ORIGINAL TRUSTEE:

ORIGINAL BENEFICIARY:

First American Title Insurance Company

17100 Gillette Ave, Irvine, CA 92614

REBECCA M. ALEXANDER,

8314 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623

AMERITITLE, AN OREGON CORPORATION

N/A

MARK C. GROVES AND TERRIE D. HAMILTON GROVES, HUSBAND AND WIFE

5425 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623

F

Recording Requested By:

When Recorded Mail to:

First American Title Insurance Company
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

Trustee Sale No. OR01000012-11-1

APN R461011

Title Order No. 6085166

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, DEIRDRE HARP 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.

Notice of the sale of the real property described in the attached Notice of Sale was sent by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit: SEE ATTACHED

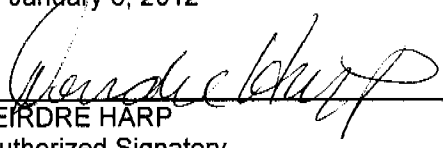
Said person(s) include the Grantor(s) in the Trust Deed, any successor in interest to the Grantor(s) whose interest appears of record or of whose interest the Trustee or the Beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices mailed were a true copy of the original Notice of Sale by TRUSTEE CORPS, for First American Title Insurance Company, 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 in IRVINE, on November 17, 2011. 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.

"Notice as required by and in accordance with ORS Chapter 646 was provided to Grantor(s) 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 TRUSTEE CORPS, for First American Title Insurance Company, 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 in IRVINE, on November 17, 2011. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was mailed at least 25 days before the day of the Trustee's Sale.

Dated: January 6, 2012

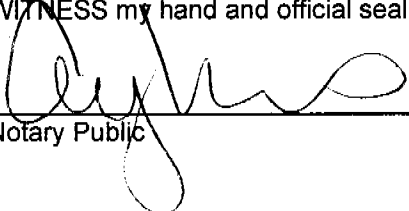

BY: DEIRDRE HARP
Authorized Signatory

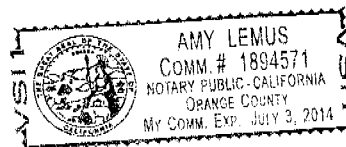
State of CALIFORNIA
County of ORANGE

On January 6, 2012 before me, AMY LEMUS Notary Public in and for said county, personally appeared DEIRDRE HARP 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


Notary Public



Declaration of Mailing

Trustee's Sale No. OR01000012-11-1

Date: 11/17/2011

Mailing: Sale

Page: 1


I, Deidre Harp, declare: That I am an officer, agent, or employee of MTC FINANCIAL INC. dba TRUSTEE CORPS whose business address is 17100 Gillette Ave, Irvine, CA 92614

I am over the age of eighteen years; On 11/17/2011 by Certified and First Class mail, enclosed in a sealed envelope with postage notices,

a true and correct copy of which is hereunto attached and made part hereof, addressed to following:

Number of Article	Name of Addressee, Street, and Post Office Address	Cert Fee	R R Fee
71901017845001406677	REBECCA M. ALEXANDER 8314 BLY MOUNTAIN CUTOFF RD BONANZA, OR 97623		
71901017845001406769	OCCUPANT 8314 BLY MOUNTAIN CUTOFF RD BONANZA, OR 97623		

Number of Pieces by Sender 2	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mailing (Name) Sending Employee
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I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

NOV 17 2011

(Date)

(Declaring)

Recording Requested By:

When Recorded Mail to:

First American Title Insurance Company
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

Trustee Sale No. **OR01000012-11**

APN **R461011**

Title Order No **6085166**

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by, **REBECCA M. ALEXANDER** as Grantor to **AMERITITLE, AN OREGON CORPORATION**, as Trustee, in favor of **MARK C. GROVES AND TERRIE D. HAMILTON GROVES, HUSBAND AND WIFE** as Beneficiary, and recorded on **January 4, 2008**, as Instrument No. **2008-000153**, of official records in the Office of the Recorder of **Klamath County, Oregon** to-wit:

LOT 19, BLOCK 34, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

APN: **R461011**

Commonly known as: **8314 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623**

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 failure to pay:

THE INSTALLMENTS OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 08/11/2011 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES, IN ADDITION TO ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND ALL RELATED LOAN DOCUMENTS.

Monthly Payment **\$557.57**
Monthly Late Charge **\$0**

By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of **\$65,490.34** together with interest thereon at the rate of **7.00000%** per annum from **July 11, 2011** 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 Trust Deed.

