

2007-017509

Klamath County, Oregon



10/09/2007 03:20:26 PM

Fee: \$81.00

AFFIDAVIT OF MAILING

By Interface Inc.
5839 Mission Gorge Road, Suite A
San Diego, CA 92120

ATE-64864

Reference No: T07-27126-OR
Mailing Number: 0017489-01

STATE OF CALIFORNIA }
} SS
COUNTY OF SAN DIEGO }

I, Angie Gomez being duly sworn, depose and say:

I am and at all times herein mentioned a citizen of the United States, over the age of eighteen years and a resident of San Diego County, California:

That at the request of Town & Country Title Services on 6/22/2007, I deposited in the United States mail a copy of the attached document, in separate sealed envelopes, in accordance with the checked mailing classes defined below, postage prepaid, to the address list on exhibit A, attached hereto and made a part hereof.

☒ First Class ☐ Certified
☒ Certified Return ☐ Registered ☐ Registered International

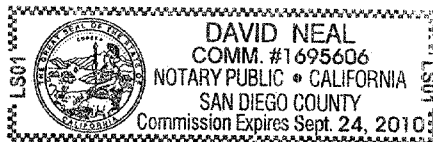
Angie Gomez
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On JUN 25 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared ANGIE GOMEZ personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose names(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 David Neal



#810-A

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

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

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

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

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.

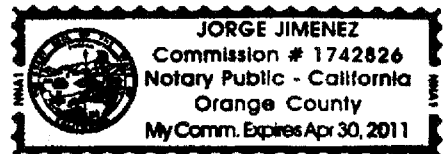
County of ORANGE }

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.

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

**RE: Trust Deed from CLINTON C. REMSTEDT
AND HOLLIE A. REMSTEDT AS TENANTS BY
THE ENTIRETY Grantor**

**To LSI TITLE COMPANY OF OREGON
Successor Trustee**

After recording return to (name, address, zip):
Town and Country
505 City Parkway West Suite 200
Orange, CA 92868

"LSI TITLE, FNDS DIVISION"

TS No: T07-27126-OR

W770235

Loan No: 0102370780

SPACE RESERVED
FOR
RECORDER'S USE

6-11-07
2007-10448

36

Reference is made to that certain trust deed made by CLINTON C. REMSTEDT AND HOLLIE A. REMSTEDT AS TENANTS BY THE ENTIRETY as grantor, to LSI TITLE COMPANY OF OREGON as successor trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as beneficiary, dated 12-16-2004, recorded 12-29-2004, in the Records of KLAMATH County, Oregon, in book M04 at page 89073, and/or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in the above-mentioned 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.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

Delinquent Payments

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>AMOUNT</u>	<u>TOTAL</u>
11/01/2006	01/31/2007	3	8.500	\$645.89	\$1,937.67
02/01/2007	04/30/2007	3	10.500	\$764.07	\$2,292.21
05/01/2007	06/06/2007	2	10.500	\$951.89	\$1,903.78

Total Late Charges:	\$249.67
Beneficiary Advances	
Late Charges	\$249.67
ACCRUED LATE CHARGES	\$-249.67
CORP ADVANCE	\$2,021.75

\$8,405.08

TOTAL FORECLOSURE COST: \$686.50

TOTAL REQUIRED TO REINSTATE:

\$9,091.58

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being:

The unpaid principal balance: \$82,825.37

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.

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale. Including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110 on 10-25-2007, at the following place: **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, which is the hour, date and place last set for sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

Nature of Right, Lien or Interest

**CLINTON C. REMSTEDT AND HOLLIE A.
REMSTEDT AS TENANTS BY THE ENTIRETY**
4338 AUSTIN STREET
KLAMATH FALLS, OR 97603

Notice is further given that any person named in ORS 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 trust deed, and in addition to paying the sums or tendering the performance necessary 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 fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

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.
PHONE (888)485-9191

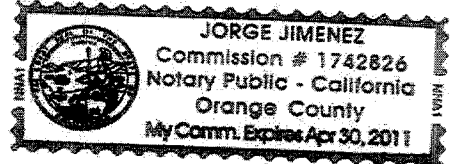
Christina Lyon
CHRISTINA LYON, MANAGER

State of Ca.
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 Jorge Jimenez (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.

