

1st 1790062

2011-013504

Klamath County, Oregon



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12/06/2011 02:51:45 PM

Fee: \$42.00

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Douglas D Strickland, an unmarried man, as grantors, to Fidelity National Title Ins Co., as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Bank, FSB., its successors and assigns, as beneficiary, dated 08/28/07, recorded 08/29/07, in the mortgage records of KLAMATH County, Oregon, as 2007-015315, and subsequently assigned to Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by Assignment recorded as 2011-012576, covering the following described real property situated in said county and state, to wit:

Lot 12 in Block 22 of CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 3444 Quarry Street  
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 \$646.97 beginning 08/01/11; plus late charges of \$20.54 each month beginning 08/16/11; plus prior accrued late charges of \$0.00; 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: \$88,018.42 with interest thereon at the rate of 3.125 percent per annum beginning 07/01/11; plus late charges of \$20.54 each month beginning 08/16/11 until paid; plus prior accrued late charges of \$0.00; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

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**RE: Trust Deed from  
STRICKLAND, DOUGLAS D.  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7021.10735**

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

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