M06-04073

Klamath County, Oregon 03/06/2006 11:32:15 AM Fee: \$46.00 Pages 6

WHEN RECORDED MAIL TO: Ocwen Loan Servicing, LLC 1575 Palm Beach Lakes West Palm Beach, FL 33401

(Record

"LSI TITLE, FNDS DIVISION"

T.S. NO.: OR-05-53035-JB LOAN NO.: 99267429 ASPEN: 62607

<u>AFFIDAVIT OF MAILING NOTICE OF SALE</u>

STATE OF California SS COUNTY OF San Diego}

being first duly sworn, depose, say and certify that: I. Mike Trujillo. 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, towit:

NAME & amp; ADDRESS

CERTIFIED NO.

SEE ATTACHED

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 Jennifer Basom, for FIDELITY NATIONAL 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 California, on 11/29/2005. 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 11/29/2005 before me, A. Ponce, a Notary Public in and for said State, personally appeared Mike Trujillo (notary seal) 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

A. Ponce

A. PONCE Commission # 1493503 Notary Public - California San Diego County My Comm. Expires Jun 1, 2008

\$UL.A

AFFIDAVIT OF MAILING

Date:

11/29/2005

T.S. No.:

OR-05-53035-JB

Loan No .:

99267429

Mailing:

Notice of Sale

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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, and is not a party to the within action and that on 11/29/2005, (s)he personally served the Notice of Sale, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Sale 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.

Affiant Brian Murphy

OCCUPANT AND OR PARTIES IN POSSESSION 2417 ORCHARD AVENUE KLAMATH FALLS, OR 97601 First Class and Cert. No. 71788518801029315750

PAULA ROBERSON 2417 ORCHARD AVE KLAMATH FALLS, OR 97601-3278 First Class and Cert. No. 71788518801029315767

PAULA ROBERSON 2417 ORCHARD AVE KLAMATH FALLS, OR 97601 First Class and Cert. No. 71788518801029315774

TRUSTEE'S NOTICE OF SALE

Loan No: 99267429 T.S. No.: OR-05-53035-JB

Reference is made to that certain deed made by, PAULA ROBERSON AND UNMARRIED INDIVIDUAL as Grantor to AMERITITLE, as trustee, in favor of METWEST MORTGAGE SERVICES, INC., A WASHINGTON CORPORATION, as Beneficiary, dated 3/13/2000, recorded 3/17/2000, in official records of KLAMATH County, Oregon in book No. M00 at page No. 8961 instrument No ***, covering the following described real property situated in said County and State, to-wit:

APN: R-3809-033AD-001800-000 LOT 3 IN BLOCK 125 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 2417 ORCHARD AVE KLAMATH FALLS, OR 97601-3278

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 5/1/2005 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

Monthly Payment \$326,40 Monthly Late Charge \$16.32

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 \$29,924.29 together with interest thereon at the rate of 10.25000 per annum from 4/1/2005 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 Insurance Company, the undersigned trustee will on 3/29/2006 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statues, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN ST, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, 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 Sale Information Call: 714-259-7850 or Login to: www.fnds.com/calpost

Loan No: 99267429

T.S. No.: OR-05-53035-JB

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 11/22/2005

Fidelity National Title Insurance Company, as trustee 15661 Redhill Avenue Suite 201 Tustin, CA 92780 Quality Loan Service Corp., as agent

Signature By

Jennifer Basom, Trustee Sale Office

For Non-Sale Information: Quality Loan Service Corp. 319 Elm Street, 2nd Floor San Diego, CA 92101 619-645-7711

Fax: 619-645-7716

Affidavit of Publication

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 # 7962
Notice of Sale/Paula Roberson
. (
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:
December 1, 8, 15, 22, 2005
Total Cost: \$793.80
Total cost: 44 Jane
(Lancia de Plan
lanine Ray
Subscribed and sworn before me on: December 22, 2005
before me on: December 22, 2005
Valores a dialold
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

