

2008-016844

Klamath County, Oregon



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12/29/2008 09:30:08 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
08-101424

ATE 66376

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Stefan W. Heitzman and Jamie L. Heitzman, husband and wife, as joint tenants,, as grantor to Aspen Title and Escrow, as trustee, in favor of American Home Lending, as beneficiary, dated December 21, 2001, recorded December 28, 2001, in the mortgage records of Klamath County, Oregon, in Volume M01, at Page 66467, beneficial interest having been assigned to EverHome Mortgage Company, as covering the following described real property:

Lot 2, Block 1, Tract No. 1255, Ramey Acres Subdivision, in the County of Klamath, State of Oregon. **COMMONLY KNOWN AS:** 136841 Jug Drive, Crescent, OR 97733

Kelly D. Sutherland, Successor Trustee, hereby certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person 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 grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$597.48, from August 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$58,787.88, together with interest thereon at the rate of 8.25% per annum from July 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclosure said 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

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