Wherefore, notice is hereby given that, the undersigned Trustee will on **March 16, 2012 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR County of Klamath**, 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 or 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" includes their respective successors in interest, if any.

Dated: November 08, 2011

First American Title Insurance Company, as Successor Trustee

Sophia Ochoa
By: **Sophia Ochoa, Asst Sec**

First American Title Insurance Company
c/o TRUSTEE CORPS
17100 GILLETTE AVENUE
IRVINE, CA 92614
949-252-8300

FOR SALE INFORMATION CONTACT: (714)573-1965, (949) 252-8300
FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300 RPRRequests@trusteecorps.com
SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com

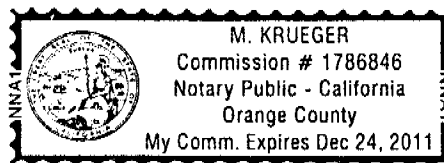
STATE OF California
COUNTY OF Orange

On 11/9/11 before me, M. Krueger, Notary Public,
personally appeared Sophia Ochoa 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

M. Krueger
Notary Signature **M. Krueger**



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

899492

OR01000012-11

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **8314 Bly Mountain Cutoff Rd. Bonanza, OR 97623**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to ___ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to ___, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt: November 17, 2011 2:10 PM Posted

2nd Attempt: November 22, 2011 4:00 PM Posted

3rd Attempt: November 30, 2011 9:44 AM Posted

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on ___ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of December 2, 2011, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsey Chambers

8314 Bly Mountain Cutoff Rd. Bonanza, OR 97623
ADDRESS OF SERVICE

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

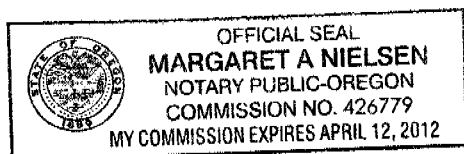
November 17, 2011 2:10 PM
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By:

Eric S. / [Signature]

Subscribed and sworn to before on this 2 day of December, 2011.



Margaret A. Nielsen
Notary Public for Oregon

3/16/12

OR01000012-11

**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Jeanine P. Day, Finance Director, being duly sworn, depose and say that I am the principle 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#13886 SALE ALEXANDER
P#899492

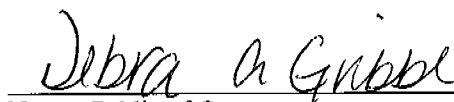
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

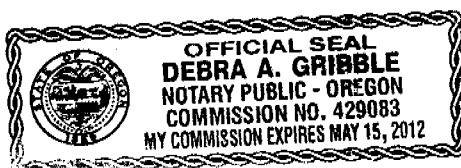
Insertion(s) in the following issues:

11/29/2011 12/06/2011 12/13/2011 12/20/2011

Total Cost: \$1011.92


Subscribed and sworn by Jeanine P Day before me on:
20th day of December in the year of 2011


Notary Public of Oregon
My commission expires on May 15, 2012



Trustee Sale No. OR01000012-11
APN R461011 Title Order No 6085166

Reference is made to that certain Trust Deed made by, REBECCA M. ALEXANDER as Grantor to AMERITITLE, AN OREGON CORPORATION, as Trustee, in favor of MARK C. GROVES AND TERRIE D. HAMILTON GROVES, HUSBAND AND WIFE as Beneficiary, and recorded on January 4, 2008, as Instrument No. 2008-000153, of official records in the Office of the Recorder of Klamath County, Oregon to-wit: LOT 19, BLOCK 34, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.2, IN THE COUNTY OF KLAMATH, STATE OF OREGON. APN: R461011 Commonly known as: 8314 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623.

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 failure to pay: THE INSTALLMENTS OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 08/11/2011 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES, IN ADDITION TO ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND ALL RELATED LOAN DOCUMENTS. Monthly Payment \$557.57 Monthly Late Charge \$0.

By this reason of said default the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$65,490.34 together with interest thereon at the rate of 7.00000% per annum from July 11, 2011 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 Trust Deed.

