



**COVER SHEET**  
ORS: 205.234

11/26/2007 11:01:29 AM

Fee: \$31.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

1st 1138127

After recording, return to:

1st American Title  
\_\_\_\_\_  
\_\_\_\_\_

The date of the instrument attached is NOV 21, 2007

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Notice Of Defavit and  
Election to Sell

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Sevey, Melvin and LeVila  
\_\_\_\_\_  
\_\_\_\_\_

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

MERS For Fieldstone Mortgage  
\_\_\_\_\_  
\_\_\_\_\_

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ \_\_\_\_\_

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

\_\_\_\_\_

6) RE-RECORDED to correct: \_\_\_\_\_

Previously recorded as: \_\_\_\_\_

F31

### NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Melvin F. Sevey and Levica Sevey, husband and wife, as grantors, to Stewart Title of Oregon C/O David Fauth, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Fieldstone Mortgage Company, as beneficiary, dated 09/15/05, recorded 09/20/05, in the mortgage records of Klamath County, Oregon, as Volume M05, Page 64718, and subsequently assigned to HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3 by Assignment, covering the following described real property situated in said county and state, to wit:

Lot 7 in Block 1, HODGES ADDITION TO THE TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 425 North Grant Street  
Merrill, OR 97633

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 \$773.01 beginning 07/01/07; plus late charges of \$21.49 each month beginning 07/16/07; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$61,958.39 with interest thereon at the rate of 7.25 percent per annum beginning 06/01/07; plus late charges of \$21.49 each month beginning 07/16/07 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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  
SEVEY, MELVIN F. and LEVICA  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7261.24530**

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

