

**M06-12308**

Klamath County, Oregon

06/15/2006 03:43:05 PM

Pages 10 Fee: \$71.00

1st - 757327

**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.

2884726

**AFTER RECORDING RETURN TO:**  
QUALITY LOAN SERVICE CORP.  
319 ELM STREET, 2<sup>ND</sup> FLOOR  
SAN DIEGO, CA 92101-3006

**AFFIDAVIT OF MAILING NOTICE OF SALE**

**AFFIDAVIT OF PUBLICATION**

**PROOF OF SERVICE**

**ORIGINAL GRANTOR: ELEANOR M MAY, AN ESTATE IN FEE SIMPLE**

**BENEFICIARY: Quality Loan Service Corp.,  
as Agent for the Beneficiary**

**T.S. #: OR-05-55539-NF**

**Loan #: 20-0051-0246021**

71.  
604 - F

WHEN RECORDED MAIL TO:  
CitiFinancial Mortgage Company, Inc.  
14415 S. 50th Street, Suite 100  
Phoenix, AZ 85044

(Recorder's Use)

T.S. NO.: **OR-06-55539-NF**  
LOAN NO.: **20-0051-0246021**

**AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF **California** } SS  
COUNTY OF **San Diego** }

I, **Mike 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 **California**, on **2/10/2006**. 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.

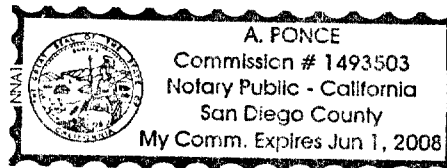
STATE OF **California** } SS  
COUNTY OF **San Diego** }

On **2/10/2006** before me, the undersigned, **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**



# AFFIDAVIT OF MAILING

Date: 2/10/2006  
T.S. No.: OR-06-55539-NF  
Loan No.: 20-0051-0246021  
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 **FIRST AMERICAN TITLE INSURANCE COMPANY**, and is not a party to the within action and that on **2/10/2006**, (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.

X   
Affiant Mike Trujillo

KLAMATH COUNTY TAX COLLECTOR  
P.O. BOX 340  
KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553718

ELEANORE M MAY  
8119 BIG BUCK  
KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553725

ELEANORE M MAY  
PO BOX 501  
KENO, OR 97627  
First Class and Cert. No. 71788518801029553732

ELEANOR M MAY  
PO BOX 501  
KENO, OR 97627  
First Class and Cert. No. 71788518801029553749

ELEANOR M MAY  
8119 BIG BUCK  
KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553756

ELEANOR M MAY  
8119 BIG BUCK LANE

KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553763

OCCUPANT(S)  
8119 BIG BUCK LANE  
KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553770

OREGON ACCOUNT SYSTEMS, INC.  
5848 SE MILWAUKIE AVE  
PORTLAND, OR 97202  
First Class and Cert. No. 71788518801029553787

OREGON ACCOUNT SYSTEMS, INC.  
C/O KLAMATH COUNTY, SMALLS CLAIMS DIVISION  
316 MAIN ST  
KLAMATH FALLS, OR 97601  
First Class and Cert. No. 71788518801029553794

STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES  
ESTATE ADMINISTRATION UNIT  
ATTN: M.J.MOORE, EST. ADMIN.  
P.O. BOX 14021  
SALEM, OR 97309-5024  
First Class and Cert. No. 71788518801029553800

## **Important Notice Regarding Alternatives to Foreclosure**

### **THERE ARE ALTERNATIVES TO FORECLOSURE, BUT YOU MUST TAKE IMMEDIATE ACTION.**

Your lender is very interested in discussing options that may help you avoid foreclosure, **BUT YOU MUST TAKE IMMEDIATE ACTION AND CALL TODAY.** Your lender may require certain financial information and may require access to the property to determine the property's value prior to qualifying you for these programs.