Wherefore, notice is hereby given that, the undersigned Trustee will on March 16, 2012 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR County of Klamath, 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 or 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" includes their respective successors in interest, if any. Dated: 11/8/2011 First American Title Insurance Company, as Successor Trustee By: Sophia Ochoa, Asst Sec First American Title Insurance Company c/o TRUSTEE CORPS 17100 GILLETTE AVENUE IRVINE, CA 92614 949-252-8300 For Sale information contact: (714) 573-1965, (949) 252-8300 FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300 RPRRequests@trusteecorps.com SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. P009492 11/29, 12/6, 12/13, 12/20/2011. 13886 November 29, December 06, 13, 20, 2011.

899492 3/14/12

When Recorded Mail to:

First American Title Insurance Company
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

AFFIDAVIT OF COMPLIANCE WITH CH. 864 (2009 OREGON LAWS)

TRUSTEE SALE NO: OR01000012-11
BORROWER(S): REBECCA M. ALEXANDER
SUBJECT PROPERTY: 8314 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623

I, Mark Groves, Terrie Groves being first duly sworn, depose, and say that I am employed by MARK C. GROVES AND TERRIE D. HAMILTON GROVES, HUSBAND AND WIFE OR THE SURVIVOR THEREOF, hereinafter "beneficiary", and I am familiar with the records and files kept by beneficiary with respect to the loan, where the grantor(s) name(s) is/are REBECCA M. ALEXANDER.

☒ Beneficiary did not receive a Modification Request Form from the grantor(s) within the time specified in Chapter 864 (2009 Oregon Laws); or

☐ Beneficiary received a timely Modification Request Form from the grantor(s) on _____

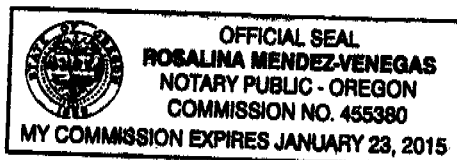
If beneficiary received a timely Modification Request Form, within 45 days of receipt of the Modification Request Form (check all that apply):

- ☐ Beneficiary or beneficiary's agent reviewed the information submitted by grantor(s), and notified the grantor(s) that the beneficiary denied the request for modification of the loan.
- ☐ Beneficiary or beneficiary's agent requested grantor(s) provide additional information needed to determine whether the loan could be modified.
- ☐ If timely requested by the grantor(s), the beneficiary or beneficiary's agent met with the grantor(s) in person or spoke to the grantor(s) by the telephone before the beneficiary or beneficiary's agent responded to the grantor(s) request to modify the loan. The person representing the beneficiary or the beneficiary's agent who met or spoke with grantor(s) has or was able to obtain authority to modify the loan.
- ☐ The grantor(s) did not respond to the beneficiary within seven business days of the date the beneficiary or the beneficiary agent attempted to contact the grantor(s) to schedule a meeting in person or by telephone.
- ☐ The beneficiary has previously considered the current financial information provided by the grantor(s), and has in good faith determined that the grantor(s) is not eligible for a modification of the loan. The beneficiary has informed the grantor(s) that the grantor(s) is not eligible for a modification of this loan.

COUNTY of Klamath Falls
STATE of Oregon

By: Terrie Groves Mark Groves

Subscribed and sworn to before me on 02/11/2012 by Mark C Groves & Terrie D. Hamilton Groves
(Date) (Name of Affiant)



Rosalina Mendez-Venegas
Notary Public in and for said County and State

DECLARATION OF NON-MILITARY SERVICE

T.S. No: OR01000012-11
Owner(s): REBECCA M. ALEXANDER

The undersigned, declares as follows:

I am informed and believe and on that ground allege that the matters stated in this declaration are true.

That REBECCA M. ALEXANDER is not now, or within the period of three months prior to the making of this declaration, (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, 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 Service Act of 1940; or (d) a member of the Enlisted Reserve Corps under orders to report to military service; or (e) an American Citizen, serving with the forces of any nation allied with the United States in the prosecution of the war, within the purview of the Soldiers' and Sailors' 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 declaration is made for the above referenced trustee's sale number for the purpose of inducing MTC FINANCIAL INC. dba TRUSTEE CORPS, as Trustee, 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.

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

Executed on:

MARK C. GROVES AND TERRIE D. HAMILTON GROVES,
HUSBAND AND WIFE OR THE SURVIVOR THEREOF

By: Mark C. Groves and Terrie D. Hamilton

STATE OF Oregon
COUNTY OF Klamath Falls

On 02/14/2012 before me, Rosalina Mendez-Venegas Notary Public, personally appeared Mark C. Groves and Terrie D. Hamilton 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rosalina Mendez-Venegas
Notary Signature

