

M05-68963

Klamath County, Oregon

11/14/2005 11:43:35 AM

Pages 10 Fee: \$76.00

1st 623734

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

QUALITY LOAN SERVICE CORP.
319 ELM STREET, 2ND FLOOR
SAN DIEGO, CA 92101-3006

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION

PROOF OF SERVICE

ORIGINAL GRANTOR: JAMES C POOLE AND STEPHANIE C POOLE

BENEFICIARY: FIRST AMERICAN TITLE INSURANCE COMPANY

T.S. #: F-41609-OR-NF

Loan #: 20-0051-0228201

*6/6
+10*

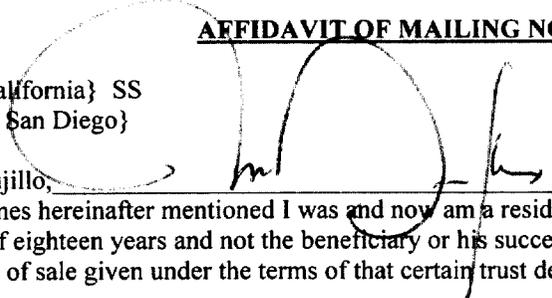
WHEN REDORDED MAIL TO:
CITICORP TRUST BANK, FSB
1111 NORTHPOINT DR.
BLDG 4 STE 100
COPPELL TX 75019

(Recorder's Use)

T.S. NO.: F-41609-OR-NF
LOAN NO.: 20-0051-0228201

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California} SS
COUNTY OF San Diego}

I, Michael Trujillo,  being first duly sworn, depose, say and certify that: At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

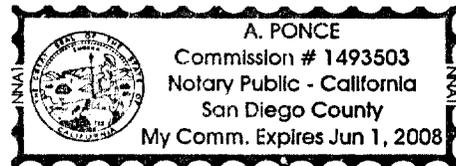
CERTIFIED NO.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by NICOLE FUENTES, for FIRST AMERICAN TITLE INSURANCE COMPANY, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail San Diego California, on 7/20/2005. Each of said notices was mailed after the notice of default and election to sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

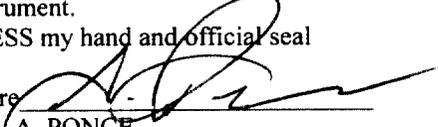
STATE OF California} SS
COUNTY OF San Diego}



On 7/20/2005 before me, the undersigned, A Notary Public in and for said State, personally appeared MICHAEL TRUJILLO 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.

(notary seal)

WITNESS my hand and official seal

Signature 
A. PONCE

AFFIDAVIT OF MAILING

Date: **July 20, 2005**

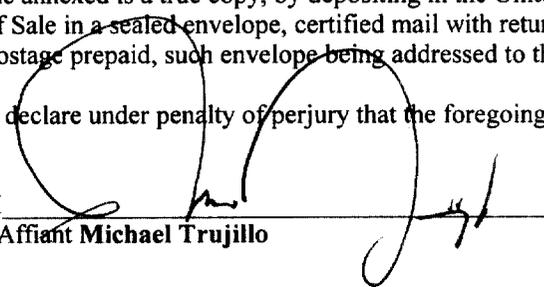
T.S. No.: **F-41609-OR-NF**

Loan No.: **20-0051-0228201**

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on **July 20, 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 of Default/Notice of Sale in a sealed envelope, certified mail with return receipt 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 **Michael Trujillo**

JAMES C POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
Z71788518801020372868

JAMES C POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
First Class

STEPHANIE C POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
Z71788518801020372875

STEPHANIE C POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
First Class

JAMES POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
Z71788518801020372882

