

'01 NOV 8 PM1:33

Vol. MQ1 Page 57435

WHEN RECORDED MAIL TO:

LAW OFFICES OF STEVEN J. MELMET, INC.
2912 S. Daimler Street
Santa Ana, CA 92705-5811

THE SPACE ABOVE LINE IS FOR RECORDER'S USE ONLY

T.S. NO.: 2001-24631-A
LOAN NO.: 1000910594

**AFFIDAVITS OF MAILING, PUBLICATION, AND SERVICE
OF NOTICE OF DEFAULT AND ELECTION TO SELL
AND TRUSTEE'S NOTICE OF SALE**

T.S. NO.: 2001-24631-A
 LOAN NO.: 1000910594

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA
 COUNTY OF ORANGE

I, **TERI VON ACHEN**, 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.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, attached hereto.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of records or 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 were certified to be a true copy of the original notice of sale by **TERI VON ACHEN**, for **FIDELITY NATIONAL 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 post office at Santa Ana, CA on 7/27/2001. 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.

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



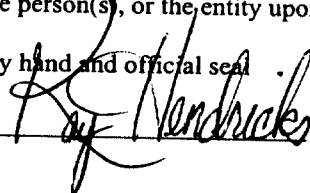
TERI VON ACHEN

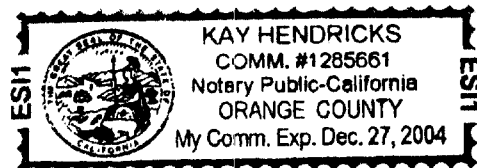
STATE OF CALIFORNIA
 COUNTY OF ORANGE

On **July 27, 2001** before me, the undersigned, A Notary Public in and for said State, personally appeared **TERI VON ACHEN** personally known to me (or 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.

WITNESS my hand and official seal

Signature _____





T.S. No. 2001-24631-A

NOTICES WERE SENT TO THE FOLLOWING PARTIES:

<u>NAME</u>	<u>ADDRESS</u>
GLENN A. GLAZEBROOK	17006 RIVEREDGE ROAD KLAMATH FALLS, OREGON 97601
KATHERINE J. GLAZEBROOK	17006 RIVEREDGE ROAD KLAMATH FALLS, OREGON 97601
GLENN A. GLAZEBROOK	P.O. BOX 718 KENO, OR 97627
KATHERINE J. GLAZEBROOK	P.O. BOX 718 KENO, OR 97627

TRUSTEE'S NOTICE OF SALE

57438

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.
Trustee No.: 2001-24631-A

Reference is made to that certain Trust Deed made by **GLENN A. GLAZEBROOK AND KATHERINE J. GLAZEBROOK, HUSBNA AND WIFE AS JOINT TENANTS**, as Grantor, to **ASPEN TITLE**, as Trustee, in favor of **INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK**, as Beneficiary, dated 7/19/2000, recorded 7/24/2000, in the mortgage records of **KLAMATH, Oregon**, as Instrument No. , in Book M00, Page 27054. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by **INDYMAC BANK, F.S.B., AS SUCCESSOR IN INTEREST TO INDYMAC, INC.**. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 11, BLOCK 16, FIRST ADDITION TO KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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

**17006 RIVERREDGE ROAD
KLAMATH FALLS, OREGON 97601**

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:

<u>FROM</u>	<u>INT. RATE</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>IMPOUND</u>	<u>TOTAL</u>
4/1/2001	10.375	9	\$1,006.36	\$228.51	\$11,113.83
Late Charges:					\$402.56

<u>ADVANCES:</u>	<u>AMOUNT</u>
Grand Total:	\$11,516.39

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:

The unpaid principal balance of **\$110,824.01** together with interest thereon at the current rate of **10.375%** per annum from **3/1/2001** until paid, plus all accrued late charges, escrow advances, attorney fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

WHEREFORE, notice hereby is given that the undersigned trustee will, on **12/3/2001**, at the hour of **10:00 AM** in accord with the standard of time established by O.R.S. 187.110 at the following place;

**AT THE MAIN ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET,
KLAMATH FALLS, OREGON**

County of **KLAMATH**, State of **Oregon**, 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.

