

2012-002716

Klamath County, Oregon



00115282201200027160050057

03/13/2012 03:20:40 PM

Fee: \$57.00

RECORDING COVER

AFTER RECORDING RETURN TO:

RECONTRUST COMPANY  
400 National Way  
SIMI VALLEY, CA 93065

SEND TAX STATEMENTS TO:  
SAME AS ABOVE

NOTICE OF DEFAULT

TSG Number: 110163282ORGNO  
TS Number: 11-0024684  
DOT INST #:2006-020796  
DOT RECORDED DATE: 10/17/2006

GRANTOR: RECONTRUST COMPANY NA  
400 NATIONAL WAY  
SIMI VALLEY, CA 93065

ORIGINAL  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
1800 TAPO CANYON ROAD  
SIMI VALLEY, CA 93063

GRANTEE: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
1800 TAPO CANYON ROAD  
SIMI VALLEY, CA 93063

BORROWER: STACIE L. ALBERTS  
17750 HIGHWAY 58  
CRESCENT LAKE, KLAMATH 97425

RECONTRUST COMPANY, N.A.  
1800 Tapo Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063

571411

After recording return to:  
Attn: Foreclosure Department  
RECONTRUST COMPANY, N.A.  
400 National Way  
SIMI VALLEY, CA 93065

#### NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by STACIE L. ALBERTS, A MARRIED WOMAN, as grantors, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 10/09/2006, recorded 10/17/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2006-020796, and subsequently assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP by Assignment recorded 04/09/2010 in Book/Reel/Volume Number at Page Number as Recorder's fee/file/instrument/microfilm/reception Number 2010-004366, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 17750 HIGHWAY 58  
CRESCENT LAKE, OR 97425

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 \$2,978.12 beginning 10/01/2010; plus late charges of \$128.38 each month beginning 10/01/2010 payment plus prior accrued late charges of \$-256.76; plus advances of \$150.00; 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: \$396,046.11 with interest thereon at the rate of 6.25 percent per annum beginning 09/01/2010 plus late charges of \$128.38 each month beginning 10/01/2010 until paid; plus prior accrued late charges of \$-256.76; plus advances of \$150.00; 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  
STACIE L. ALBERTS,

Grantor

To

RECONTRUST COMPANY, N.A.,

Trustee

TS No. 11 -0024684

#### 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

## ACKNOWLEDGMENT

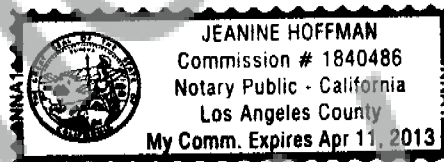
State of California  
County of Ventura

On MAR 09 2012 before me, JEANINE HOFFMAN Notary Public

personally appeared Loucineh Mansourian  
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 *Jeanine Hoffman* (Seal)  
**JEANINE HOFFMAN**

### Description of Attached Document

Title or Type of Document: Notice of Default and Election to Sell TS # 11-24684

Document Date: MAR 09 2012 Number of Pages: 3

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.

The sale will be held at the hour of 10:00 AM , in accordance with the standard of time established by ORS 187.110 on Monday, July 23, 2012, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main St., Klamath Falls, Klamath County, OR, which is the hour, date and place last set for the sale.

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 every other default complained of herein by tendering the performance required under the obligation or Trust Deed, in addition to paying said 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's fees not exceeding the amounts provided by ORS 86.753.

In constructing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

RECONTRUST COMPANY, N.A.

MAR 09 2012

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

*[Signature]*  
Gowen Mansourian  
Assistant Vice President

On \_\_\_\_\_, before me, \_\_\_\_\_, notary public, personally appeared \_\_\_\_\_, personally known to me (or 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.

WITNESS my hand and official seal.

*See Attached Acknowledgment*

Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(SEAL)

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SITUATED ON THE SOUTHWESTERLY SIDE OF THE SOUTHWESTERLY LINE OF HIGHWAY RIGHT OF WAY OF OREGON STATE HIGHWAY 58, EXCEPT A RECTANGULAR PORTION COMMENCING AT A POINT WHERE THE NORTH-SOUTH CENTER LINE OF SAID SECTION 17 INTERSECTS THE SOUTHWESTERLY LINE OF THE HIGHWAY RIGHT OF WAY OF OREGON STATE HIGHWAY 58; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY IN A GENERALLY NORTHWESTERLY DIRECTION A DISTANCE OF 850 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID HIGHWAY RIGHT OF WAY AND IN A GENERALLY SOUTHWESTERLY DIRECTION 250 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID LAST COURSE AND IN A GENERALLY NORTHWESTERLY DIRECTION A DISTANCE OF 175 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID LAST COURSE AND IN A GENERALLY NORTHEASTERLY DIRECTION A DISTANCE OF 250 FEET, MORE OR LESS, TO THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID OREGON STATE HIGHWAY 58; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY IN A GENERALLY SOUTHEASTERLY DIRECTION A DISTANCE OF 175 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.