

2010-008519

Klamath County, Oregon



0008737020100085190020025

07/15/2010 01:51:41 PM

Fee: \$42.00

1st 1343246

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Shawn L. Sinclair, and Denise L. Sinclair, as grantors, to Northwest Trustee Services, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Union Federal Bank of Indianapolis, as beneficiary, dated 07/28/05, recorded 07/29/05, in the mortgage records of Klamath County, Oregon, as Vol M05 Page 59214, and subsequently assigned to Wells Fargo Bank, N.A., DBA America's Servicing Company by Assignment recorded as 2009-1949, covering the following described real property situated in said county and state, to wit:

LOT 6, BLOCK 25, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 9610 BIG FIR LANE
KLAMATH FALLS, OR 97601

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 \$637.16 beginning 12/01/08; plus late charges of \$26.38 each month beginning 12/16/08; plus prior accrued late charges of (\$312.24); 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: \$86,362.37 with interest thereon at the rate of 5.75 percent per annum beginning 11/01/08; plus late charges of \$26.38 each month beginning 12/16/08 until paid; plus prior accrued late charges of (\$312.24); 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
SINCLAIR, SHAWN L. and DENISE L.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7777.28994

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

F

