

1st 1852092

2013-001532

Klamath County, Oregon

02/11/2013 10:43:36 AM

Fee: \$62.00

WHEN RECORDED MAIL TO:
Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100
Folsom CA 95630

5821654/1852092 Recorder's Use _____
T.S. NO.: fc28044-5 Title Order: 5821654

AFFIDAVIT OF MAILING AMENDED NOTICE OF SALE

STATE OF California)
)SS
COUNTY OF Sacramento)

I, Lauren Meyer, 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 interested named in the attached original or copy of notice of sale and the Notice as required by and in accordance with ORS Chapter 86.737 was provided to Grantor, successors in interest and occupants, if any 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 sale and the Notice as required by and in accordance with ORS Chapter 86.737 was provided to Grantor, successors in interest and occupants, if any 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:

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.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Mortgage Lender Services, Inc., for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited in the United States mail on 02/04/13. 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 20 days before the day fixed in said notice by the trustee for the trustee's sale.

15
62-



Walz Affidavit #: 3556927

AFFIDAVIT OF MAILING

Mortgage Lender Services, Inc

Date: 02/04/2013

Ref. No.: fc28044-5

MailbatchID: 487756

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of Mortgage Lender Services, Inc; is not a party to the within action; and that on February 04, 2013, she 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, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

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


X _____
Affiant Kassandra Zeller

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8598
REF #: fc28044-5
WILLIAM J. HUGHES JR
6439 COOPERS HAWK ROAD
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8628
REF #: fc28044-5
HELENE P. HUGHES
6439 COOPERS HAWK
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8659
REF #: fc28044-5
RUNNING Y RANCH RESORT
OWNER'S ASSOCIATION
C/O SEAN MASTERS EAGLE CREST
RESORT
PO BOX 1215
REDMOND, OR 97756

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8604
REF #: fc28044-5
HELENE P. HUGHES
6439 COOPERS HAWK ROAD
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8635
REF #: fc28044-5
WILLIAM J. HUGHES JR
1065 43RD STREET
SACRAMENTO, CA 95819

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8666
REF #: fc28044-5
RUNNING Y RANCH RESORT
OWNER'S ASSOCIATION
C/O EAGLE CREST RESORT
PO BOX 1215
REDMOND, OR 97756

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8611
REF #: fc28044-5
WILLIAM J. HUGHES JR
6439 COOPERS HAWK
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8642
REF #: fc28044-5
HELENE P. HUGHES
1065 43RD STREET
SACRAMENTO, CA 95819

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8673
REF #: fc28044-5
RUNNING Y RANCH RESORT
OWNER'S ASSOCIATION
5115 RUNNING Y RD
KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Mortgage Lender Services, Inc

Date: 02/04/2013

Ref. No.: fc28044-5

MailbatchID: 487756

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8680
REF #: fc28044-5
RUNNING Y RANCH RESORT
OWNER'S ASSOCIATION
C/O TODD ANDRES
5115 RUNNING Y RD
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8710
REF #: fc28044-5
HELENE PATRICIA HUGHES
6439 COOPERS HAWK RD.
KLAMATH FALLS, OR 97601

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8697
REF #: fc28044-5
RUNNING Y RANCH RESORT
OWNER'S ASSOCIATION
C/O ED ONIMUS
PO BOX 1215
REDMOND, OR 97756

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8727
REF #: fc28044-5
HELENE PATRICIA HUGHES
C/O REX K. DAINES
POB 12829
SALEM, OR 97309-0829

OR REQUIREDMAILINGFC_T
7196 9006 9296 5261 8703
REF #: fc28044-5
OCCUPANT
6439 COOPERS HAWK ROAD
KLAMATH FALLS, OR 97601

Lauren Meyer
Lauren Meyer, Sr. Trustee Sale Officer

STATE OF California)
)
COUNTY OF Sacramento)

On 02/07/13 before me, Tara S. Campbell, Notary Public, personally appeared Lauren Meyer 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.

Tara S. Campbell



Unnotified
Copy

AMENDED TRUSTEE'S NOTICE OF SALE

Loan No.: N5081BW T.S. No.: fc28044-5 Title Order No.: 5821654

Reference is made to that certain deed made by, WILLIAM J. HUGHES JR. AND HELENE P. HUGHES, as Grantor to THE MONEY MAN CORPORATION, as Trustee, in favor of THE MONEY BROKERS, INC., As Beneficiary, dated 05/11/2010, recorded on 06/02/2010 AS DOCUMENT NO. 2010-006637, in official records of Klamath County, Oregon, covering the following described real property situated in said County and State, to-wit:

LOT 839, TRACT NO. 1409, RUNNING Y RESORT PHASE 11, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Tax ID: R888957

The street address or other common designation, if any, of the real property described above is purported to be: 6439 COOPERS HAWK ROAD, KLAMATH FALLS, OR 97601.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and 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 when due, the following sums: Principal balance of \$237,466.59 with interest thereon at the rate of 13.000% per annum from 11/01/12, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent together with title expenses, costs, trustee's fees and any attorney's fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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: Principal balance of \$237,466.59 with interest thereon at the rate of 13.000% per annum from 11/01/12, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent together with title expenses, costs, trustee's fees and any attorney's fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on 07/30/2012, at the hour of 11:00 A.M. Standard of time, as established by Section 187.110, Oregon Revised Statutes ON THE FRONT STEPS OF

THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, OR, however, subsequent to the recording of said Notice of default the original sale proceedings were stayed by order of the Court or by proceedings under the National Bankruptcy Act or for other lawful reasons. The beneficiary did not participate in obtaining such stay. Said stay was terminated on 01/30/2013.

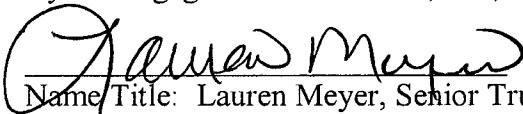
WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY c/o Mortgage Lender Services, Inc., 81 Blue Ravine Road, Ste. 100, Folsom, CA 9560, the undersigned trustee will, on **03/08/2013, at the hour of 01:00PM** in accord with the standard of time established by O.R.S. 187.110, AT THE MAIN ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OR, sell at public auction to the highest bidder for cash, the interest in the said described real property which the Grantor has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee.

Notice is further given that any person named in O.R.S. 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 not 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 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.

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 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. **For sale information you may call (916) 939-0772 or visit Internet Web site www.nationwideposting.com.**

Dated: February 1, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee
By: Mortgage Lender Services, Inc., Agent


Name/Title: Lauren Meyer, Senior Trustee Sale Officer

DIRECT INQUIRIES TO: Ronald E. Watkins, Trustee for the Watkins Family Trust; Ronald E. Watkins, Trustee for the Megan Watkins Trust and Gary Talbert & Claudean Talbert c/o The Money Brokers, Inc, 2371 El Camino Avenue, Sacramento, CA 95821 (800) 479-4444