

2010-003694

Klamath County, Oregon



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RECORDING REQUESTED BY

03/25/2010 01:40:52 PM

Fee: \$47.00

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC.

22837 Ventura Blvd., Suite 350

Woodland Hills, CA 91364

Phone: 818 591-9237

Trustee's Sale No: OR-USB-107787

ATE 67571

NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain Deed of Trust made by, JESUS VENTURA PIMENTEL AND MARGARITA VENTURA, HUSBAND AND WIFE, as grantor, to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, dated 8/25/2006, recorded 8/28/2006, under Instrument No. 2006-017256, records of KLAMATH County, covering the following described real property situated in KLAMATH County, OREGON, to-wit:

LOT 95, CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

LESS AND EXCEPT THAT PORTION LYING WITHIN PARCEL 1 OF LAND PARTITION 20-94.

The undersigned Trustee, LSI TITLE OF OREGON, LLC, 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 situate; further, 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 the 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:

	Amount due as of March 23, 2010
Delinquent Payments from October 01, 2009	
6 payments at \$ 909.35 each	\$ 5,456.10
(10-01-09 through 03-23-10)	
Late Charges:	\$ 158.40
	=====
TOTAL:	\$ 5,614.50

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 10/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

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:

UNPAID PRINCIPAL BALANCE OF \$119,322.21, PLUS interest thereon at 6.625% per annum from 9/1/2009, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

Notice hereby is given that the beneficiary and current trustee, LSI TITLE OF OREGON, LLC C/O ASSET FORECLOSURE SERVICES, INC., by reason of said default, have elected and do hereby elect to foreclose 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 interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110 on August 4, 2010, at the following place: ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said trustee has 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 in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NONE

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 the 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 or 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 provide by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Sale Information Line: 714-730-2727 or website: <http://www.lpsasap.com>

DATED: 3/23/2010

LSI TITLE OF OREGON, LLC AS TRUSTEE
By: Asset Foreclosure Services, Inc., as Agent for the Trustee
22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364
Phone: (877)237-7878 Sale Information Line:(714)730-2727

By: Norie Vergara
Norie Vergara, Sr. Trustee Sale Officer

STATE OF California)
) ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me on 3/23/2010, by Norie Vergara, of ASSET FORECLOSURE SERVICES, INC., as Agent, a CALIFORNIA Corporation, on behalf of the corporation.



Kelli J. Espinoza
Notary Public for CALIFORNIA
My commission expires: 8-17-2012