

2006-019519

Klamath County, Oregon

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601



09/28/2006 11:08:03 AM

Fee: \$56.00

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ASPEN: 63437

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT: Trustee's Notice of Sale

GRANTOR: Armando V. Oliva

TRUSTEE:

GRANTEE: AAMES Funding Corporation

CONSIDERATION: \$

DATE:

LEGAL DESCRIPTION: See Attached

\$56-A

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79-5010, et seq.

Trustee No.: 20521-OR-A ^{R415-928} Loan No.: 4426771 Title Order No. 6670277

Reference is made to that certain Trust Deed made by ARMANDO V. OLIVA, as Grantor, to FIRST AMERICAN TITLE INSURANCE CO., as Trustee, in favor of AAMES FUNDING CORPORATION, DBA AAMES HOME LOAN, as Beneficiary, dated 07/01/2005, and Recorded on 7/7/2005 as Volume M05, Pg 51899-16. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by AAMES CAPITAL CORPORATION, A CALIFORNIA CORPORATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

THE N 1/2 OF LOT 25 AND ALL OF LOT 26, BLOCK 13 OF INDUSTRIAL 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.
R415-928

The street address or other common designation, if any, of the real property described above is purported to Be:

430 ADAMS STREET, KLAMATH FALLS, OR 97603
APN: R415-928

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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 of Default has been recorded pursuant to Oregon Revised Statutes 86.735 (3); the default for which the foreclosure is made is Grantor's failure to pay when due, the following sums:

THE MONTHLY PAYMENT IN THE AMOUNT OF \$626.25 WHICH BECAME DUE ON 12/01/2005 WITH INTEREST ACCRUED FROM 11/01/2005, AND ALL SUBSEQUENT PAYMENTS WHICH BECAME DUE THEREAFTER, INCLUDING BUT NOT LIMITED TO THE MATURITY PAYMENT WHICH BECOMES DUE ON 07/01/2035, AND ANY TAXES, LIENS OR ASSESSMENTS DUE AND WHICH MAY BECOME DUE, MINUS ANY UNAPPLIED AMOUNTS BEING HELD BY THE LENDER UNDER THE TERMS OF SAID NOTE AND DEED OF TRUST.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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: unpaid principal sum of \$72,605.58 with interest thereon at the rate of 8.075% per annum beginning 11/01/2005; plus late charges of \$26.90 each month; beginning 12/01/2005 and prior accrued late charges until paid; together with title expenses, costs, trustee's fees and attorney 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.

WHEREFORE, notice hereby is given that the undersigned trustee will, on 09/28/2006, at the hour of 10:00AM in accord with the standard of time established by O.R.S. 187.110; 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 has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee.

Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees.

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 person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: May 19, 2006

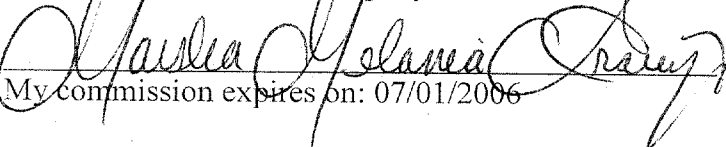
Fidelity National Insurance Company, as Trustee
By: Windsor Management Company, as Agent



Gisela Clark, Trustee Assistant

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

This instrument was acknowledged before me on May 19, 2006 by Gisela Clark, Trustee Assistant, of Windsor Management Company.



My commission expires on: 07/01/2006

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



Affidavit of Publication

RECEIVED

AUG 9 2006

STATE OF OREGON, COUNTY OF KLAMATH

WINDSOR MGMT.

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 # 8546

Notice of Sale/Armando V. Oliva

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

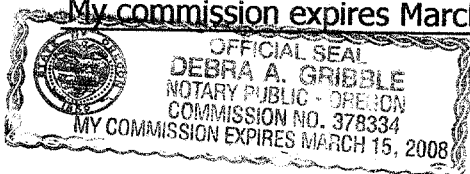
Insertion(s) in the following issues:
July 21, 28, August 4, 11, 2006

Total Cost: \$1,044.88

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: August 11, 2006

Debra A. Griddle
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
Trustee No.: 20521-
OR-A Loan No.:
4426771 Title Order
No. 6670277 Pur-
suant to O.R.S.
86.705, et seq. and
O.R.S. 79-5010, et
seq.