No.: United Reference 53035-JB Reference is made to that cer-tain deed made by, PAULA ROBER-SON AN UNMAR-RIED INDIVIDUAL as Grantor to AMERITITLE, trustee, in favor of METWEST MORT-GAGE SERVICES, INC. A WASHING TON CONCRETE TION, as Beneficiary, dated 3/13/2000, recorded 3/17/2000, in official records of KLAMATH County, Oregon in book No. MOO at page No. 8961 instrument No.* , covering the fol-lowing described real property situated in said County and State, to vit: APN: R-209-033-D-001890-LOT 3 IN CK 125 OF BLOCK MILLS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING OFFICIAL THEREOF PLAT ON FILE IN THE CLERK COUNTY KLAMATH COUNTY, Commonly kno as: 2417 R-CHA D AVE K A-MATH FALLS, OR 97401-3278 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 pur-suant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the gran-tor's: Installment of principal and interest plus impounds and / or advances which became due on 5/1/2005 plus amounts that are due or may become due for the follow-ing: late charges, delinquent property Insurance jaxes,

premiums, advances made on senior tiens, taxes and/or Insurance, trustees fees, and any attor-ney fees and court costs arising or associated with beneficiaries effort to protect and pre-serve its security. must be cured as a condition of rein-\$325.40 **Payment** Monthly Late \$16.32 By Charge this reason of said default the beneficay has declared all obligations secured by said deed of trust **Immediately** due and payable, said ums being the fol-lowing, to-wit: The sum of \$29,924.29 tosum of \$29,924.29 to-gether with interest thereon at the rate of 10,25000 per an-num from 4/1/2005 until paid; plus all accrued late charg-es thereon; and all trustee's fees, fore-closure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof no-tice hereby is given that Fidelity Nation al Title Insurance Company, the untrustee dersigned will on 3/29/2006 at the hour of 10:00 AM, Standard of Time, as established by section 187.1 10, Revised Oregon Statues, at ON THE FRONT STEPS OF CIRCUIT THE COURT, 316 MAIN ST, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR County of KLA-MATH, State of Oregon, sell at public auction to the high-est bidder for cash interest in the said described real property which the granter had or had power to convey at the time of the exe-cution by him of the said trust deed, to-gether with any in-terest which the ferest which the cessors in interest acquired afer the acquired afer the execution of said trust deed, to satisfy

the foregoing obligathereby se-and the costs flore. cured including sale, charge by the trustee Notice is turitier given in Section named 86.753 of Oregon Re-Statutes has vised 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 on trust deed, at any time prior to five days before the date last set for sale. For red), together with last set for sale. For Information Sale Call: 714-259-7850 or Login www.fnds.com/calpost in construing this notice, the masculine gender in-cludes the feminine and the neuter, the includes singular granfor" plural, includes any successor in interest to the grantor as well as any other persons owing an obligation, the per-formance of which is secured by said trust decd, the words "trustee" and benefciary" include their respective successors in interest, if any. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. 11/22/2005 Dated: Fidelity National Tipany, as trustee 15661 Redhill Ave-nue Suite 201 Tustin, CA 92780 Quality Loan Service Corp. agent ASAF 735919 #7962 December 1, 8, 15, 22, 2005



My commission expires March 15, 2008

Notary Public of Oregon

Page 1

NCV-23-2005 06:38PM

OR0553035JB/ROBERSON

QLOAN

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON) ss.
County of Klamath)

I, Ed Foreman, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 23rd day of November, 2005, after personal inspection, I found the following described real property to be unoccupied:

LOT 3 IN BLOCK 125 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

2417 ORCHARD AVENUE

KLAMATH FALLS, OREGON 97601

I declare under the penalty of perjury that the above statements are true and correct.

Ed Foreman

307025

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SUBSCRIBED AND SWORN to before me this 25 day of November, 2005, by Ed Foreman.

MARGABET A NIELSEN

NOTARY FUBLIC OF EGUN

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Notary Public for Oregon