

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

M06-04393

Klamath County, Oregon

03/10/2006 11:49:17 AM

Pages 2 Fee: \$26.00

Wachovia Bank National Association, as Trustee of the
Security National Mortgage Loan Trust 2005-1,

CURRENT BENEFICIARY

United PanAm Mortgage, a division of Pan American
Bank, FSB,

ORIGINAL BENEFICIARY

Scott D. Alexander and Katheryn R. Alexander, as
tenants by the entirety

GRANTOR

**NO CHANGE IN TAX STATEMENTS IS REQUESTED
AFTER RECORDING RETURN TO:**

REZVANI LAW OFFICE, LLC, P.O. BOX 865, GRESHAM, OREGON 97030

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain *Deed of Trust* (hereafter referred to as the *Trust Deed*) made by: Scott D. Alexander and Katheryn R. Alexander, as tenants by the entirety, as the grantor, Aspen Title & Escrow, as the trustee, and United PanAm Mortgage, a division of Pan American Bank, FSB, as the beneficiary, dated March 25th, 1999, and recorded April 5, 1999, at Volume M99 Page 12201, in the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 6 in Block 9 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for widening of Gary Street by instrument recorded June 25, 1965 in Volume 362 Page 460, deed records of Klamath, Oregon.

The street address or other common designation, if any, for the real property described above is purported to be: 1834 Gary Street, Klamath Falls, Oregon 97603. The Tax Assessor's Parcel Number (Property Tax ID) for the Real Property is purported to be: 515605.

The undersigned successor trustee, Sia Rezvani, 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 mortgage records of the county or counties in which the above described real property is situated; and further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by said *Trust Deed*, or, if such action has been instituted, such action has been dismissed except as permitted by *ORS 86.735(4)*.

Notice is hereby given by Sia Rezvani, the present and successor trustee (by virtue of a duly recorded *Appointment of Successor Trustee* recorded 2/22/06 in the Mortgage Records of Klamath County, Oregon, at Volume M06, Page 03347 pursuant to the written instructions of Wachovia Bank National Association, as Trustee of the Security National Mortgage Loan Trust 2005-1, which is the present beneficiary (by virtue of a duly recorded *Assignment of Deed of Trust* recorded in the Mortgage Records of Klamath County, Oregon on 2/22/06 at Volume M06, Page 03346) that the beneficiary by reason of the grantors' default, has elected and hereby elects to foreclose the above referenced *Trust Deed* by advertisement and sale pursuant to *ORS 86.705 to 86.795* in order to satisfy the grantors' obligations secured by the *Trust Deed*. All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the *Trust Deed*, together with any interest the grantors or their successors in interest acquired after execution of the *Trust Deed* shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the *Trust Deed* and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The default for which foreclosure is made is (1) the grantor's failure to make regular payments to the beneficiary, such default beginning February 1st, 2005, and continuing through the date of this *Notice*. The current balance of payments now due, together with late charges, periodic adjustments to the payment amount, and costs, is **\$6,315.46**, together with any default in the payment of recurring obligations as they become due and additional costs and attorney fees as provided by law. The amount required to cure the default to date is calculated as follows:

(continued on next page)

From No. Payments Amount
2/01/05 13 \$374.90

Total of past-due payments : \$4,743.44
Total late charges: \$218.88
Other Charges: \$-27.12
Attorney /Trustee's fees: \$1,000.00
Costs: \$380.21

Total necessary to cure default to date (i.e. to reinstate): \$6,315.46

The amount required to discharge this lien in its entirety to date is: \$28,141.49

Said sale shall be held at the hour of 11:00 a.m. on July 13th, 2006, in accord with the standard of time established by ORS 187.110, at the following place:

AT THE FOURTH AVENUE ENTRANCE OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OREGON 97601.


Other than as shown of record, neither the said beneficiary nor the said trustee have 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(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: N/A.

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 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(s) of the *Trust Deed*, and in addition to paying said 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's fees not exceeding the amounts provided by *ORS 86.753*.

The mailing address of the trustee is Rezvani Law Office, LLC, P.O. Box 865, Gresham, Oregon 97030.

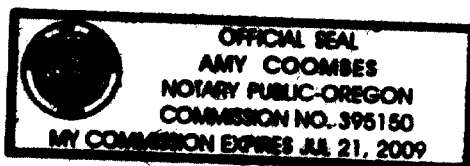
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" and/or "grantors" includes any successor in interest to the grantor as well as any other person owing an obligation the performance of which is secured by the *Trust Deed*, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.


Dated this 9th day of March, 2006.

By: 
Sia Rezvani, Successor Trustee

STATE OF OREGON, County of Multnomah} ss.

I hereby certify under penalty of perjury this instrument was acknowledged before me on March 9th, 2006, by Siavash Rezvani.




Notary Public for Oregon