

M05-62788

08/25/2005 01:12:38 PM

Of Pages 7 Fee: \$51.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

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

ATC 61603

TRUSTEE'S NOTICE OF SALE

Loan No: 0041299595

T.S. No.: T05-18300

Reference is made to that certain deed made by, LESLIE R. JONES AND LINDA L. JONES AS TENANTS IN COMMON as Grantor to AMERITITLE, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY, as Beneficiary, dated 12/23/2002, recorded 1/22/2003, in official records of Klamath County, Oregon in book/reel/volume No. M03 at page No. 04078, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R-3908-007BD-01300-000

LOT 18, BLOCK 3, TRACT NO. 1046, ROUND LAKE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601

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 10/1/2004 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 \$739.00

Monthly Late Charge \$39.32

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 \$80,558.99 together with interest thereon at the rate of 8.99% per annum from 9/1/2004 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 **10/7/2005** 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

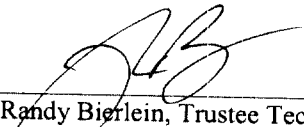
51-A

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: May 23, 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

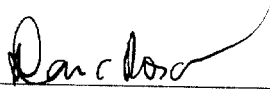


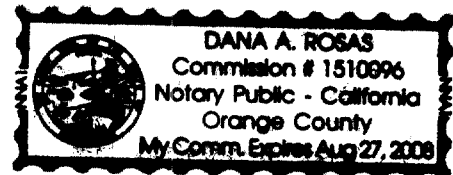
Randy Bierlein, Trustee Technician

State of CALIFORNIA } ss.
County of ORANGE }

On May 23, 2005 before me, Dana A. Rosas. The undersigned Notary Public, personally appeared Randy Bierlein 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.

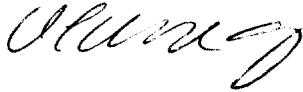
Signature  _____ (Seal)
Dana A. Rosas, Notary Public



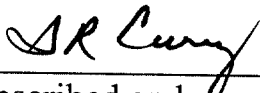
I, Vanna Wong, after first being duly sworn do say:

I work for Capitol Investigation Company, Ltd. Capitol was hired by ASAP affect service on the occupants of the property 14305 Meadowbrook Ct., Klamath Falls, OR 97601 Klamath County. Capitol forwarded the Trustee's Notice of Sale to the Jefferson State Adjusters in Klamath County for service

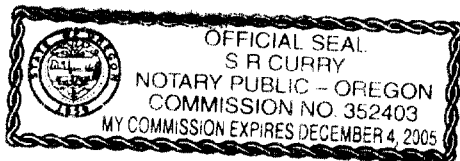
The server went to the property and found the home vacant on 6/02/2005 _



Vanna Wong



Subscribed and sworn to before me
This 22nd day of August 2005



Affidavit of Publication

T+C
706397

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 # 7604

Notice of Sale/Leslie R & Linda L. Jones

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:
June 23, 30, July 7, 14, 2005

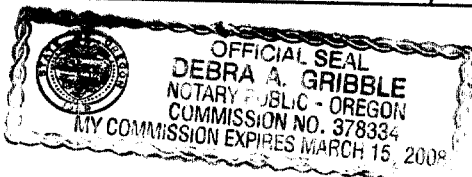
Total Cost: \$~~200.00~~

Jeanine P. Day
Subscribed and sworn

before me on: July 14, 2005

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE T.S. No.: 100-10000 Loan No: 0041299595

Reference is made to that certain deed made by, Leslie R. Jones and Linda L. Jones as Tenants in Common as Grantor to Amerititle, as trustee, in favor of Ameriquist Mortgage Company, as Beneficiary, dated 12/23/2002, recorded 1/22/2003, in official records of Klamath County, Oregon in book/reel/volume No. M03 at page No. 04078, fee/ file/ instrument/ microfile/ reception No. -- (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R3908-007BD-01300-000 Lot 18, Block 3, Tract No. 1046, Round Lake Estates, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Commonly known as: 14305 Meadowbrook Ct, Klamath Falls, OR 97601.

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

advances which became due On 10/1/2004 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 \$739.00 Monthly Late Charge \$39.32.

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 \$80,558.99 together with interest thereon at the rate of 8.99% per annum from 9/1/2004 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 10/7/2005 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 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. Randy Bierlein, Trustee Technician. Dated: May 23, 2005. ASAP706397 6/23, 6/30, 7/7, 7/14, #7604 June 23, 30, July 7, 14, 2005.

AFFIDAVIT OF MAILING

Date: June 07, 2005

T.S. No.: T05-18300

Loan No.: 0041299595

STATE OF California }
COUNTY OF Orange }

54110147

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 June 07, 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 Randy Bierlein

LESLIE R. JONES
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
Z71006309264036254716

LESLIE R. JONES
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
First Class

LINDA L. JONES
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
Z71006309264036254723

LINDA L. JONES
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
First Class

LESLIE R. JONES
12975 HIGHWAY 66
KLAMATH FALLS, OR 97601
Z71006309264036254730

LESLIE R. JONES
12975 HIGHWAY 66
KLAMATH FALLS, OR 97601
First Class

LINDA L. JONES
12975 HIGHWAY 66
KLAMATH FALLS, OR 97601
Z71006309264036254747

LINDA L. JONES
12975 HIGHWAY 66
KLAMATH FALLS, OR 97601
First Class

0
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
Z71006309264036254754

0
14305 MEADOWBROOK CT
KLAMATH FALLS, OR 97601
First Class

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

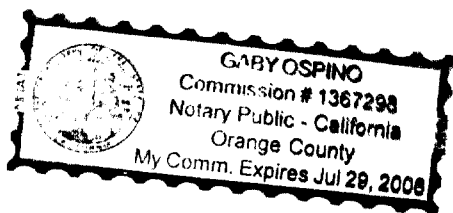
Y

State of California

County of ORANGE } ss.

On _____ Date _____ Name and Title of Officer GABY OSPINO
personally appeared, _____ Name(s) of signer(s) RANDY BIERLEIN

- ☒ 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

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 _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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