

Recording Requested By:

**2016-010873**

**Klamath County, Oregon**

**10/12/2016 04:00:00 PM**

**Fee: \$82.00**

When Recorded Mail to:

Nathan F. Smith, Esq., OSB #120112  
c/o Trustee Corps  
17100 Gillette Ave  
Irvine, CA 92614

TS No. OR07000009-16-1

APN R-3909-002AC-06600 / R512788

TO No. 160005732-OR-MSO

## AFFIDAVIT OF MAILING

<b>GRANTEE:</b>	<b>Lakeview Loan Servicing, LLC</b>
<b>GRANTOR:</b>	<b>JOHN A LARSEN, A SINGLE MAN</b>
<b>CURRENT TRUSTEE:</b>	<b>Nathan F. Smith, Esq., OSB #120112</b>

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Title Order No. 160005732-OR-  
MSO

### **AFFIDAVIT OF MAILING POSTPONED TRUSTEE'S NOTICE OF SALE**

STATE OF CALIFORNIA  
COUNTY OF ORANGE

I, ELIZABETH ONOFRE, 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 Postponed Trustee's 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 Postponed Trustee's 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 was a true copy of the original Postponed Trustee's Notice of Sale by TRUSTEE CORPS, for Nathan F. Smith, Esq., OSB #120112, 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 10/3/2010. Each of said notices was mailed after the Notice of Default and Election to Sell, described in said Postponed Trustee's 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."

Dated: 10-5-16

Elizabeth Onofre  
By: Elizabeth Onofre  
Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ORANGE

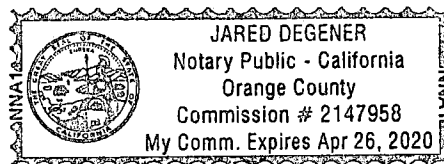
Jared Degener

On 10-5-16 before me, \_\_\_\_\_, Notary Public, personally appeared ELIZABETH ONOFRE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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

Jared Degener



M&amp;T Bank

**Declaration of mailing**

Trustee's Sale No. OR07000009-16-1

Date: 10/03/2016  
Mailing: Postponement  
Page: 1

I, Elizabeth Onofre, 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 am over the age of eighteen years; On 10/03/2016 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	First Class Fee	Cert Fee	R.R Fee
9214890151013903662965	ENTERPRISE IRRIGATION DISTRICT 3939 SOUTH SIXTH STREET, #325 KLAMATH FALLS, OR 97603	0.47	3.77	1.35
9214890151013903662972	ENTERPRISE IRRIGATION DISTRICT C/O WILLIAM M. GANONG ATTORNEY AT LAW 514 WALNUT AVENUE KLAMATH FALLS, OR 97601	0.47	3.77	1.35
9214890151013903662989	JOHN A LARSEN 2205 WIARD ST KLAMATH FALLS, OR 97603	0.47	3.77	1.35
9214890151013903662996	JOHN A LARSEN PO BOX 1933 KLAMATH FALLS, OR 97601	0.47	3.77	1.35
9214890151013903663009	JOHN A LARSEN PO BOX 1933 KLAMATH FALLS, OR 97601-0152	0.47	3.77	1.35
9214890151013903663016	REBECCA LYNN LARSEN PO BOX 1933 KLAMATH FALLS, OR 97601	0.47	3.77	1.35
9214890151013903663023	REBECCA LYNN LARSEN C/O THOMAS L POTTER IV, JEFFERSON CAPITAL SYST PO BOX 17210 GOLDEN, CO 80402	0.47	3.77	1.35
9214890151013903663030	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, IN P.O. BOX 2026 FLINT, MI 48501-2026	0.47	3.77	1.35
9214890151013903663047	OCCUPANT 2205 WIARD ST KLAMATH FALLS, OR 97603	0.47	3.77	1.35
9214890151013903663054	UNITED WHOLESALE MORTGAGE 555 ADAMS ROAD BIRMINGHAM, MI 48009	0.47	3.77	1.35

Firstclass Total: \$4.70 Postage Total: \$37.70 RR Total: \$13.50

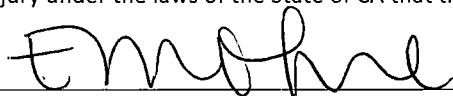
Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee
10		

Total: \$55.90

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

10/03/2016

(Date)



(Declarant)

Elizabeth Onofre, Mailing Processor



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by, JOHN A LARSEN, A SINGLE MAN as Grantor to BISHOP, WHITE AND MARSHALL, P.S. as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for UNITED WHOLESale MORTGAGE, Beneficiary of the security instrument, its successors and assigns, dated as of March 8, 2012 and recorded on March 14, 2012 as Instrument No. 2012-002740 and the beneficial interest was assigned to Lakeview Loan Servicing, LLC and recorded January 15, 2016 as Instrument Number 2016-000445 of official records in the Office of the Recorder of Klamath County, Oregon to-wit:

