

MTC 92536

**RECORDING COVER SHEET FOR NOTICE
OF SALE PROOF OF COMPLIANCE PER
O.R.S. 205.234**

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

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC., as Trustee
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367

Trustee's Sale No: OR-USB-11011868

2012-012826

Klamath County, Oregon

11/19/2012 10:48:09 AM

Fee: \$132.00

MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

☐ **AFFIDAVIT OF MAILING NOTICE OF SALE** (must have trustee's notice of sale attached)

☐ **AFFIDAVIT OF PUBLICATION NOTICE OF SALE**

☐ **PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY**

Original Grantor on Trust Deed

SHARON HOFFMAN, AN UNMARRIED WOMAN

Beneficiary

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

132 AMT

mtc 92536

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367
Phone: (877)237-7878 / Fax:

Trustee Sale No.: OR-USB-11011868

Affidavit of Mailing Trustee's Notice of Sale

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

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of California, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

SHARON HOFFMAN, 145023 CORRAL COURT, LA PINE, OR, 97739
SHARON HOFFMAN, PO BOX 1252, LOS BANOS, CA, 93635

, RAY KLEIN, INC. DBA PROFESSIONAL CREDIT SERVICE, 400 INTERNATIONAL WAY STE 150,
SPRINGFIELD, OR, 97477
, RAY KLEIN, INC. DBA PROFESSIONAL CREDIT SERVICE, C/O FLOYD MATTSON, 400
INTERNATIONAL WAY STE 250, SPRINGFIELD, OR, 97477
, RAY KLEIN INC. DBA PROFESSIONAL CREDIT SERVICE, C/O PROFESSIONAL CREDIT SERVICE,
KATE H VESSEY, PO BOX 7637, EUGENE, OR, 97401
, RAY KLEIN, INC. DBA PROFESSIONAL CREDIT SERVICE, PO BOX 7548, EUGENE, OR, 97401
SHARON HOFFMAN, PO BOX 5082, KLAMATH FALLS, OR, 97601
Tenant, 145023 CORRAL COURT, LA PINE, OR, 97739

Said persons include (a) the grantor in the trust deed, (b) successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required b ORS 86.785.

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 Woodland Hills, CALIFORNIA, on Feb. 17, 2012. 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.

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

Angela B. Amela Barsamyan

On behalf of ASSET FORECLOSURE SERVICES, INC.

STATE OF CALIFORNIA

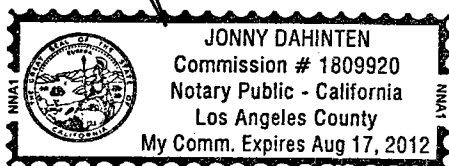
COUNTY OF Los Angeles

On Feb. 17, 2012, before me, Jonny Dahinten personally appeared Amela Barsamyan, 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



NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Trustee's Sale No. OR-USB-11011868

Reference is made to that certain Deed of Trust made by, SHARON HOFFMAN, AN UNMARRIED WOMAN, as grantor, to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, dated 9/22/2004, recorded 10/6/2004 in Volume M04, page 67901, of Deeds of Trust, under Instrument No. //, modified under Instrument No. M05-03821-27, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by U.S. BANK NATIONAL ASSOCIATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 9, BLOCK 2, TRACT NO. 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

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

145023 CORRAL COURT
LA PINE, OR 97739

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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

	Amount due as of February 16, 2012
Delinquent Payments from September 01, 2011	
6 payments at \$ 936.87 each	\$ 5,621.22
(09-01-11 through 02-16-12)	
Late Charges:	\$ 113.70
Foreclosure Fees and Costs	\$ 1,086.00
	<hr/>
TOTAL:	\$ 6,820.92

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following:

UNPAID PRINCIPAL BALANCE OF \$111,593.11, PLUS interest thereon at 6.000% per annum from 8/1/2011, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on June 18, 2012, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.


Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

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

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

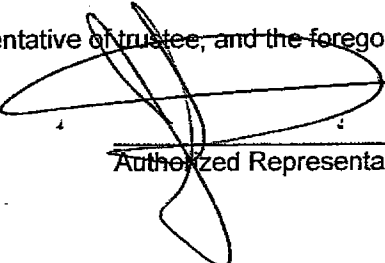
DATED: 2/16/2012

Michael J. Long, As Trustee By;
Asset Foreclosure Services, Inc. as agent for the Trustee

By 
Angela Barsamyan Foreclosure Assistant
5900 Canoga Avenue, Suite 220, Woodland Hills, CA 91367
Phone: (877)237-7878

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

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.


(Tony Dahinten)
Authorized Representative of Trustee

OR-USB-

11011868

2/16/2012

**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 145023 CORRAL COURT , LA PINE, OR 97739.

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure".

The amount you would have had to pay as of 2/16/2012, to bring your mortgage loan current was \$6,820.92. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (877)237-7878 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: ASSET FORECLOSURE SERVICES, INC., 5900 Canoga Avenue, Suite 220, Woodland Hills, CA 91367.

