

2007-011757

Klamath County, Oregon



06/29/2007 11:55:32 AM

Fee: \$26.00

1st - 07-254

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Mary Catherine Egan-Levin and William E. Levin, Trustees of the Sespequadalian Family Living Trust dated March 15, 2001, as grantors, to Amerititle, as trustee, in favor of South Valley Bank & Trust, as beneficiary, dated 09/29/05, recorded 10/03/05, in the mortgage records of Klamath County, Oregon, as M05-65688, and subsequently assigned to CitiMortgage, Inc. by Assignment recorded as M05-68045, covering the following described real property situated in said county and state, to wit:

Lot 329, Replat of Running Y Resort, Phase 4, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 5004 SWALLOW COURT
KLAMATH FALLS, OR 97601

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 \$1,959.06 beginning 06/01/07; plus late charges of \$79.65 each month beginning 06/17/07; plus prior accrued late charges of \$0.00; plus advances of \$27.00; 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: \$254,655.55 with interest thereon at the rate of 6.25 percent per annum beginning 05/01/07; plus late charges of \$79.65 each month beginning 06/17/07 until paid; plus prior accrued late charges of \$0.00; plus advances of \$27.00; 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
LEVIN, WILLIAM E. and EGAN-LEVIN, MARY CATHERINE
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee

File No. 7301.23379

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

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