

2010-007731

Klamath County, Oregon



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06/25/2010 03:04:37 PM

Fee: \$47.00

NOTICE OF DEFAULT AND ELECTION TO SELL

**RE: Trust Deed from TREASA BROOKSHIRE, A
MARRIED WOMAN Grantor**

**To LSI TITLE COMPANY OF OREGON, LLC
Successor Trustee**

After recording return to(name, address, zip):
**Executive Trustee Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120**

**ATE 67852
(818) 260-1600**

SPACE RESERVED
FOR
RECORDER'S USE

TS No: WC-250189-C

Loan No: 0047755699

Reference is made to that certain trust deed made by TREASA BROOKSHIRE, A MARRIED WOMAN as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, A FEDERAL SAVINGS BANK, as beneficiary, dated 11/23/2007, recorded 12/5/2007, in the Records of Klamath County, Oregon, in book at page , and/or as fee/file/instrument/microfilm/reception No. 2007-020402 (indicate which), covering the following described real property situated in the above-mentioned county and state, to wit:

APN: R502673

SEE ATTACHED EXHIT "A"

The undersigned 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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the 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 grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

Delinquent Payments

<u>FROM</u>	<u>THRU</u>	<u>NO. PMTS</u>	<u>RATE</u>	<u>INT. ON PRINCIPAL</u>	<u>AMOUNT</u>	<u>IMPOUND</u>	<u>TOTAL</u>
3/15/2010		4	7.75	\$4,477.83	\$747.96	\$125.28	\$3,492.96
Total Late Charges:							\$112.20
Beneficiary Advances							
LATE CHARGE ADJ							(\$37.40)
							<u>\$3,567.76</u>
TOTAL FORECLOSURE COST:							<u>\$2,403.94</u>
TOTAL REQUIRED TO REINSTATE:							<u>\$5,971.70</u>

ATE 47

TS No :WC-250189-C

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By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to- wit:

Unpaid principal balance of \$164,758.85; plus accrued interest plus impounds and / or advances which became due on 3/15/2010 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

Notice hereby is given that the beneficiary and trustee, by reason of 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 grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the 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.

The Sale will be held at the hour of **10:00 AM**, in accord with the standard of time established by ORS 187.110 on **11/12/2010**, at the following place: **On the front steps of the Circuit Court, 316 Main St, in the City of Klamath Falls, County of Klamath, Oregon**

County of Klamath, State of Oregon, which is the hour, date and place last set for sale.

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

Name and Last Known Address

Nature of Right, Lien or Interest

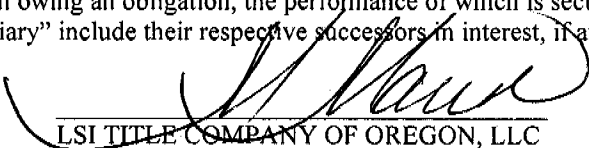
TREASA BROOKSHIRE

PO BOX 245
MIDLAND, OR 97634

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 the 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 fees not exceeding the amounts provided by ORS 86.753.

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

Dated 6/23/2010


LSI TITLE COMPANY OF OREGON, LLC
Successor Trustee

State of California) ss.
County of Los Angeles)

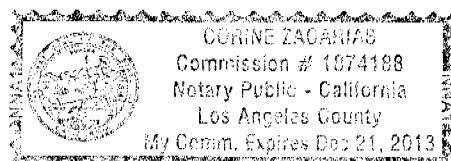
On 6/23/2010 before me, Corine Zacarias Notary Public, personally appeared Marina Marin who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

Corine Zacarias



WC-250189-C

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 7, 8, and 9 and the West 19 feet of Lot 10, Block 36, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of vacated Main Street which lies adjacent to and inures to said property described heretofore, vacated by Order to Vacate recorded February 11, 1981 in Volume M81 at Page 2111, Deed Records of Klamath County, Oregon.

Tax Account No: 3908-036DA-03200-000

Key No.: 502673