JAMES POOLE
17787 FISHOLE CREEK RD
BLY, OREGON 97622
First Class

AFFIDAVIT OF MAILING

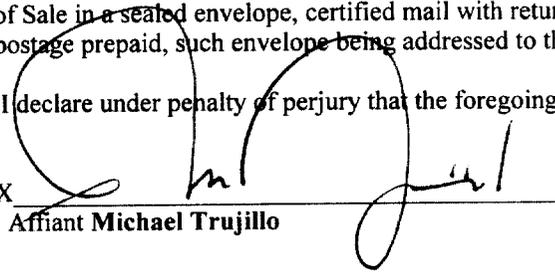
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X


Affiant **Michael Trujillo**

JAMES C POOLE
PO BOX 538
BLY, OREGON 97622
Z71788518801020372899

JAMES C POOLE
PO BOX 538
BLY, OREGON 97622
First Class

STEPHANIE C POOLE
PO BOX 538
BLY, OREGON 97622
Z71788518801020372905

STEPHANIE C POOLE
PO BOX 538
BLY, OREGON 97622
First Class

JAMES POOLE
PO BOX 538
BLY, OREGON 97622
Z71788518801020372912

JAMES POOLE
PO BOX 538
BLY, OREGON 97622
First Class

AFFIDAVIT OF MAILING

Date: **July 20, 2005**

T.S. No.: **F-41609-OR-NF**

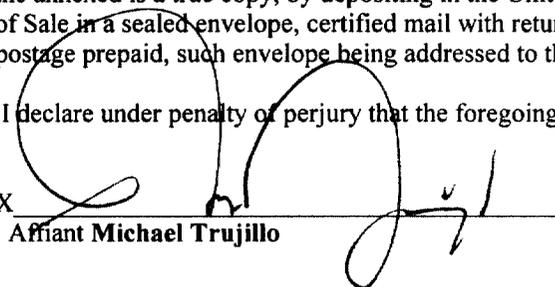
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COUNTY OF San Diego }

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I declare under penalty of perjury that the foregoing is true and correct.

X


Affiant **Michael Trujillo**

AMERICAN GENERAL FINANCIAL SERVICES
515 SW CASCADE AVE STE 1
REDMOND OR 97756-0209
Z71788518801020372929

AMERICAN GENERAL FINANCIAL SERVICES
515 SW CASCADE AVE STE 1
REDMOND OR 97756-0209
First Class

AMERICAN GENERAL FINANCIAL SERVICES
PO BOX 209
REDMOND OR 97756-0209
Z71788518801020372936

AMERICAN GENERAL FINANCIAL SERVICES
PO BOX 209
REDMOND OR 97756-0209
First Class

AMERICAN GENERAL FINANCIAL SERVICES
331 Utica, Ste. 130
Rancho Cucamonga, CA 91730
Z71788518801020372943

AMERICAN GENERAL FINANCIAL SERVICES
331 Utica, Ste. 130
Rancho Cucamonga, CA 91730
First Class

AFFIDAVIT OF MAILING

Date: **July 20, 2005**

T.S. No.: **F-41609-OR-NF**

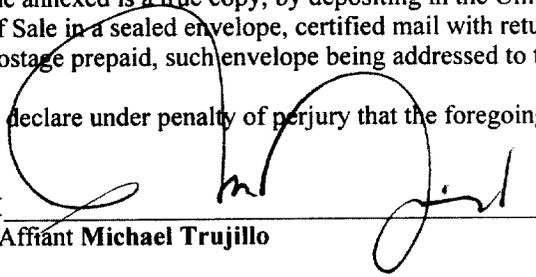
Loan No.: **20-0051-0228201**

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COUNTY OF San Diego }

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I declare under penalty of perjury that the foregoing is true and correct.