If you would like information regarding the options available, please contact Quality Loan Service Corp. at (866) 645-7711 so we can put you in touch with your lender's Loss Mitigation Department.

If you would like to obtain an exact figure as to the amounts needed to cure the default or pay the loan in full, forward your request for reinstatement figures and/or payoff quotes to:

Quality Loan Service Corp.  
319 Elm Street, 2<sup>nd</sup> Floor  
San Diego, CA 92101  
Fax (619) 645-7716

or call:

Payoff & Reinstatement Department - (866) 645-7711  
Extension 274  
or  
Extension 282

You may wish to consult a credit-counseling agency to assist you. The Department of Housing and Urban Development (HUD) can provide you with the name and address of the local HUD approved counseling agency by calling their toll-free hotline at (800) 569-4287.

**Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure. Be sure to notify Quality Loan Service or your lender in the event your property is listed or under contract for sale or the foreclosure may take place notwithstanding your expected sale.**

**THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.**

# Affidavit of Publication

OR-06-5539-1

## 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 # 8121

Notice of Sale/Eleanor M. May

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

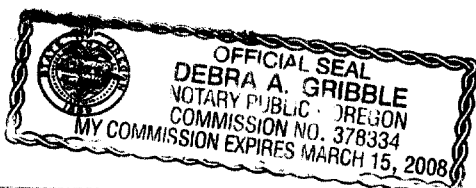
Insertion(s) in the following issues:  
March 2, 9, 16, 23, 2006

Subscribed and sworn

before me on: March 23, 2006

Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE Loan No.: 20-0051- 0246021 T.S. No.: OR-06-5539-NF

Reference is made to that certain deed made by Eleanor M. May, an estate in fee simple as Grantor to Aspen Title and Escrow, as Trustee, in favor of Associates Financial Services Company of Oregon, Inc., as Beneficiary, dated 3/6/2000, recorded 03/10/2000, in official records of Klamath County, Oregon, in book/reel/volume No. M00, at page No. 7892 fee/file/instrument/microfile/reception No. (indicated which) covering the following described real property situated in said County and State, to wit: APN: R486913 Lot 21, block 36, sixth addition to Klamath River acres, in the county of Klamath, state of Oregon. Commonly known as: 8119 Big Buck Lane 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 a notice has been re-

corded 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 10/10/2005 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, trustee's

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 \$598.71 Monthly Late Charge \$29.94.

By this reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to wit: The sum of \$52,149.99 together with interest thereon at the rate of 14.28960 per annum from 9/10/2005 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, First American Title Insurance Company, the undersigned trustee will, on 6/19/2006, at the hour of 10:00 A.M., Standard of Time, as established by section 187.110, Oregon Revised Statutes, at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, 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 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: 714-573-1965 or Login to www.priorityposting.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. 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.

241348

Dated: 2/9/2006.  
First American Title  
Insurance Company,  
as Trustee, 3 First  
American Way, San-  
ta Ana, CA 92707.  
Quality Loan Serv-  
ice Corp. as agent  
Signature By: Nic-  
ole Fuentes, Trustee  
Sale Officer. For  
Non-Sale Informa-  
tion: Quality Loan  
Service Corp. 319  
Elm Street, 2nd  
Floor San Diego, CA

92101. 619-645-7711,  
Fax: 619-645-7716. If  
you have previously  
been discharged  
through bankruptcy,  
you may have been  
released of personal  
liability for this loan  
in which case this  
letter is intended to  
exercise the note  
holders's rights  
against the real  
property only. This  
Office is attempting  
to collect a debt and  
any information ob-  
tained will be used  
for that purpose. As  
required by law, you  
are hereby notified  
that a negative cred-  
it report reflecting  
on your credit re-  
cord may be submit-  
ted to a credit re-  
port agency if you  
fail to fulfill the  
terms of your credit  
obligations. P241348  
2/23, 3/2, 3/9,  
03/16/2006.  
#8121 March 2, 9, 16,  
23, 2006.

