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09/28/2010 02:44:47 PM

Fee: \$47.00

After recording return to:
Attn: Foreclosure Department
RECONTRUST COMPANY, N.A.
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
ATE 68201

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by MICHAEL J. ONGMAN, A SINGLE MAN, as grantors, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 01/30/2007, recorded 02/05/2007, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2007-001950, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 234 GRANT STREET
MERRILL, OR 97633

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 \$1,165.48 beginning 01/01/2010; plus late charges of \$ 45.57 each month beginning 01/01/2010 payment plus prior accrued late charges of \$-364.56; plus advances of \$105.00; 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: \$144,601.85 with interest thereon at the rate of 6.125 percent per annum beginning 12/01/2009 plus late charges of \$ 45.57 each month beginning 01/01/2010 until paid; plus prior accrued late charges of \$-364.56; plus advances of \$105.00; 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
MICHAEL J ONGMAN,
Grantor
To
RECONTRUST COMPANY, N.A.,
Trustee TS No. 10 -0122876

For Additional Information:
Please Contact
Foreclosure Department
RECONTRUST COMPANY, N.A.
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
(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 secured by the Trust Deed and the expenses of the sale, including the compensations of the Trustee as provided by law, and reasonable fees of Trustee's attorneys.

ATE 47

A tract of land situated in Tracts 36 and 37 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0°25' West 620 feet and West 367.5 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet to an iron pin; thence South 0°25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0°25' West a distance of 117.5 feet, more or less, to the point of beginning.

CODE: 228 MAP: 4110-002DC TL: 02900 KEY: 122218

Unofficial
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