

WTC 89844

2011-002439
Klamath County, Oregon

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from: JOHN M. GRUBB AND
JEANNE ANN GRUBB, Husband and Wife, Grantor

To: Fidelity National Title Insurance Company,
Successor Trustee

After recording return to(name, address, zip):

Fidelity National Title Insurance Company
17592 E. 17th Street, Suite 300
Tustin, CA 92780



00097621201100024390030034

02/23/2011 11:34:45 AM

Fee: \$47.00

TS No: 10-11920-6 Loan No: 4001438912

Reference is made to that certain Deed of Trust made by JOHN M. GRUBB AND JEANNE ANN GRUBB, Husband and Wife, as grantor, to LAWYERS TITLE INSURANCE CORPORATION, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY, as Beneficiary, dated as of January 5, 2005, and recorded January 14, 2005, in the Records of Klamath County, Oregon, in Book / Vol. M05 at Page 03189, covering the following described real property situated in the above-mentioned county and state, to wit:

APN: R560903 Legal Description attached hereto and made a part hereof

Commonly known as: 6015 ONYX AVENUE, KLAMATH FALLS, OR

The undersigned hereby certifies that no assignments of the Deed of Trust 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 Deed of Trust, 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 Deed of Trust, 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 that the grantor(s): failed to pay payments which became due; together with late charges due; The defaulted amounts total: \$33,903.54

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Deed of Trust immediately due and payable, those sums being the following, to wit: The sum of \$155,717.64 together with interest thereon at a rate of 9.37500% per annum March 1, 2009 until paid: plus all accrued late charges thereon and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed trust.

Notice hereby is given that the Beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust 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 Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, 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 **July 5, 2011**, at the following place: **on the front steps of the Circuit Court, 316 Main Street., in the City of Klamath Falls, County of Klamath, State of Oregon**

FOR SALE INFORMATION CALL: **714.730.2727**

Website for Trustee's Sale Information: **www.lpsasap.com**

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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 Deed of Trust, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property.

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 Deed of Trust 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), together with costs, trustee's and attorney's fees, 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, at any time prior to five days before the date last set for sale.

FOR FURTHER INFORMATION CONTACT:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
17592 E. 17th Street, Suite 300
Tustin, CA 92780
714-508-5100

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: February 17, 2011

Fidelity National Title Insurance Company, Successor Trustee

Mario Selva, Authorized Signer

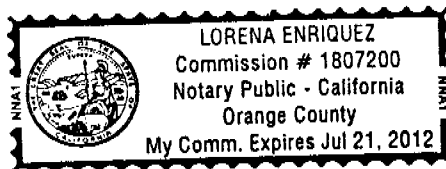
State of California }ss.
County of Orange }ss

On February 17, 2011, before me, Lorena Enriquez, a Notary Public, personally appeared Mario Selva, 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.

Lorena Enriquez # 1807200
My Commission Expires July 21, 2012



(Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

The Easterly 15 feet of Lot 10, GRACE PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO that vacated portion of Oxbow Street adjoining Lot 10 on the East as described in Book M-71 at Page 2187, Deed Records of Klamath County, Oregon, recorded March 12, 1971.