# Affidavit Return of Service

241348

State of Oregon )  
County of Klamath )

Court Case Number: TRUSTEE SALES

I HEREBY CERTIFY THAT on 021606 the within:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Summons           |
| <input type="checkbox"/> Complaint           | <input type="checkbox"/> Petition           | <input type="checkbox"/> Answer            |
| <input type="checkbox"/> Motion              | <input type="checkbox"/> Affidavit          | <input type="checkbox"/> Order             |
| <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Restraining Order  | <input type="checkbox"/> Subpoena          |
| <input type="checkbox"/> Citation            | <input type="checkbox"/> Small Claim        | <input checked="" type="checkbox"/> Notice |

☒ NOTICE OF DEFAULT

for service on the within named: \_\_\_\_\_

☒ SERVED: ONLY OCCUPANT RICK MAY personally and in person  
at 8119 BIG BUCK LANE K. FALLS OR 97601 (KEND OR)

☐ SUBSTITUTE SERVICE: By leaving a true copy with \_\_\_\_\_, a person over the age of fourteen years, who resides at the place of abode of the within named \_\_\_\_\_ at said abode: \_\_\_\_\_

☐ OFFICE SERVICE: By leaving a true copy with \_\_\_\_\_ the person in charge of the office maintained for the conduct of business by \_\_\_\_\_

☐ CORPORATE: By leaving a true copy with \_\_\_\_\_ of said corporation.

☐ OTHER METHOD: \_\_\_\_\_

☐ NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find the within named \_\_\_\_\_ within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON.

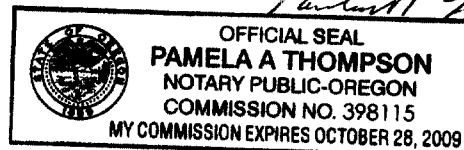
DATE AND TIME OF SERVICE OR NOT FOUND: 021606 @ 8:00 AM

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

By: DAVE DAVIS

Basin Proserve  
422 N. 6<sup>th</sup> Street  
Klamath Falls, OR 97601  
(541) 884-6060

Subscribed & Sworn to before me this 17<sup>th</sup> day of February 2006  
Pamela A Thompson





## TRUSTEE'S NOTICE OF SALE

Loan No: **20-0051-0246021**

T.S. No.: OR-06-55539-NF

Reference is made to that certain deed made by, **ELEANOR M MAY, AN ESTATE IN FEE SIMPLE** as Grantor to **ASPEN TITLE AND ESCROW**, as trustee, in favor of **ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.**, as Beneficiary, dated **3/6/2000**, recorded **3/10/2000**, in official records of **KLAMATH** County, Oregon in book/reel/volume No. **M00** at page No. **7892** fee/file/instrument/microfile/reception No (indicated which), covering the following described real property situated in said County and State, to-wit:

**APN: R486913**

**LOT 21, BLOCK 36, SIXTH ADDITION TO KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

Commonly known as:

**8119 Big Buck Lane**

**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 10/10/2005 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 **\$598.71**

Monthly Late Charge **\$29.94**

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 **\$52,149.99** together with interest thereon at the rate of **14.28960** per annum from **9/10/2005** 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 **First American Title Insurance Company**, the undersigned trustee will on **6/19/2006** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, 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: 714-573-1965 or Login to: [www.priorityposting.com](http://www.priorityposting.com)**

Loan No: 20-0051-0246021  
T.S. No.: OR-06-55539-NF

## 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: 2/9/2006

First American Title Insurance Company, as trustee  
3 First American Way  
Santa Ana, CA 92707  
Quality Loan Service Corp., as agent

Signature By   
Nicole Fuentes, Trustee Sale Officer

For Non-Sale Information:  
Quality Loan Service Corp.  
319 Elm Street, 2nd Floor  
San Diego, CA 92101  
619-645-7711  
Fax: 619-645-7716

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.