

K58789
Affidavit of Publication

Vol M02 Page 70915

State of Oregon, County of Klamath
Recorded 12/06/2002 3:01 p. m.
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

**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 # 5301

Notice of Sale/Hong & Wilson

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:
November 4, 11, 18, 25, 2002

Total Cost: \$864.00

Larry L. Wells
Subscribed and sworn
before me on: November 25, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



**TRUSTEE'S
NOTICE OF SALE**

TO: AUSTIN J. HONG, 408 OWENS STREET, KLAMATH FALLS, OR 97601;

GLENDIA J. WILSON, 408 OWENS STREET, KLAMATH FALLS, OR 97601;

AUSTIN J. HONG, 409 RICHMOND STREET, KLAMATH FALLS, OR 97601;

GLENDIA J. WILSON, 409 RICHMOND STREET, KLAMATH FALLS, OR 97601;

OCCUPANT, 409 RICHMOND STREET, KLAMATH FALLS, OR 97601;

OCCUPANT, 409 1/2 RICHMOND STREET, KLAMATH FALLS, OR 97601;

KLAMATH COUNTY TAX & TREASURER'S OFFICE, GOVERNMENT CENTER, 305 MAIN STREET, KLAMATH FALLS, OR 97601.

Reference is made to that certain Trust Deed made by AUSTIN J. HONG and GLENDIA J. WILSON as Grantor, to AMERITITLE as Trustee, in favor of FRANK A. SUCCO and BEVERLY P. SUCCO, as Beneficiary, dated April 3, 1996, recorded April 4, 1996, in the mortgage records of Klamath County, Oregon, in volume M96, covering the following described real property situated in said county and state, to-wit:

Lots 23 and 24 Block 14, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as: 408 Owens Street and 409 Richmond Street, Klamath Falls, OR.

The beneficial interest is presently held by Mid-Ohio Securities Corp., Custodian FBO Michael P. Patterson, IRA.

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the Trust Deed, and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3), for the default for which the foreclosure was made.

Failure to pay when due the following sums: a. Payments of January 1, 2002 through June 1, 2002 at \$750.00 each; b. Forced insurance from January 2, 2002; c. Property Taxes 2000-2001 (not including interest and penalties) \$752.25; 2001-2002 (not including interest and penalties) \$761.25; 2000-2001 (not including interest and penalties) \$866.10; 2001-2002 (not including interest and penalties) \$871.93; d. \$8,738.53.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable. The said ESTIMATED sums being the following, to-wit:

Monthly payments/Principle balance, \$4,500.00; title report, \$490.00; service and posting, \$100.00; copying, \$20.00; postage, \$20.00; Trustee's fees, \$200.00 (unless commercial property); Attorney's fee, \$350.00 (unless commercial property); long distance telephone, \$10.00; recording fees, \$150.00.

The principal sum owing on the obligation secured by the Trust Deed is \$98,693.72 as of December 17, 2001.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on DECEMBER 27, 2002 at the hour of 10:00 AM, in accordance with the standard of time established by ORS 187.110, at the entrance of the Klamath County Courthouse, located at 316 Main Street, 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 Grantor of the said Trust Deed, together with any interest which the Grantor or Grantor's 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 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.

ed by payment to the Beneficiary of the entire amount then due at the time of cure (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 Trust Deed, and in addition to paying said sums or tendering the performance necessary 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 not exceeding the amounts provided by said ORS 86.753

In construing this Notice, the singular includes the 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.

Dated: August 6, 2002.
 Ronald W. Greenen &
 Greenen, PLLC, By
 Ronald W. Greenen,
 OSB #02152, Trustee
 and Attorney for
 Beneficiary, 1104
 Main St., Suite 400,
 Vancouver, WA
 98660-3360, 694-
 1571.
 #6301 November 4,
 11-19-2002.