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

**June 18, 2012, 10:00 AM
ON THE FRONT STEPS OF THE CIRCUIT COURT**

**THIS IS WHAT YOU CAN DO
TO STOP THE SALE:**

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call ASSET FORECLOSURE SERVICES, INC. at (877)237-7878 to find out if your lender is willing to give you more time or change the terms of the loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 800-723-3638. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs go to the Oregon State Bar Legal Aid at 503-684-3763 or toll free in Oregon at 800-452-7636 or on the web at www.oregonlawhelp.org.

Your lender may be willing to modify your loan to reduce the interest rate, reduce the monthly payments or both. You can get information about possible loan modification programs by contacting your lender at 800-365-7900. If you can't reach your lender, you may contact the trustee at the telephone number at the bottom of this notice. If you have already entered into a loan modification with your lender, it is possible that you will not be able to modify your loan again unless your circumstances have changed. Your lender is not obligated to modify your loan.

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

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

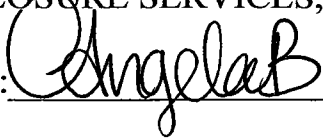
IF YOU WANT TO APPLY TO MODIFY YOUR LOAN, YOU MUST FILL OUT AND MAIL BACK THE ENCLOSED "MODIFICATION REQUEST FORM." YOUR LENDER MUST RECEIVE THE FORM BY 3/17/2012 WHICH IS 30 DAYS AFTER THE DATE SHOWN BELOW.

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED 2/16/2012

ASSET FORECLOSURE SERVICES, INC.

Trustee signature: _____



Trustee telephone number: (877)237-7878

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

TS# OR-USB-11011868

2/17/2012

ATTENTION TRUSTORS:

1. You are hereby notified that ASSET FORECLOSURE SERVICES, INC. is attempting to collect a debt.
2. As of the date of this letter, you owe \$118,366.79. Because of interest, late charges, and other charges that may vary from day to day, or may apply only upon payoff, the amount due on the day you pay may be greater. Hence if you pay the amount shown above, an adjustment may be necessary after we receive your check, in which event we will inform you before depositing the check for collection.
3. The original creditor to whom the debt is/was owed is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. The current creditor is U.S. BANK NATIONAL ASSOCIATION.
4. The debt will be assumed to be valid by ASSET FORECLOSURE SERVICES, INC. unless WITHIN THIRTY DAYS AFTER THE RECEIPT OF THIS NOTICE, you dispute the validity of the debt or some portion thereof.
5. If you notify ASSET FORECLOSURE SERVICES, INC. in writing within thirty days after the receipt of this Notice that the debt or any portion thereof is disputed, ASSET FORECLOSURE SERVICES, INC. will provide a verification of the debt, and a copy of the verification will be mailed to you by ASSET FORECLOSURE SERVICES, INC.. In attempting to collect the debt, any information obtained will be used for that purpose.
6. If the current creditor is not the original creditor, and if you make a written request to ASSET FORECLOSURE SERVICES, INC. within thirty days after the receipt of this Notice, the name and address of the original creditor will be mailed to you by ASSET FORECLOSURE SERVICES, INC..
7. Written request should be addressed to and further information can be obtained from:

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367
(877)237-7878 (818)591-9599

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for June 18, 2012. The date of this sale may be postponed. Unless the lender who is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting 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 bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- **THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR**
- **AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE**

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with a least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE:

RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. 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 new owner that 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 after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner 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 new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD 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.

Trustee: LSI Title Agency
c/o Asset Foreclosure Services, Inc.
5900 Canoga Avenue, #220
Woodland Hills, CA 91367

Free legal assistance: Oregon Law Center

Portland: (503) 473-8329

Coos Bay: (800) 303-3638

Ontario: (888) 250-9877

Salem: (503) 485-0696

<http://www.oregonlawcenter.org>

Grants Pass: (541) 476-1058

Woodburn: (800) 973-9003

Hillsboro: (877) 726-4281

and Oregon Law Help Site (providing additional information with a directory of legal aid programs)

<http://oregonlawhelp.org/OR/index.cfm>

and Oregon State Bar Lawyer Referral Service: (503) 684-3763 or toll free in Oregon at: (800) 452-7636

<http://www.osbar.org> / <http://www.osbar.org/public/ris/ris.html#referral>

and information on federal loan modification programs at:

<http://www.makinghomeaffordable.gov/>

Contact for free legal assistance through Safenet:

800-SAFENE

SOLDIERS' AND SAILORS' RELIEF ACT NOTIFICATION

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

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

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367
(877)237-7878 (818)591-9599

After recording return to:

Asset Foreclosure Services, Inc.
5900 Canoga Avenue, #220
Woodland Hills, California 91367

Loan# 4800167983
AFS# OR-USB-11011868

AFFIDAVIT OF COMPLIANCE WITH CH. 864 (2209 Oregon Laws)

STATE OF KENTUCKY, County of DAVIESS) ss:

I, CATHY BECKHART, being first duly sworn, depose, and say that
am employed by U.S. BANK NATIONAL ASSOCIATION
(hereinafter "beneficiary") and I am familiar with the records and files kept by beneficiary with
respect to the above mentioned loan where the grantor(s) name(s) is/are
(New Owner(s) else Trustor(s))

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

 x Beneficiary received a Timely Modification Request Form from the grantor(s)
on _____

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

____ Beneficiary or beneficiary's agent reviewed the information submitted by grantor(s)
that the beneficiary denied the request for modification of the loan.

