

05 JUL 13 PM 3:12

Return to:
Alliance Default
1201 Dove St #400
Newport Beach, Ca 92660

State of Oregon, County of Klamath
Recorded 07/13/05 3:12 p m
Vol M05 Pg 53728-33
Linda Smith, County Clerk
Fee \$ 46⁰⁰ # of Pgs 6

TRUSTEE'S NOTICE OF SALE

Loan No: 1001928355
T.S. No.: 05-1942-OR

int 554219
Reference is made to that certain deed made by, JAMES L CHAMBERS as Grantor to , as trustee, in favor of INDYMAC BANK, F.S.B., as Beneficiary, dated 11/15/2001, recorded 11/19/2001, in official records of Klamath County, Oregon in book/reel/volume No. M01 at page No. 59202, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R504350
LOT 12 IN BLOCK 2 OF MOYINA MANOR, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Commonly known as:
6519 CLIMAX AVE.
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 12/01/2004 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 \$770.16 Monthly Late Charge \$31.13

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 \$92,454.71 together with interest thereon at the rate of 6.75 % per annum from 11/1/2004 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 FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, the undersigned trustee will on **8/12/2005** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **AT THE MAIN STREET ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALL, OR** 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. FOR FURTHER INFORMATION, PLEASE CONTACT ALLIANCE DEFAULT SERVICES, 1201 DOVE ST., STE 400, NEWPORT BEACH, CA 92660 ph: 949-252-2800

46 ✓

Loan No: 1001928355

53729

T.S. No: 05-1942-OR

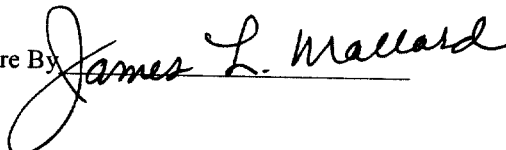
TRUSTEE'S NOTICE OF SALE

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: April 07, 2005

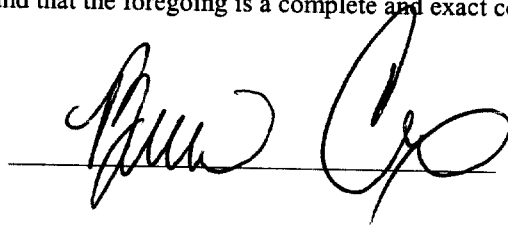
FIRST AMERICAN TITLE INSURANCE COMPANY
OF OREGON
2405 14TH AVE S.E. SUITE B
ALBANY, OR 97321

Signature By


James L. Mallard

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.



Return to:
Alliance Default
1201 Dove St #400
Newport Beach, Ca 92660

Affidavit of Publication

53730

1st # 554219
STATE OF OREGON,
COUNTY OF KLAMATH

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 # 7462

Notice of Sale/James L. Chambers

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:
May 6, 13, 20, 27, 2005

Total Cost:

Jeanine P Day
Subscribed and sworn
before me on: May 27, 2005

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008

**TRUSTEE'S
NOTICE OF SALE**
Loan No. 1001928355
T.S. No. [REDACTED]

Reference is made to that certain deed made by JAMES L. CHAMBERS, as Grantor to ---, as Trustee, in favor of INDYMAC BANK, F.S.B., as Beneficiary, dated 11/15/2001, recorded 11/19/2001, in official records of KLAMATH County, Oregon in BOOK/REEL/VOLUME NO. M01 at PAGE NO. 59202, FEE/FILE/INSTRUMENT/MICRO-FILE/RECEPTION NO. --- (indicating which), covering the following described real property situated in said County and State, to-wit: APN: R504350, LOT 12 IN BLOCK 2 OF MOYINA MANOR, IN THE COUNTY OF KLAMATH, STATE OF OREGON. Commonly known as: 6519 CLIMAX AVE., 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 12/01/2004 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVAN-

**CES AND LATE
CHARGES THAT
BECOME PAY-
ABLE.** Monthly Payment: \$770.16
Monthly Late Charge: \$31.13.

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 \$92,454.71 together with interest thereon at the rate of 6.75% per annum from 11/1/2004 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 FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, the undersigned trustee will on 8/12/2005 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at THE MAIN STREET ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALL, OR, 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, 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 obey 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.

FOR FURTHER INFORMATION, PLEASE CONTACT ALLIANCE DEFAULT SERVICES, 1201 DOVE ST., STE 400, NEWPORT BEACH, CA 92660. PH: 949-252-2800.

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.



53731

DATED: APRIL 07,
2005. FIRST AMER-
ICAN TITLE IN-
SURANCE COMPA-
NY OF OREGON,
2405 14TH AVE S.E.
SUITE B, ALBANY,
OR 97321, Signature
By: JAMES L.
MALLARD, STATE
OF CALIFORNIA,
COUNTY OF OR-
ANGE. I, the un-
dersigned, certify
that I am the Trust-
ee Sale Officer, and
that the foregoing is
a complete and ex-
act copy of the origi-
nal Trustee's Notice
of Sale. BRIAN
COX TAC: 729005B
PUB: 5/6, 5/13, 5/20,
5/27.
#7462 May 6, 13, 20,
27, 2005.

**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: The Occupants of 6519 Climax Ave Klamath Fall, OR 97603

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

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

OTHER METHOD: By posting the above-mentioned documents to the Main Entrance of the address below.

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.

SUBSTITUTE SERVICE MAILER: That on the 26th day of April, 2005 I mailed a copy of the Trustee's Notice of Sale addressed to 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 Margaret A. Nielsen

6519 Climax Ave Klamath Fall, 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.

April 25, 2005

4:18 PM

DATE OF SERVICE

TIME OF SERVICE

or non occupancy

By: Dana Inman
Dana Inman

Subscribed and sworn to before on this 26th day of April, 2005.

Margaret A. Nielsen
Notary Public for Oregon



AFFIDAVIT OF MAILING

Date: **April 11, 2005**

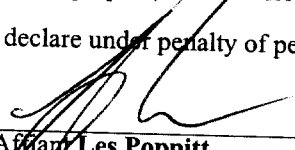
T.S. No.: **05-1942-OR**

Loan No.: **1001928355**

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 in Orange County at **Alliance Default Services, a division of Alliance Title Company**, and is not a party to the within action and that on **April 11, 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.

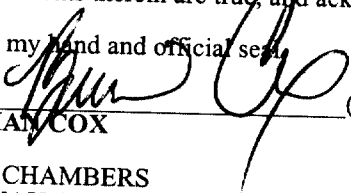
X 

Affiant **Les Poppitt**

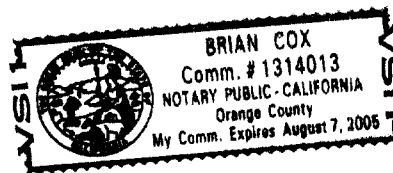
State of California } SS.
County of Orange }

On **April 11, 2005** before me, the undersigned, a Notary Public for the state, personally appeared **Les Poppitt**, personally know to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.

Signature 

BRIAN COX (Seal)



JAMES L. CHAMBERS
6519 CLIMAX AVE
KLAMATH FALLS, OR 97603
Z71006309264034631649

JAMES L. CHAMBERS
6519 CLIMAX AVE
KLAMATH FALLS, OR 97603
First Class

OCCUPANT
6519 CLIMAX AVE.
KLAMATH FALLS, OR 97603
Z71006309264034631656

OCCUPANT
6519 CLIMAX AVE.
KLAMATH FALLS, OR 97603
First Class