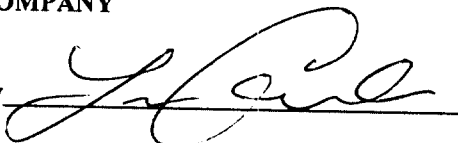
Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had 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 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.

Dated: July 18, 2001

FIDELITY NATIONAL TITLE INSURANCE
COMPANY

By

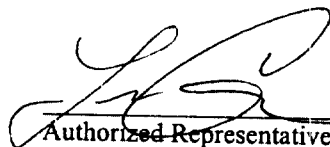


For further information, please contact:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
401 S.W. 4th AVENUE
PORTLAND, OR 97204
C/O LAW OFFICES OF STEVEN J. MELMET, INC.
(949) 263-1000

STATE OF California
COUNTY OF ORANGE } ss.

I certify that I, Luis Cerda am an authorized representative of FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee, and that the foregoing is a complete and exact copy of the original trustee's notice of sale.


Authorized Representative of Trustee

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

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

CASE #: Trustee's Notice of Sale

STATE OF OREGON
COUNTY OF KLAMATH

APP 156019
2001-2463
57440

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:

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

X **SUBSTITUE SERVICE:** By delivering an Original or True Copy to Kathy Glazebrook, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Glen Glazebrook

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy of Original with _____, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon _____, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: _____ who is a/the _____ thereof, or

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ **OTHER METHOD:** By leaving an Original or True Copy with _____

☐ **NOT FOUND:** I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, within _____ County.

ADDRESS OF SERVICE: 17006 Riveredge Rd. Klamath Falls, OR. 97601

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.

July 25, 2001

DATE OF SERVICE

8:10pm

TIME OF SERVICE

☐ or not found

By: Ed Foreman
Ed Foreman

Dated this 25th day of July, 2001.

Subscribed and sworn before me, _____

July 25th, 2001
date

Margaret A. Nielsen
Notary Public for Oregon



Klamath County, Oregon

INDYMAC BANK, beneficiary
 GLEN A GLAZEBROOK & KATHERINE J GLAZEBROOK, grantor
 STEVEN J MELMET, INC., trustee/successor trustee

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: GLEN A. GLAZEBROOK
 17006 RIVEREDGE ROAD
 KLAMATH FALLS, OR 97601

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE; NOTICE OF DEFAULT AND ELECTION TO SELL, (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **July 25, 2001**, at **9:10 PM** by leaving a true copy of said documents with **KATHERINE J. GLAZEBROOK**, who is a person of suitable age and a member of your household, to-wit: **17006 RIVEREDGE ROAD, KLAMATH FALLS, OR 97601**.

 AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **August 3, 2001**, addressed as aforesaid.

Gloria Carter

STATE OF OREGON, County of Washington. Signed and affirmed before me on August 3, 2001.
 (SEAL)

Gail McAnulty

NOTARY PUBLIC - OREGON

My commission expires: 3-10-03



CLIENT: PRIORITY POSTING & PUBLISHING ref # P-156019
 IPS# 13334


INTERSTATE PROCESS SERVING, INC * P.O. Box 422, Beaverton OR 97075 * (503)526-8850

AFFIDAVIT OF MAILING

57442

TS: 2001-24631-A
DATE: July 27, 2001

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Orange County at 2912 S. Daimler, Santa Ana, CA 92705 by Law Offices of Steven J. Melmet, and is not a party to he within action; and that on the date set forth above, (s)he personally served the Notice of Default / Trustee Sale, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and regular mail or as otherwise indicated below, 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.

GLENN A. GLAZEBROOK
17006 RIVEREDGE ROAD
KLAMATH FALLS, OREGON 97601
CERTIFIED:71086095528000763171

GLENN A. GLAZEBROOK
17006 RIVEREDGE ROAD
KLAMATH FALLS, OREGON 97601
First Class

KATHERINE J. GLAZEBROOK
17006 RIVEREDGE ROAD
KLAMATH FALLS, OREGON 97601
CERTIFIED:71086095528000763188

KATHERINE J. GLAZEBROOK
17006 RIVEREDGE ROAD
KLAMATH FALLS, OREGON 97601
First Class

GLENN A. GLAZEBROOK
P.O. BOX 718
KENO, OR 97627
CERTIFIED:71086095528000763195

GLENN A. GLAZEBROOK
P.O. BOX 718
KENO, OR 97627
First Class

KATHERINE J. GLAZEBROOK
P.O. BOX 718
KENO, OR 97627
CERTIFIED:71086095528000763201

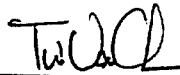
AFFIDAVIT OF MAILING

57443

TS: 2001-24631-A

DATE: July 27, 2001

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Orange County at 2912 S. Daimler, Santa Ana, CA 92705 by Law Offices of Steven J. Melmet, and is not a party to he ~~within action~~; and that on the date set forth above, (s)he personally served the Notice of Default / Trustee Sale of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and regular mail or as otherwise indicated below, 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.

