

05 MAY 18 PM 11:09

Vol M05 Page 34647

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 05/13/05 11:09 a m
Vol M05 Pg 34647-53
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

Aspen 60850

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT: Affidavits

GRANTOR: Fidelity National Title Insurance Company

TRUSTEE: Fidelity National Title Insurance Company

GRANTEE: Sandra Pallazola

CONSIDERATION: -----

DATE: May 13, 2005

LEGAL DESCRIPTION: See Attached

5100
A

AFFIDAVIT OF MAILING

Date: February 15, 2005

FIDELITY NATIONAL TITLE

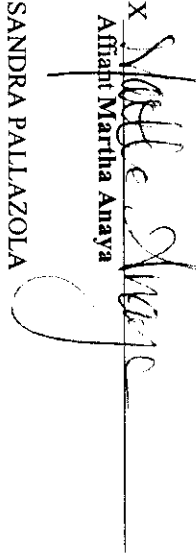
T.S. No.: T05-17298

Loan No.: 0004826038

STATE OF California }
COUNTY OF Orange }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed by Town and Country Title Services, inc as servicing agent for FIDELITY NATIONAL TITLE INSURANCE COMPANY, and is not a party to the within action and that on February 15, 2005, (s)he personally served the Notice, 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 first class, 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.

X 
Affiant Martha Anaya

SANDRA PALLAZOLA
1544 SUMMERS LANE
KLAMATH FALLS, OR 97603
Z71788518801024241979

SANDRA PALLAZOLA
1544 SUMMERS LANE
KLAMATH FALLS, OR 97603
First Class

0
1544 SUMMERS LANE
KLAMATH FALLS, OR 97603
Z71788518801024241986

0
1544 SUMMERS LANE
KLAMATH FALLS, OR 97603
First Class

34649

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Y

State of California

County of ORANGE } ss.

On 5/11/05 Date DANA ROSAS
 personally appeared, RANDY BIERLEIN
Name(s) of signer(s)

- ☒ Personally known to me
☐ Proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed 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.

Place Notary Seal Above

[Signature]

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of AFFIDAVIT

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: RANDY BIERLEIN

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RECORDING REQUESTED BY

34650

AND WHEN RECORDED MAIL TO

Town & Country Title Services
505 City Parkway West, Suite 200
Orange, California 92868
(888)485-9191

TRUSTEE'S NOTICE OF SALE

Loan No: 0004826038
T.S. No.: T05-17298

Reference is made to that certain deed made by, SANDRA PALLAZOLA as Grantor to AMERITITLE, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY, as Beneficiary, dated 3/12/1998, recorded 3/23/1998, in official records of KLAMATH County, Oregon in book/reel/volume No. M98 at page No. 9264, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R3809-034DD-08200-000

LOT 14 IN BLOCK 1 OF BRYANT TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

STATE OF OREGON COUNTY OF KLAMATH

Commonly known as:
1544 SUMMERS LANE
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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE On 11/1/2004 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Monthly Payment \$484.79

Monthly Late Charge \$3:36 AM

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 \$51,877.84 together with interest thereon at the rate of 9.00% per annum from 10/1/2004 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 (Tustin), the undersigned trustee will on **6/22/2005** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, 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 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 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 their respective successors in interest, if any.

Dated: February 07, 2005

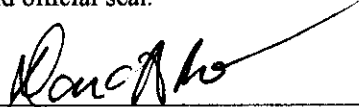
FIDELITY NATIONAL TITLE INSURANCE
COMPANY BY Town & Country Title Services, Inc. AS
AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST SUITE 200
ORANGE, CA. 92868

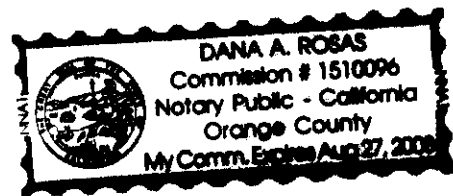
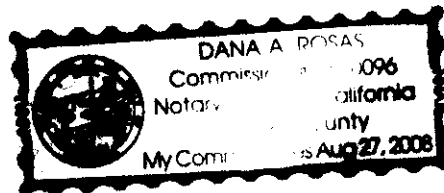

Martha Anaya, Trustee Technician

State of CALIFORNIA } ss.
County of ORANGE }

On February 07, 2005 before me, Dana A. Rosas. The undersigned Notary Public, personally appeared Martha Anaya 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  (Seal)
Dana A. Rosas, Notary Public



T05 17298

T#C

(Pallazola)

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: OREGON
COUNTY OF: KLAMATH

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: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of 1544 Summers Lane Klamath Falls, OR 97603

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

X SUBSTITUTE SERVICE: By delivering an Original or True Copy to Angela Pallazola, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Sandra Pallozola

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

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on _____ and after personal inspection, I found the above described real property to be unoccupied.

X SUBSTITUTE SERVICE MAILER: That on the 16th day of February, 2005 I mailed a copy of the Trustee's Notice of Sale addressed to Sandra Pallozola and all other occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed *[Signature]*

1544 Summers Lane Klamath Falls, OR 97603

ADDRESS OF SERVICE

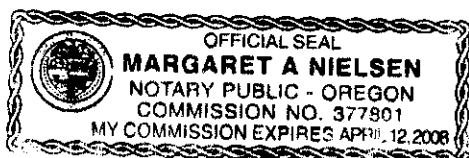
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

February 15, 2005 2:25PM
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By: *[Signature]*
Dana Inman

Subscribed and sworn to before on this 16th day of February, 2005.



[Signature]
Margaret A. Nielsen
Notary Public for Oregon

Affidavit of Publication

34653

STATE OF OREGON, COUNTY OF KLAMATH

FIDELITY NATIONAL TITLE

633114

I, Jeanine P. Day, 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 I know from my personal knowledge that the

Legal # 7282

Notice of Sale/Sandra Pallazola

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:
March 9, 16, 23, 30, 2005

Total Cost:

Jeanine P Day

Subscribed and sworn

before me on: March 30, 2005

Debra A Grisele

Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S
NOTICE OF SALE
T.S. No.: T05-17296
Loan No: 0004826038

Payment \$484.79
Monthly Late
Charge \$3.36 AM.

Reference is made to that certain deed made by, Sandra Pallazola as Grantor to Amerititle, as trustee, in favor of Ameritrust Mortgage Company, as Beneficiary, dated 3/12/1998, recorded 3/23/1998, in official records of Klamath County, Oregon in book/reel/volume No. M98 at page No. 9264, fee/ file/ instrument/ microfiche/ reception No. -- (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R3809-034DD-08200-000. Lot 14 in Block 1 of Bryant Tracts No. 2, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, State of Oregon, County of Klamath. Commonly known as: 1544 Summers Lane, 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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: installment of principal and interest plus impounds and / or advances which became due On 11/1/2004 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly

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 \$51,877.84 together with interest thereon at the rate of 9.00% per annum from 10/1/2004 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 (Tustin), the undersigned trustee will on 6/22/2005 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at on the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, 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 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 obligation

tions 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 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.

Fidelity National Title Insurance Company by Town & Country Title Services, Inc. as Agent to the Trustee, 505 City Parkway West, Suite 200, Orange, California 92868. (888)485-9191. Martha Anaya, Trustee Technician. Dated: February 07, 2005. ASAP633184 03/09, 03/16, 03/23, 03/30. #7282 March 9, 16, 23, 30, 2005.

