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2012-002752

Klamath County, Oregon



00115325201200027520060068

03/14/2012 02:56:41 PM

Fee: \$62.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

**Mortgage Lender Services, Inc.
81 Blue Ravine Rd., Suite 100
Folsom, CA 95630**

1. Title(s) of the Transaction(s) ORS 205.234(a):

Notice of Default and Election to Sell

2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:

**First American Title
c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd., Suite 100
Folsom, CA 95630**

3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:

**William J. Hughes Jr. and Helene P. Hughes
1065 43rd Street
Sacramento, CA 95819**

4. Send Tax Statements To:

No change

5. True and Actual Consideration:

n/a

6. Deed Reference:

2010-006637

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RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the
Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:
Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100
Folsom CA 95630

TS# fc28044-5 Title Order no. 5821654

- 1) Title(s) of Transaction(s) ORS 205.234(a)
Notice of Default and Election to Sell
- 2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160
WILLIAM J. HUGHES JR. and HELENE P. HUGHES, 1065 43RD STREET, SACRAMENTO, CA
95819
- 3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160
RONALD E. WATKINS, TRUSTEE FOR THE WATKINS FAMILY TRUST, AS TO AN UNDIVIDED
46.66000000%INTEREST; RONALD E. WATKINS, TRUSTEE FOR THE MEGAN WATKINS TRUST,
AS TO AN UNDIVIDED 26.67000000% INTEREST; AND GARY TALBERT AND CLAUDEAN
TALBERT, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 26.67000000%
INTEREST, c/o The Money Brokers, Inc., 2371 El Camino Avenue, Sacramento, CA 95821
- 3a) Trustee and address, if any
First American Title Insurance Co. c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100, Folsom CA 95630
- 3b) Original Trustee and address, if any
The Money Man Corporation, 2371 El Camino Avenue, Sacramento, CA 95821
- 4) True and actual consideration ORS 93.030
\$0
- 5) Send Tax Statements to: n/a

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If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "Rerecorded at the of _____ to

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

First American Title Insurance Company
C/o Mortgage Lender Services, Inc.
81 Blue Ravine Road, Suite 100
Folsom, CA 95630

T.S. NO.: fc28044-5 LOAN NO.: N5081BW TITLE: 5821654

NOTICE OF DEFAULT AND ELECTION TO SELL

Original Beneficiary: THE MONEY BROKERS, INC.
2371 El Camino Avenue, Sacramento, CA 95821

Current Beneficiary: Ronald E. Watkins, Trustee for the Watkins Family Trust; Ronald E. Watkins,
Trustee for the Megan Watkins Trust; Gary Talbert & Claudean Talbert c/o The
Money Brokers, Inc., 2371 El Camino Avenue, Sacramento, CA 95821

Original Grantor: WILLIAM J. HUGHES JR. AND HELENE P. HUGHES
6439 COOPERS HAWK ROAD, KLAMATH FALLS, OR 97601

Current Grantor: WILLIAM J. HUGHES JR. and HELENE P. HUGHES
1065 43RD STREET, SACRAMENTO, CA 95819

Original Trustee: THE MONEY MAN CORPORATION
2371 El Camino Avenue, Sacramento, CA 95821

Current Trustee: First American Title Insurance Company
c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100, Folsom CA 95630

Reference is made to that certain Trust Deed made by WILLIAM J. HUGHES JR. AND HELENE P. HUGHES, as Grantor to THE MONEY MAN CORPORATION, as Trustee, in favor of THE MONEY BROKERS, INC., as Beneficiary, dated 05/11/2010 and recorded on 06/02/2010 AS DOCUMENT NO. 2010-006637, in records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

LOT 839, TRACT NO. 1409, RUNNING Y RESORT PHASE 11, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

ACCOUNT NO.: R888957

Property Address: 6439 COOPERS HAWK ROAD, KLAMATH FALLS, OR 97601

Page 1 of 4

The undersigned hereby certifies that no assignments of the Trust Deed 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 debt, or any part thereof, now remaining secured by the said Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by O.R.S. 86-735 (4).

There is a 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 grantor's failure to pay when due the following sums: Principal balance of \$750,000.00 with interest thereon at the rate of 13.000% per annum from 11/01/2011, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent, together with title expense, costs, trustee's fees and any attorney's fees and court costs, 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:

Principal balance of \$750,000.00 with interest thereon at the rate of 13.000% per annum from 11/01/2011, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent, together with title expense, costs, trustee's fees and any attorney's fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

THE NOTE ADDITIONALLY SECURES DEED OF TRUST RECORDED ON 06/01/2010 AS BOOK 20100601 AT PAGE 1324 IN THE OFFICIAL RECORDS OF SACRAMENTO COUNTY.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to O.R.S. 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the Grantor had, or had the power to convey, at the time of execution by Grantor of the Trust Deed, together with any interest the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said 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.

notice of Default
Page 2 of 4

Said sale will be held at the hour of 11:00AM in accord with the standard of time established by O.R.S. 187.110 on 07/30/2012 at the following location: ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, OR, which is the hour, date and place set for said sale.

Other than as shown of record, neither the said beneficiary nor the said 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 Trust Deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property.

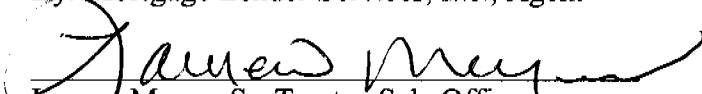
Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of Trust Deed, and 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 said O.R.S. 86.753.

In construing this notice, the singular gender 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.

Dated: March 12, 2012

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE

By: Mortgage Lender Services, Inc., Agent


Lauren Meyer, Sr. Trustee Sale Officer

DIRECT INQUIRIES TO: Ronald E. Watkins, Trustee for the Watkins Family Trust;
Ronald E. Watkins, Trustee for the Megan Watkins Trust and Gary Talbert & Claudean
Talbert c/o The Money Brokers, Inc., 2371 El Camino Avenue, Sacramento, CA 95821
(800) 479-4444

notice of Default
Page 3 of 4


STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On 3/12/2012, before me, C. Murphy, Notary Public, personally appeared Lauren Meyer, 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.





notice of Default
Page 4 of 4