Exhibit A to Affidavit of Mailing

6/22/2007 6:19:02 PM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: First Class
Type of Mailing: Window

Affidavit Attachment: 0017489-01 000 06222007 Town_N_C0000094

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
11041994141006032073	1	CLINTON C REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
11041994141006032080	2	HOLLIE A REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
11041994141006032097	3	CLINTON C REMSTEDT	9136 HIGHWAY 39	KLAMATH FALLS OR 97603
11041994141006032103	4	HOLLIE A REMSTEDT	9136 HIGHWAY 39	KLAMATH FALLS OR 97603
11041994141006032110	5	CLINTON REMSTEDT	936 HWY 39	KLAMATH FALLS OR 97603
11041994141006032127	6	HOLLIE REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
11041994141006032134	7	DOUGLAS R RICKS	PO BOX 12829	SALEM OR 97309
11041994141006032141	8	DOUGLAS R RICKS	11599 STATE ST	SALEM OR 97309
11041994141006032158	9	CLINTON C REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
11041994141006032165	10	HOLLIE A REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
11041994141006032172	11	CLINTON REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
11041994141006032189	12	HOLLIE REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603

110419941410060322190	13	CLINTON C REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
11041994141006032202	14	HOLLIE A REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
11041994141006032219	15	HOUSEHOLD FINANCE CORPORATION II	2345 POPLAR DRIVE	MEDFORD SQUARE MEDFORD OR 97504
11041994141006032226	16	MARVIN WELLS	3900 BURK HILL DRIVE	UKIAH CA 95482
11041994141006032233	17	ANITA WELLS	3900 BURK HILL DRIVE	UKIAH CA 95482
11041994141006032240	18	KLAMATH IRRIGATION DISTRICT	6640 KID LANE	KLAMATH FALLS OR 97603

Exhibit A to Affidavit of Mailing

6/22/2007 6:19:03 PM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: Certified - Ret

Type of Mailing: Window

Affidavit Attachment: 0017489-01 000 06222007 Town_N_C000094

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71041994141008477454	1	CLINTON C REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
71041994141008477461	2	HOLLIE A REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
71041994141008477478	3	CLINTON C REMSTEDT	9136 HIGHWAY 39	KLAMATH FALLS OR 97603
71041994141008477485	4	HOLLIE A REMSTEDT	9136 HIGHWAY 39	KLAMATH FALLS OR 97603
71041994141008477492	5	CLINTON REMSTEDT	936 HWY 39	KLAMATH FALLS OR 97603
71041994141008477508	6	HOLLIE REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
71041994141008477515	7	DOUGLAS R RICKS	PO BOX 12829	SALEM OR 97309
71041994141008477522	8	DOUGLAS R RICKS	11599 STATE ST	SALEM OR 97309
71041994141008477539	9	CLINTON C REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
71041994141008477546	10	HOLLIE A REMSTEDT	9136 HWY 39	KLAMATH FALLS OR 97603
71041994141008477553	11	CLINTON REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
71041994141008477560	12	HOLLIE REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603

71041994141008477377	13	CLINTON C REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
71041994141008477584	14	HOLLIE A REMSTEDT	4338 AUSTIN STREET	KLAMATH FALLS OR 97603
71041994141008477591	15	HOUSEHOLD FINANCE CORPORATION II	2345 POPLAR DRIVE	MEDFORD SQUARE MEDFORD OR 97504
71041994141008477607	16	MARVIN WELLS	3900 BURK HILL DRIVE	UKIAH CA 95482
71041994141008477614	17	ANITA WELLS	3900 BURK HILL DRIVE	UKIAH CA 95482
71041994141008477621	18	KLAMATH IRRIGATION DISTRICT	6640 KID LANE	KLAMATH FALLS OR 97603

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 # 9386

Notice of Sale/Clinton C & Hollie A. Remstedt

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:

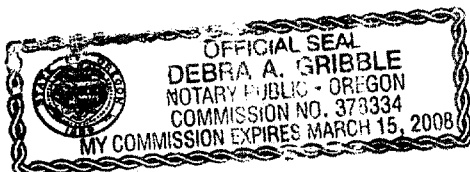
June 15, 22, 29, July 6, 2007

Total Cost: \$766.49

Subscribed and sworn by Jeanine P Day
before me on: July 6, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
T.S. No.: 0102370780
Loan 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.

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, 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 exe-

cution 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.

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For sales information, please contact Agency Sales and Posting at www.fna-sap.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, California 92868. Phone Number (888)

485-9191. Reinstatement Line (800) 430-5262 Ext 38145
Christina Lyon Manager ASAP
862971 06/15/2007
06/22/2007,
06/29/2007,
07/06/2007.
#9386 June 15, 22, 29
July 6, 2007.