____ Beneficiary or beneficiary's agent notified the grantor(s) that the beneficiary has
denied the request for modification of the loan and the beneficiary or the beneficiary's agent
has provided the grantor(s) with the information described in Section (1) (b) or (c) of this subsection

____ 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 telephone before the beneficiary or beneficiary's
agent responded to the grantor(s) request to modify the loan. The person representing the beneficia
or the beneficiary's agent who met or spoke with grantor(s) had or was able to obtain authority to
modify the loan.

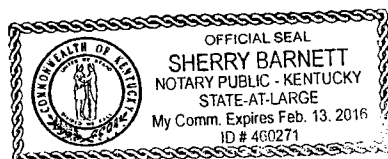
 x The grantor(s) did not respond to the beneficiary within seven business days of the date the
beneficiary or the beneficiary's agent attempted to contact the grantor(s) to schedule a
meeting in person or by telephone.

____ The beneficiary had previously considered the current financial information provided
by the grantor(s), and has in good faith determined that the grantor(s) is not eligible to a
modification of this loan. The beneficiary has informed the grantor(s) that the grantor(s) is not
eligible to a modification of this loan.

____ Other action taken: _____

By: _____
Cathy Beckhart, Officer

Subscribed and sworn to before me on 3-16-12 by Sherry Barnett



Sherry Barnett
Notary Public for Kentucky

AFFIDAVIT OF SERVICE

STATE OF OREGON
County of Deschutes

ss.

I, Robert Donahou, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an OCCUPANT at the following "Property Address":

145023 Corral Court
La Pine, OR 97739

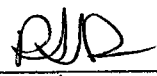
By delivering such copy, personally and in person to Kenny Seymour, at the above Property Address on February 25, 2012 at 3:19 PM.

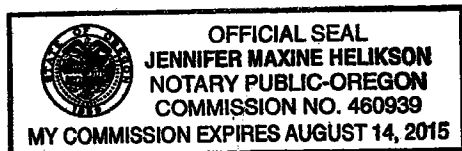
I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 4 day of April, 20 12
by Robert Donahou.


Notary Public for Oregon

X


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



283549

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 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#14054 SALE HOFFMAN

#4202200

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

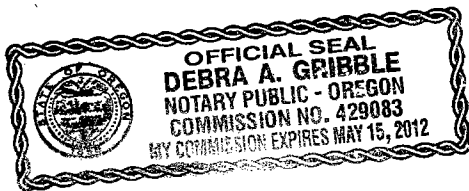
Insertion(s) in the following issues:

02/29/2012 03/07/2012 03/14/2012 03/21/2012

Total Cost: \$1222.64

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:
21st day of March in the year of 2012

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



TRUSTEE'S NOTICE OF SALE
Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010,
et seq. Trustee's Sale No. OR-USB-11011868
NOTICE TO BORROWER: YOU SHOULD BE AWARE
THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT
A DEBT AND THAT ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.

Reference is made to that certain Deed of Trust made by, SHARON HOFFMAN, AN UNMARRIED WOMAN, as grantor, to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, dated 9/22/2004, recorded 10/6/2004 in Volume M04, page 67901, of Deeds of Trust, under Instrument No. //, modified under Instrument No. M05-03821-27, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by U.S. BANK NATIONAL ASSOCIATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 9, BLOCK 2, TRACT NO. 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. The street address or other common designation, if any, of the real property described above is purported to be: 145023 CORRAL COURT LA PINE, OR 97739. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due, the following sums: Amount due as of February 16, 2012 Delinquent Payments from September 01, 2011 6 payments at \$936.87 each \$5,621.22 (09-01-11 through 02-16-12) Late Charges: \$113.70 Foreclosure Fees and Costs \$1,086.00 TOTAL: \$6,820.92 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed im-

sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: UNPAID PRINCIPAL BALANCE OF \$111,593.11, PLUS interest thereon at 6.000% per annum from 8/1/2011, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on June 18, 2012, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the

foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. DATED: 2/16/2012 Michael J. Long, As Trustee By: Asset Foreclosure Services, Inc. as agent for the Trustee By: Angela Barsamian Foreclosure Assistant 5900 Canoga Avenue, Suite 220, Woodland Hills, CA 91367 Phone: (877)237-7878 ASAP# 4202200 02/29/2012, 03/07/2012, 03/14/2012, 03/21/2012.

#14054 February 29, March 07, 14, 21, 2012.