

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

2007-004379
Klamath County, Oregon



00017325200700043790020026

03/15/2007 08:19:45 AM

Fee: \$26.00

Mortgage Electronic Registration Systems, Inc.,
"MERS" solely as nominee for Greenpoint
Mortgage Funding, Inc.,
BENEFICIARY UNDER ORIGINAL TRUST DEED.

Jeff S. Wiseman and Lorrie A. Wiseman,
GRANTOR UNDER ORIGINAL TRUST DEED.

Amerititle,
TRUSTEE UNDER ORIGINAL TRUST DEED.

ORIGINAL TRUST DEED RECORDED:
November 8, 2001, Volume M01, Page 57459

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: Jeff S. Wiseman and Lorrie A. Wiseman, husband and wife, as the Grantor, Amerititle, as the Trustee, and Mortgage Electronic Registration Systems, Inc., "MERS" solely as nominee for Greenpoint Mortgage Funding, Inc., as the Beneficiary, dated November 1st, 2001 and recorded November 8th, 2001, in Volume M01, Page 57459 of the the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

LOT 124 OF PLEASANT HOME TRACTS NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, for the real property described above is purported to be: 5244 and 5248 Cottage Avenue, Klamath Falls, Oregon 97603. The Tax Assessor's Parcel Number (Property Tax ID) for the Real Property is purported to be: R513000.

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 the present and successor trustee, Sia Rezvani (who is Trustee by virtue of a duly recorded *Appointment of Successor Trustee* recorded 3/08/07 in the Mortgage Records of Klamath County, Oregon, as Document No. 2007-03874), pursuant to the written instructions of Franklin Credit Management Corporation, which is the present beneficiary (by virtue of a duly recorded *Assignment of Deed of Trust* recorded 2/12/07 in the Mortgage Records of Klamath County, Oregon, as Document No. 2007-002345), 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(s) for which foreclosure is made is (1) the grantor's failure to make regular payments to the beneficiary, such default beginning July 1st, 2006, and continuing through the date of this *Notice*, and (2) failure to carry, and/or provide evidence of, extended coverage hazard insurance, in violation of Paragraph 5 of the *Trust Deed*. The current balance of payments now due, together with late charges, attorney and trustee fees, costs, title expenses, and other allowed charges is **\$14,534.25**, together with any

**NOTICE OF DEFAULT AND
ELECTION TO SELL, PAGE 1/2**

default in the payment of recurring obligations as they become due, periodic adjustments to the payment amount, any further sums advanced by the beneficiary to protect the property or its interest therein, additional costs and attorney fees as provided by law, and prepayment penalties/premiums, if any. The amount required to cure the default in payments to date is calculated as follows:

From	No. Payments	Amount per
07/01/06	9	\$1204.62

Total of past-due payments :	\$10,841.58
Total late charges:	\$481.92
NSF Fee:	\$30.00
Attorney Fees:	\$1,000.00
(Less) Unapplied Funds:	(\$10)
Costs & Advances:	<u>\$2,180.85</u>

Total necessary to cure default in payments to date:

\$14,534.25 + proof of insurance

Please note this amount is subject to confirmation and review and is likely to change during the next 30 days. Please contact Rezvani Law Office to obtain a "reinstatement quote" prior to remitting funds.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the *Trust Deed* due and payable. The amount required to discharge this lien in its entirety to date is: \$124,937.54

Said sale shall be held at the hour of 11:00 a.m. on July 17th, 2007, in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.745(7) shall occur at the following designated 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; the telephone number of the trustee is 503-666-3407.

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.

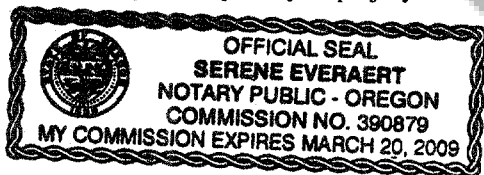
Dated this 13th day of March, 2007.

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 13th, 2007, by Sia Rezvani.



Serene Everaert
Notary Public for Oregon

NOTICE OF DEFAULT AND
ELECTION TO SELL. PAGE 2/2