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2006-020324

Klamath County, Oregon



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10/10/2006 12:33:18 PM

Fee: \$56.00

**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.

1st-757300

AFTER RECORDING RETURN TO:

Quality Loan Service Corp.
319 Elm Street, 2nd Floor
San Diego, CA 92101

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION

PROOF OF SERVICE

ORIGINAL GRANTOR: ROSEANNA C WILLIAMS, THOMAS WILLIAMS

**BENEFICIARY: CITIFINANCIAL, INC. BY CITIFINANCIAL MORTGAGE
COMPANY, INC.**

T.S. #: OR-06-55558-NF

Loan #: 20-0051-0246029

56-F

WHEN RECORDED MAIL TO:
Quality Loan Service Corp.
319 Elm Street, 2nd Floor
San Diego, CA 92101

T.S. NO.: OR-06-55558-NF
LOAN NO.: 20-0051-0246029

(Above Space is for Recorder's Use)

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California } SS
COUNTY OF San Diego }

I, Tony Rodriguez, 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

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 **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 **3/10/2006**. 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.

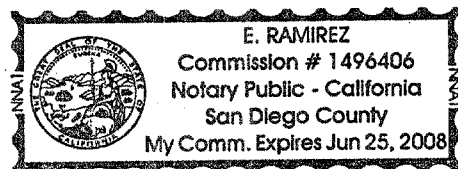
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

STATE OF California } SS
COUNTY OF San Diego }

On 10/4/2006 before me E. Ramirez, the undersigned, A Notary Public in and for said State, personally appeared Tara Donzella (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 _____



AFFIDAVIT OF MAILING

Date: 10/6/2006
T.S. No.: OR-06-55558-NF
Loan No.: 20-0051-0246029
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 **Quality Loan Service Corp.**, and is not a party to the within action and that on **10/6/2006**, (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 Tony Rodriguez

KLAMATH COUNTY TAX COLLECTOR
PO BOX 340
KLAMATH FALLS, OR 97601
First Class and Cert. No. 71808583322006342105

OCCUPANT(S)
9214 PRAIRIE DOG DRIVE
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342112

ROSEANNA C WILLIAMS
9214 PRAIRIE DOG DRIVE
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342129

THOMAS WILLIAMS
9214 PRAIRIE DOG DRIVE
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342136

THOMAS WILLIAMS
PO BOX 86
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342143

ROSEANNA C WILLIAMS

PO BOX 86
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342150

THOMAS E. WILLIAMS
PO BOX 86
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342167

THOMAS E. WILLIAMS
9214 PRAIRIE DOG DRIVE
BONANZA, OR 97623
First Class and Cert. No. 71808583322006342174

AMENDED TRUSTEE'S NOTICE OF SALE

Loan No: **20-0051-0246029**
T.S. No.: **OR-06-55558-NF**

Reference is made to that certain deed made by, **THOMAS E. WILLIAMS AND ROSEANNA C. WILLIAMS** as Grantor to **ASPEN TITLE AND ESCROW**, in favor of **CITIFINANCIAL, INC.**, as Beneficiary, dated **7/18/2001**, recorded **7/19/2001**, in official records of **KLAMATH** county, Oregon in book/reel/volume No. **M01** at page No. **35542**, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 6, BLOCK 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT #2, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Tax Assessor's #: **R461529**

More commonly known as:	9214 PRAIRIE DOG DRIVE BONANZA, OR 97623
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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:

Installment of principal and interest plus impounds and / or advances which became due on 11/1/2005 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 **\$499.55** Monthly Late Charge **\$10.00**

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: **\$78,242.32** with interest thereon at the rate **6.96000** per annum from **10/1/2005** until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on **7/14/2006**, 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**, however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the Court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on *.

Whereof, notice hereby is given that, **First American Title Insurance Company** the undersigned trustee will on **10/26/2006** 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

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: 10/4/2006

First American Title Insurance Company, as trustee
By: Quality Loan Service Corp., as agent
619-645-7711

Signature By



Tara Donzella, Assistant Trustee Sale Officer

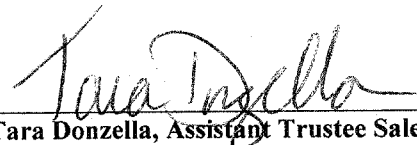
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**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.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


Tara Donzella, Assistant Trustee Sale Officer

AMENDED TRUSTEE'S NOTICE OF SALE

Loan No.: 20-0051-0246029

T.S. No.: OR-06-55558-NF