

102 DEC 16 AM 10:57

Vol M02 Page 72887

State of Oregon, County of Klamath
Recorded 12/16/2002 10:57a m.
Vol M02, Pg 72887-92
Linda Smith, County Clerk
Fee \$ 46⁰⁰ # of Pgs 12

After recording, return to:

Ronald W. Greenen, Trustee
GREENEN & GREENEN, PLLC
1104 Main St., Suite 400
Vancouver, WA 98660

Re: ^{K58789} American Equities/Mid-Ohio Securities Corp., Custodian FBO Michael Patterson, IRA vs.
Austin J. Hong and Glenda J. Wilson - Forfeiture of Trust Deed

AFFIDAVIT OF MAILING - AMENDED TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON)
) ss.
County of Clark)

I, Wanda Stingley, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Washington, over the age of eighteen years, and not the beneficiary or his successor in interest named in the proceeding referred to above.

That at the direction and under the supervision of the Trustee, I gave notice of an "Amended Trustee's Notice of Sale," attached hereto, by mailing a copy thereof by first-class mail and by mailing a copy by certified mail with return receipt requested, on December 12, 2002, to each of the following named persons as the grantor or any successor in interest in the property described in said Trust Deed at their respective addresses, to wit:

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

GLENDA J. WILSON
408 OWENS STREET
KLAMATH FALLS, OR 97601

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

AFFIDAVIT OF MAILING - 1

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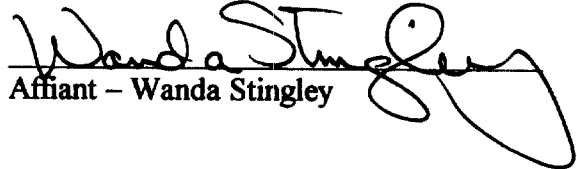
**GLENDA J. WILSON
409 RICHMOND STREET
KLAMATH FALLS, OR 97601**

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

**OCCUPANT
409 ½ RICHMOND STREET
KLAMATH FALLS, OR 97601**

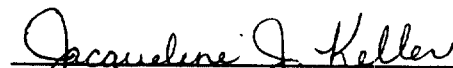
**KLAMATH COUNTY TAX & TREASURER'S OFFICE
GOVERNMENT CENTER
305 MAIN STREET
KLAMATH FALLS, OR 97601**

Each of the notices so mailed was a true copy of the original "Amended Trustee's Notice of Sale", and were contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in a United States post office at Vancouver, Washington.


Affiant – Wanda Stingley

SUBSCRIBED AND SWORN to before me this 12th day of December, 2002.




NOTARY PUBLIC in and for the State
of Washington, residing at Vancouver.
My Commission Expires: 09-24-06

Ronald W. Greenen, Trustee
Greenen & Greenen, PLLC
1104 Main St., Suite 400
Vancouver, WA 98660

AMENDED TRUSTEE'S NOTICE OF SALE

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

**GLEND A J. WILSON
408 OWENS STREET
KLAMATH FALLS, OR 97601**

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

**GLEND A J. WILSON
409 RICHMOND STREET
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**OCCUPANT
409 RICHMOND STREET
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**OCCUPANT
409 ½ 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 GLENDA 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 at page 9496, 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); the default for which the foreclosure is made is Grantor's failure to pay when due the following sums:

a. Payments of January 1, 2002 through June 1, 2002 at \$750.00 each:	\$4,500.00
b. Forced insurance from Jan. 2, 2002	\$ 987.00
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)	<u>\$ 871.93</u>
	\$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, 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 fee, \$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 **JANUARY 24, 2003** at the hour of 10:00 o'clock a.m., 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 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, if any.

DATED: December 9, 2002.

GREENEN & GREENEN, PLLC

By: 

Ronald W. Greenen, OSB #02152
Trustee and Attorney for Beneficiary
1104 Main St., Suite 400
Vancouver, WA 98660
(360) 694-1571

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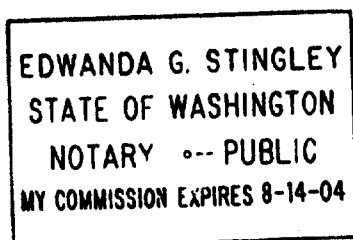
STATE OF WASHINGTON)
) ss.
County of Clark)


I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named Trustee and that the foregoing is a complete and exact copy of the original Amended Trustee's Notice of Sale.



Ronald W. Greenen, OSB#02152

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2002.





NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.
My commission expires: 08-14-04