

2016-010529

Klamath County, Oregon

10/04/2016 10:00:00 AM

Fee: \$52.00

When recorded return to:
Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164

TS # 60267-01927-NJ-OR-TT

**AFFIDAVIT OF MAILING OF NOTICE REQUIRED BY ORS 86.756 AND TRUSTEE'S
LETTER OF POSTPONEMENT**

STATE OF WASHINGTON
COUNTY OF KING

I, Bobby Erwin, 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 Washington, a competent person over the age of eighteen years, and not the Beneficiary or its successor interest named in the attached original or copy of Trustee's Notice of Postponement given under the terms of that certain Trust Deed described in said notice.

The notice required by ORS 86.756 and the Letter of Postponement for the real property described in the attached Letter of Postponement was sent by mailing a copy thereof by certified mail, return receipt requested and first class mail to each of the following named persons at their last known address, to-wit:

Klamath Tribes Housing Authority
905 Main Street
Ste 615
Klamath Falls, OR 97601

Occupants
825 CALIFORNIA AVE
Klamath Falls, OR 97601

Seven A. Lance
825 California Ave
Klamath Falls, OR 97601

VERONICA LANCE
825 CALIFORNIA AVE
Klamath Falls, OR 97601

Oregon Employment Department
875 Union Street NE
Postponementm, OR 97311-0040

Oregon Employment Department
C/O ELLEN F. ROSENBLUM, ATTORNEY GENERAL
1162 COURT STREET NE
POSTPONEMENTM, OR 97301

Rookstool Moden Realty, LLC
1900 Main Street
Klamath Falls, OR 97601

Said person(s) including 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 Beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.806, and all junior lien holders as provided in ORS 86.764.

Each of the notices mailed was a true copy of the original Letter of Postponement by Robinson Tait, P.S., 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 Seattle, Washington on Aug 31, 2016. Each of the postponement notices was mailed at least 15 days before the new postponement date and after the Notice of Default and Election to Sell, described in said Letter of Postponement, was recorded, which was at least 120 days before the day fixed in said notice by the Trustee for the Trustee's Postponement.

DATED: Aug. 31, 2016

By: Bobby Erwin

Bobby Erwin Foreclosure Specialist
(Name Title)

State of Washington)
County of King)

The foregoing instrument was acknowledged before me this Aug. 31, 2016 by
BOBBY ERWIN



BS
NOTARY PUBLIC in and for the State of Washington,
residing at SEATTLE, County of Pierce KING

BENJAMIN SOLSENG
(printed or typed name)

My appointment expires: 8/29/20

robinson | tait, p.s.
attorneys at law

Jennifer L. Tait WA/ID/OR
John A. "Joe" Solseng WA/AK/AZ/CA/ID/MT/NV/OR
Michael Althouse OR
Nicolas Daluiso WA/CA/OR
Jaimie Fender OR
Kimberly Hood WA/OR

Lisa McMahon-Myhran WA/ID/OR
Gregg Morpew WA
Craig Peterson WA/OR/ID
Brandon Smith OR
Wesley J. Werich WA/OR

August 30, 2016

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

VERONICA LANCE
825 CALIFORNIA AVE

Klamath Falls, OR 97601

Re: Reference: VERONICA LANCE, 60267-01927-NJ-OR-TT
NOTICE OF POSTPONEMENT OF TRUSTEE SALE
Property Address: 825 CALIFORNIA AVE, Klamath Falls, OR 97601

Deed of Trust Reference:

Dated: June 19, 2006
Recorded: June 27, 2006
Instrument No.: M06-13130
County: Klamath, Oregon
Trustor: VERONICA LANCE
Original Trustee: Aspen Title and Escrow Inc.
Original Beneficiary: Home123 Corporation

Dear Borrower(s):

Please be advised the Trustee Sale listed above scheduled on September 1, 2016, 11:00 AM, Klamath County Courthouse Front Entrance, 316 Main Street, Klamath Falls, OR 97601 has/will be postponed to September 15, 2016, 11:00 AM, Klamath County Courthouse Front Entrance, 316 Main Street, Klamath Falls, OR 97601

Should you have any questions or if you need to obtain the most current information, please do not hesitate to contact this office.

IF YOU DO NOT TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC AUCTION. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT AN ATTORNEY.

901 Fifth Avenue, Suite 400, Seattle, WA 98164
Telephone (206) 676-9640, Facsimile (206) 676-9659

16760 SW Upper Boones Ferry Rd, Suite 104, Durham, OR 97224
Telephone (971) 282-4373