

2008-005531

Klamath County, Oregon



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04/15/2008 03:53:19 PM

Fee: \$26.00

After recording return to:
Attn: Foreclosure Department
RECONTRUST COMPANY
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065

ATE-65758 W870374

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by JEFFREY W LITTS, AN UNMARRIED MAN., as grantors, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 04/25/2005, recorded 04/29/2005, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume Number M05 at Page Number 30933 as Recorder's fee/file/instrument/microfilm/reception Number -, covering the following described real property situated in said county and state, to wit:

LOTS 13, AND 14, BLOCK 49, FOURTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

PROPERTY ADDRESS: 27135 WALLA WALLA STREET
SPRAGUE RIVER, OR 97639

There is default by the grantor or other person, or by their successor in interest, owing an obligation, 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 \$623.02 beginning 12/01/2007; plus late charges of \$ 24.92 each month beginning 12/01/2007 payment plus prior accrued late charges of \$103.64; plus advances of \$ 12.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

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: \$77,607.78 with interest thereon at the rate of 6.5 percent per annum beginning 11/01/2007 plus late charges of \$ 24.92 each month beginning 12/01/2007 until paid; plus prior accrued late charges of \$103.64; plus advances of \$ 12.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL
RE: Trust Deed from
JEFFREY W LITTS,
Grantor
To
RECONTRUST COMPANY,
Trustee **TS No. 08 -32035**

For Additional Information:
Please Contact
Foreclosure Department
RECONTRUST COMPANY
RECONTRUST COMPANY
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082
(800)-281-8219

Notice is hereby given that the Beneficiary and Trustee, by reason of said default, have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time the grantor executed the Trust Deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations

#26-A

