

05 MAR 9 AM 11:51

State of Oregon, County of Klamath
Recorded 03/09/2005 11.51a m
Vol M05 Pg 15619-20
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

1542733

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Shara Payne Sweat, a married woman, as grantors, to Amerititle, as trustee, in favor of National Funding Service, Inc., an Oregon corporation, as beneficiary, dated 08/23/99, recorded 08/27/99, in the mortgage records of Klamath County, Oregon, as Volume M99, Page 34655, and subsequently assigned to Cendant Mortgage Corporation nka PHH Mortgage Services Corporation by Assignment recorded as Volume M99, Page 34661, covering the following described real property situated in said county and state, to wit:

Lot 19 in Block 12 of Tract No. 1220 – Fourth Addition to the Meadows according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 5103 Villa Drive
Klamath Falls, OR 97603

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$1,404.25 beginning 12/01/04; plus late charges of \$35.80 each month beginning 12/16/04; plus prior accrued late charges of \$175.35; plus advances of \$636.66; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$112,131.51 with interest thereon at the rate of 8.375 percent per annum beginning 11/01/04; plus late charges of \$35.80 each month beginning 12/16/04 until paid; plus prior accrued late charges of \$175.35; plus advances of \$636.66; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

NOTICE OF DEFAULT AND ELECTION TO SELL

**RE: Trust Deed from
Sweat, Shara Payne
Grantor
to
Northwest Trustee Services, Inc.,
Trustee**

File No. 7283.25573

**For Additional Information:
After Recording return to:
Shannon Blood
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900**

NE