APN: R-3909-002AC-06600 / R512788

**LOT 102 PLEASANT HOME TRACTS NUMBER 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Commonly known as: 2205 WIARD ST, KLAMATH FALLS, OR 97603

Both the Beneficiary, Lakeview Loan Servicing, LLC, and the Trustee, Nathan F. Smith, Esq., OSB #120112, 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: failed to pay payments which became due

**Monthly Payment(s):**

4 Monthly Payment(s) from 09/01/2015 to 12/01/2015 at \$591.20

2 Monthly Payment(s) from 01/01/2016 to 02/01/2016 at \$583.78

**Monthly Late Charge(s):**

Total Monthly Late Charge(s) at \$94.60

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 \$60,256.29 together with interest thereon at the rate of 4.50000% per annum from August 1, 2015 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 June 29, 2016 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, Front Steps, Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601 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.

Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the Trustee to state in this notice that some residential property sold at a Trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's 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.

TS No. OR07000009-16-1

APN R-3909-002AC-06600 / R512788

TO No 160005732-OR-MSO

Dated: February 17, 2016

By: Nathan F. Smith, Esq., OSB #120112  
Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

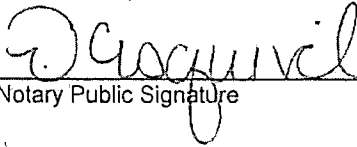
STATE OF CALIFORNIA

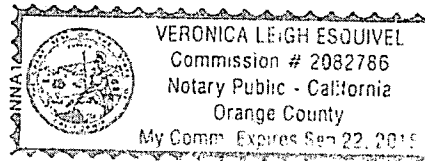
COUNTY OF ORANGE

On February 17, 2016, before me, VERONICA LEIGH ESQUIVEL, Notary Public, personally appeared NATHAN F. SMITH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 Signature



Malcolm & Cisneros, A Law Corporation  
Attention: Nathan F. Smith, Esq., OSB #120112  
c/o TRUSTEE CORPS  
17100 Gillette Ave, Irvine, CA 92614  
949-252-8300

FOR SALE INFORMATION PLEASE CALL:  
Auction.com at 800.280.2832  
Website for Trustee's Sale Information: [www.Auction.com](http://www.Auction.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.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**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:  
2205 WIARD ST, KLAMATH FALLS, Oregon 97603.

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 February 16, 2016 to bring your mortgage loan current was \$4,151.47. 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 800-724-2224 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:

Malcolm & Cisneros, A Law Corporation  
Attention: Nathan F. Smith, Esq., OSB #120112  
c/o Trustee Corps  
17100 Gillette Ave.  
Irvine, CA 92614  
949-252-8300

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

Date and Time: June 29, 2016 at 10:00 AM

Place: Front Steps, Klamath County Circuit Court, 316 Main  
Street, Klamath Falls, OR 97601, County of Klamath

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

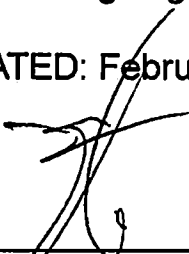
1. You can pay the amount past due or correct any other default, up to five days before the sale.

2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call M&T Bank at phone no 800-724-2224 to find out if your lender is willing to 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 can visit its website at <http://www.osbar.org>. Legal assistance may be available to you 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>.

**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: February 17, 2016



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By: Nathan F. Smith, Esq., OSB #120112  
Successor Trustee





# TRUSTEE CORPS

*Experience. Trust. Integrity.*

1700 Seventh Avenue Suite 2100, Seattle WA 98101

Office: 206.357.8526 Fax: 206.357.8529

October 1, 2016

## NOTICE OF POSTPONEMENT OF TRUSTEE'S FORECLOSURE SALE

Required under ORS 86.782(2)(b)

**Re: Deed of Trust**

Dated: March 8, 2012  
Recorded: March 14, 2012  
Instrument No: 2012-002740  
Original Grantor: JOHN A LARSEN, A SINGLE MAN  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee  
for UNITED WHOLESALE MORTGAGE, its successors and assigns  
Property Address: 2205 WIARD ST, KLAMATH FALLS, OR 97603  
County: Klamath

Please be advised that the foreclosure sale scheduled for **Wednesday, October 5, 2016 at 10:00 AM Front Steps, Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601** on the above referenced property has been postponed to **Wednesday, November 2, 2016 at 10:00 AM Front Steps, Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601**. A copy of the original Notice of Trustee's Sale is enclosed herewith.

Trustee Corps  
Jessica Cimarusti  
206.357.8526

TS No: OR07000009-16-1  
Successor Trustee: Nathan F. Smith, Esq., OSB #120112  
Mortgage Servicer: M&T Bank  
Address: 1 Fountain Plaza, Buffalo, NY 14203  
Phone No: 800-724-2224

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL:  
Auction.com at 800.280.2832**

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.