Reference is made to that certain Trust Deed made by Armando V. Oliva, as Grantor, to First American Title Insurance Co., as Trustee, in favor of AAMES Funding Corporation, DBA AAMES Home Loan, as Beneficiary, dated 07/01/2005, and Recorded on 7/7/2005 as Volume M05, Pg 51899-16. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by AAMES Capital Corporation, a California corporation. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: The N 1/2 of lot 25 and all of lot 26, block 13 of Industrial 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. R415-928. The street address or other common designation, if any, of the real property described above is purported to be: 430 Adams Street, Klamath Falls, OR 97603. APN: R415-928. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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 of Default has been recorded pursuant to Oregon Revised Statutes 86.735 (3); the default for which the foreclosure is made is Grantor's failure to pay when due, the following sums: The monthly payment in the amount of \$626.25 which became due on 12/01/2005 with interest accrued from 11/01/2005, and all subsequent payments which became due thereafter, including but not limited to the maturity payment which becomes due on 07/01/2035, and any taxes, liens, or assessments due and which may become due, minus any unapplied amounts being held by the lender under the terms of said note and Deed of Trust.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation se-

cured by said Trust Deed immediately due and payable, said sums being the following to wit: unpaid principal sum of \$72,605.58 with interest thereon at the rate of 8.075% per annum beginning 11/01/2005; plus late charges of \$26.90 each month beginning 12/01/2005 and prior accrued late charges until paid; together with title expenses, costs, trustee's fees and attorney 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.

Wherefore, notice hereby is given that the undersigned trustee will, on 09/28/2006, at the hour of 10:00AM in accord with the standard of time established by O.R.S. 187.110; 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 has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 86.753 has the right, at any

swm

time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees.

tion obtained will be used for that purpose. ASAP# 771813
07/21/2006,
07/28/2006,
08/04/2006,
08/11/2006.
#8546 July 21, 28, August 4, 11, 2006.

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 person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: May 19, 2006.
Fidelity National Insurance Company, as Trustee. By: Windsor Management Company, as Agent Gisela Clark, Trustee Assistant, State of California, County of Los Angeles. This instrument was acknowledged before me on May 19, 2006, by Gisela Clark, Trustee Assistant, of Windsor Management Company. Witness my hand and official seal. Marsha Melania Araujo, Notary Public. My commission expires on July 1, 2006. This communication is from a debt collector and is an attempt to collect a debt. Any informa-

Declaration of Mailing

Trustee's Sale No. 20521-OR-A

I, Regina Myles, declare:

That I am an officer, agent, or employee of WINDSOR MANAGEMENT COMPANY whose business address is 350 SOUTH GRAND AVENUE, 47th Floor, LOS ANGELES, CA 90071

I am over the age of eighteen years; On 06/06/2006 by Certified mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Los Angeles notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

Date: 06/07/2006
Mailing: Required
Page: 1

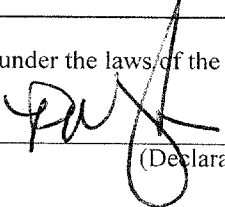
Number of Article	Name of Addressee, Street, and Post Office Address	Cert. Fee	R.R. Fee
71788518801022306618	ARMANDO V. OLIVA 430 ADAMS STREET KLAMATH FALLS, OR 97603	\$2.30	\$1.75

\$2.30 \$1.75

Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
1			

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

6/7/06
(Date)


(Declarant)

Declaration of Mailing

Trustee's Sale No. 20521-OR-A

I, Regina Myles, declare:

Date: 06/07/2006

That I am an officer, agent, or employee of WINDSOR MANAGEMENT COMPANY whose business address is 350 SOUTH GRAND AVENUE, 47th Floor, LOS ANGELES, CA 90071

Mailing: Required

Page: 1

I am over the age of eighteen years; On 06/06/2006 by First Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Los Angeles notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

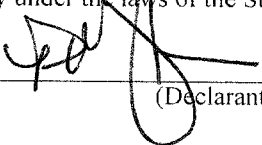
Name of Addressee, Street, and Post Office Address	Postage Fee
ARMANDO V. OLIVA 430 ADAMS STREET KLAMATH FALLS, OR 97603	\$0.39

\$0.39

Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
1			

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

6/7/06
(Date)


(Declarant)

20521ORA/OLIVA

WMC

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

RECEIVED

JUL 13 2006

WINDSONIGHT

I, Robert Bolenbaugh, 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 16th day of June, 2006, after personal inspection, I found the following described real property to be unoccupied despite the presence of personal effects in and about the property:

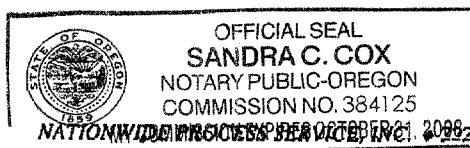
THE N 1/2 OF LOT 25 AND ALL OF LOT 26, BLOCK 13 OF INDUSTRIAL ADDITION
TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

Commonly known as: 430 ADAMS STREET
KLAMATH FALLS, OREGON 97603

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


Robert Bolenbaugh 312786

SUBSCRIBED AND SWORN to before me this 23rd day of June, 2006, by Robert Bolenbaugh.




Notary Public for Oregon

Century Tower • 1201 S.W. 12th Avenue • Portland, Oregon 97205 • (503) 241-0636