X


Affiant **Michael Trujillo**

SAIF CORPORATION
400 HIGH ST SE
SALEM OR 97312
Z71788518801020372950

SAIF CORPORATION
400 HIGH ST SE
SALEM OR 97312
First Class

Oloan

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

713291

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 # 7679

Notice of Sale/James C. Poole &
Stephanie C. Poole

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)
Four

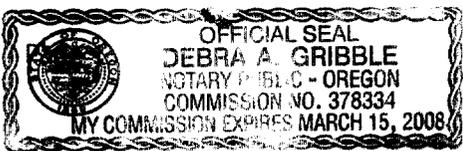
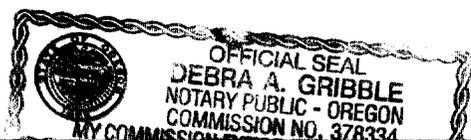
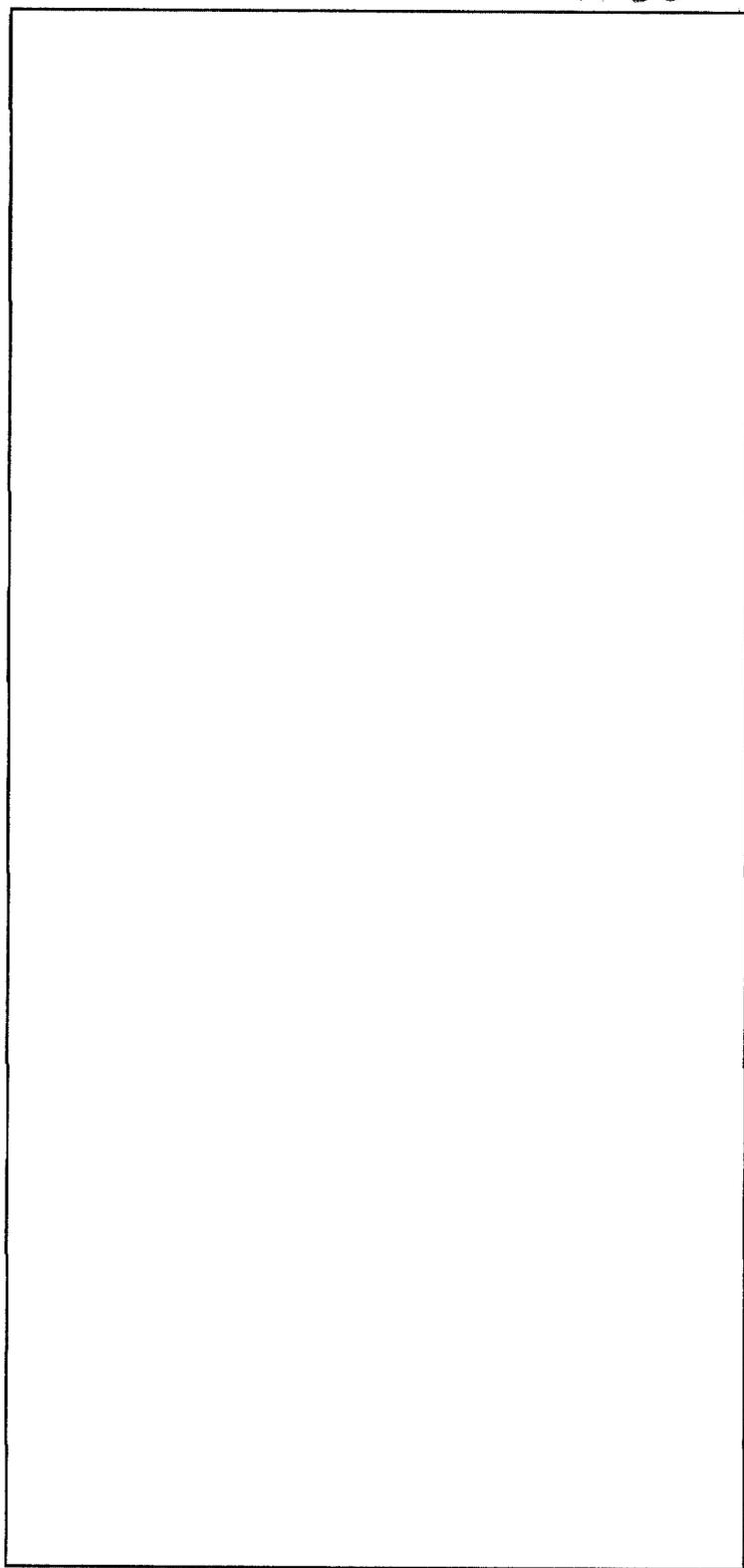
Insertion(s) in the following issues:
July 29, August 5, 12, 19, 2005

