

LSI TITLE, PROB DIVISION

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Town & Country Title Services
505 City Parkway West, Suite 200
Orange, California 92868
(888)485-9191

10770235

2007-017508

Klamath County, Oregon



00032914200700175080020021

10/09/2007 03:19:26 PM

Fee: \$26.00

ATE - 64864

TRUSTEE'S NOTICE OF SALE

Loan No: 0102370780
T.S. No.: T07-27126-OR

Reference is made to that certain deed made by, CLINTON C. REMSTEDT AND HOLLIE A. REMSTEDT AS TENANTS BY THE ENTIRETY as Grantor to COMMONWEALTH LAND TITLE COMPANY, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as Beneficiary, dated 12-16-2004, recorded 12-29-2004, in official records of KLAMATH County, Oregon in book/reel/volume No. M04 at page No. 89073, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R-3909-010CD-06900-000

LOT 84, AND THE NORTHERLY 12 FEET OF LOT 85 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AS ADJUSTED BY LOT LINE ADJUSTMENT FILED APRIL 16, 1998.

*

Commonly known as:

4338 AUSTIN STREET

KLAMATH FALLS, OR 97603

* 16-98

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 11/01/2006 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Monthly Payment \$951.89

Monthly Late Charge \$38.20

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 \$82,825.37 together with interest thereon at the rate of 10.5% per annum from 10-01-2006 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 LSI TITLE COMPANY OF OREGON, the undersigned trustee will on 10-25-2007 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, OREGON 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

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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.

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.

For sales information, please contact AGENCY SALES AND POSTING at WWW.FNASAP.COM or 714-259-7850

Dated: June 06, 2007

LSI TITLE COMPANY OF OREGON BY Town and
Country AS AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST SUITE 200
ORANGE, CA. 92868
PHONE NUMBER 888-485-9191
REINSTATEMENT LINE 800-430-5262 EXT 38145


CHRISTINA LYON, MANAGER

State of CALIFORNIA } ss.

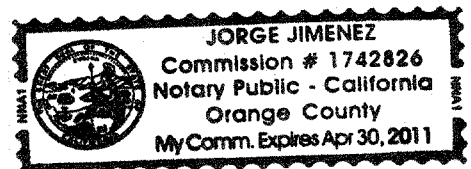
County of ORANGE }

On June 06, 2007 before me, Jorge Jimenez the undersigned Notary Public, personally appeared CHRISTINA LYON 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

 (Seal)
Jorge Jimenez, Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.