KATHERINE J. GLAZEBROOK
P.O. BOX 718
KENO, OR 97627
First Class

Affidavit of Publication

24631

57444

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager, being first duly sworn, depose and say that I am the principal 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 the

Legal # 4307

Sale/Glazebrook

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

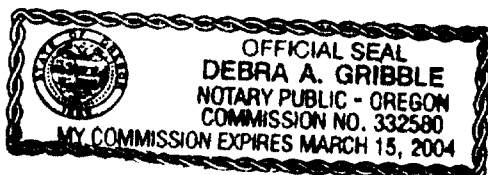
Insertion(s) in the following issues:
August 22, 29, Sept. 5, 12, 2001

Total Cost:

Larry L. Wells
Subscribed and sworn
before me on: September 12, 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



Trustee's Notice of Sale

Pursuant to ORS 86.705, et seq. and ORS 79.5010, et seq. Trustee No: 2001-24631-A. Reference is made to that certain deed made by Glenn A. Glazebrook and Katherine J. Glazebrook, Husband and Wife as joint tenants, as grantor, to Aspen Title as Trustee, in favor of Indymac Bank, FSB, a Federally Chartered Savings Bank, as beneficiary, dated 7/19/2000, recorded 7/24/2000 in the mortgage records of Klamath County, Oregon, as Instrument No. in book MOO, page 27054. The beneficial interest under said Trust Deed and the obligation secured thereby are presently held by Indymac Bank, FSB, as Successor in interest to Indymac, Inc. Said Trust Deed encumbers the following described real property situated in said county and state, to wit: Lot 11, block 16, First Addition to Klamath Acres, in the County of Klamath, State of Oregon. The street address or other common designation, if any, of the real property above is purported to be: 17006 Riveredge Road, Klamath Falls, Oregon, 97601. The undersigned trustee, Fidelity National Title Insurance Company, hereby certifies that no assignments of the Trust Deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage re-

cords of the county or counties in which the above described real property is situated, further that no action has been instituted to recover debt, or any part thereof, now remaining secured by the said Trustee Deed, or, if such action has been instituted such action dismissed except as permitted by ORS 86.753 (4). There is a default by the Grantor or other person owing an obligation the performance of which is secured by said Trust Deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provisions, the default for which foreclosure is made is Grantor's failure to pay when due the following sums: From 4/1/2001 Int. Rate 10.375 No. Pmt. 9 Amount \$1,006.36 Impound \$228.51 Total \$11,113.83 Late Charges: \$402.56 Advances: Amount: Grand Total: \$11,516.39. 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: The unpaid principal balance of \$110,824.01 together with interest thereon at the current rate of 10.375% per annum from 3/01/2001 until paid, plus all accrued late charges, escrow advances, attorney fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust. Wherefore, notice is hereby given that the undersigned trustee will, on 12/03/2001, at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110 at the following place; At the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, County of Klamath, State of Oregon, 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 the Trust Deed, to satisfy the obligations secured and the costs and expenses of sale, including reasonable charge by the trustee. Notice is further

57445

State of Oregon, County of Klamath
Recorded 11/08/01 1:33 p. m.

In Vol. M01 Page 57435

Linda Smith,

County Clerk Fee\$ 71⁰⁰

be used for that purpose. P156019 8/22
8/29 9/5 9/12/01.
#4307 August 22, 29,
Sept. 5, 12, 2001.

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 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 dated, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.
Dated: July 18, 2001
Fidelity National Title Insurance Company, By: Luis Cerda. For further information, please contact: Fidelity National Title Insurance Company, 401 SW 4th Avenue, Portland, OR 97204
C/O Law Office of Steven J. Melmet, Inc. This is an attempt to collect a debt and any information obtained will