Total Cost:

Jeanine P. Day
Subscribed and sworn
before me on: August 19, 2005

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008



F41609ORNF/POOLE

Qloan

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon an **OCCUPANT** at the following address:

17787 FISH HOLE CREEK ROAD, BLY, OREGON 97622, as follows:

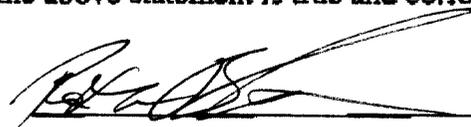
Personal service upon James C Poole, by delivering said true copy, personally and in person, at the above address on July 27, 2005 at 01 :12 p.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2005 at _____:_____ .m.

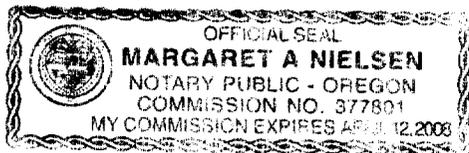
Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2005 at _____:_____ .m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2005 at _____:_____ .m.

I declare under the penalty of perjury that the above statement is true and correct.


ROBERT W. BOLENBAUGH 302958

SUBSCRIBED AND SWORN to before me this 28th day of July, 2005 by ROBERT W. BOLENBAUGH




Notary Public for Oregon

TRUSTEE'S NOTICE OF SALE

Loan No: 20-0051-0228201

T.S. No.: F-41609-OR-NF

Reference is made to that certain deed made by, JAMES C POOLE AND STEPHANIE C POOLE as Grantor to ASPEN TITLE AND ESCROW , in favor of

CITIFINANCIAL, INC. ,
as Beneficiary,

dated 4/5/2001, recorded 4/9/2001, in official records of Klamath county, Oregon in book/reel/volume No. M01 at page No. 14560, fee/file/instrument/microfile/reception No. *** (indicated which), covering the following described real property situated in said County and State, to-wit:

Parcel 1: The N 1/2 NE 1/4 NE 1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2: The S 1/2 NE 1/4 NE 1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

Tax Assessor's #: 404182/404164/584246

More commonly known as:	17787 FISHOLE CREEK RD BLY, OREGON 97622
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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:

FAILURE TO MAKE THE 3/15/2004 PAYMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES ADVANCES AND ASSESSMENTS.

Monthly Payment \$832.23

Monthly Late Charge 41.17

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 sums being the following, to-wit: \$69,715.43 with interest thereon at the rate of 12.93 percent per annum beginning 2/15/2004; plus late charges of \$41.17 each month beginning 3/15/2004 until paid; plus prior accrued late charges of \$; plus advances of \$\$365.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 11/23/2005 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, OR

County of Klamath, 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.

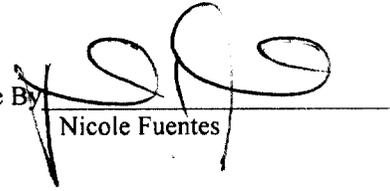
For Sale information call: 916-387-7728 or logon to: www.calpost.com

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: July 19, 2005

FIRST AMERICAN TITLE INSURANCE COMPANY ,
TRUSTEE, By: Quality Loan Service Corp., as Agent

Signature By

A handwritten signature in black ink, appearing to read "Nicole Fuentes", is written over a horizontal line. The signature is stylized and cursive.

Nicole Fuentes

For Non-Sale Information:

Quality Loan Service Corp.
319 Elm Street, 2nd Floor
San Diego, CA 92101
(619) 645-7711
(619) 645-7716

TRUSTEE'S NOTICE OF SALE

Loan No: **20-0051-0228201**
T.S. No.: **F-41609-OR-NF**