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Affidavit of Publication

Vol M02 Page 47006

State of Oregon, County of Klamath
Recorded 08/20/2002 3:12 p m.
Vol M02, Pg 47006
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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 # 5018

Notice of Sale/Garber

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:
July 5, 12, 19, 26, 2002

Total Cost: ~~52.00~~

Larry L. Wells
Subscribed and sworn

before me on: July 26, 2002

Debra A. Snibbe
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

T.S. No: 02-4014-01
Loan No: 45406509-5

Reference is made to that certain deed made by, Thomas G. Garber as Grantor to Nancy L. Peterson, as trustee, in favor of Green Tree Financial Servicing Corporation, as Beneficiary, Dated 10/24/97, recorded 10/30/97, in official records of Klamath County, Oregon in book/reel/volume No. M97 at page No. 35970, instrument No. 47883, covering the following described real property situated in said County and State, to-wit: APN: R-3909-013AB-01600-000 & M-98-170 & R-3909-013AB-001700-000. The E 1/2 of Lot 4, all of Lot 5, Block 3, Tract #1085, Country Green, in the County of Klamath, State of Oregon. Commonly known as 6919 Hilliard Court, Klamath Falls, OR 97603.

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 86.753(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: The full installment of principal and interest which became due on 10/15/2001 and all subsequent installments, together with all late charges, advances to senior liens, interest, insurance, taxes and assessments; any delinquent taxes and/or insurance premiums and/or payments to prior lienholders to be ad-

vanced by the Beneficiary after the recording of the Notice of Default. Monthly Payment \$626.68, Monthly Late Charge \$5.00.

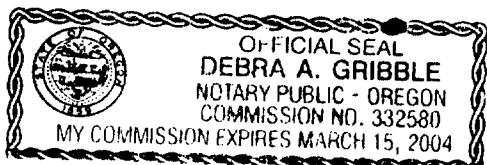
By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$71,696.44 together with interest thereon at the rate of 9.49% per annum from 9/15/2001 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that Fidelity National Title Company, the undersigned trustee will on August 16, 2002, at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at the front steps of the Circuit Court, 316 Main St., in the City of Klamath Falls, 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 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 and 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.

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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include the respective successors in interest, if any. Dated: April 16, 2002. Signature By: Debra Berg, Senior Vice President. Fidelity National Title Company, as Trustee, By WT Capital Lender Services, Its Authorized Agent, 1640 West Shaw Avenue, Suite 101, Fresno, CA 93711. ASAP 476665. 7/5, 7/12, 7/19, 7/26. #5018 July 5, 12, 19, 26, 2002.



RECEIVED