

NTC 93914

2012-006513

Klamath County, Oregon



00119776201200065130040043

06/14/2012 03:15:32 PM

Fee: \$52.00

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 SUSAN T STEWART, as grantors, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 04/23/2007, recorded 04/30/2007, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2007-007690, 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 10/24/2011 in Book/Reel/Volume Number at Page Number as Recorder's fee/file/instrument/microfilm/reception Number 2011-011836, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 19497 N POE VALLEY RD
KLAMATH FALLS, OR 97603-9664

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 \$1,854.49 beginning 06/01/2011; plus late charges of \$ 83.29 each month beginning 06/01/2011 payment plus prior accrued late charges of \$-249.87; plus advances of \$ 60.00; 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: \$161,566.35 with interest thereon at the rate of 5.875 percent per annum beginning 05/01/2011 plus late charges of \$ 83.29 each month beginning 06/01/2011 until paid; plus prior accrued late charges of \$-249.87; plus advances of \$ 60.00; 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
ESTATE OF SUSAN T STEWART,
Grantor

To
RECONTRUST COMPANY, N.A.,
Trustee TS No. 12 -0052712

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

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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 Friday, October 19, 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.

JUN 12 2012

Loucineh Mansourian

Assistant Vice President

STATE OF _____)
) ss.
COUNTY OF _____)

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.

Notary Public for _____
My commission expires: _____

(SEAL)

See attached Acknowledgment

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.

ACKNOWLEDGMENT

State of California
County of Ventura

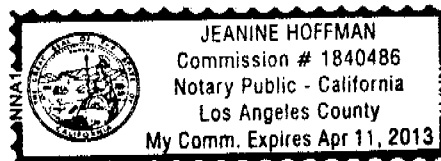
On JUN 12 2012 before me, JEANINE HOFFMAN, Notary Public

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 TS# 12.0052712
Title or Type of Document Notice of Default and Election to Sell
JUN 12 2012
Document Date: _____ Number of Pages: 2

Prepared by: KRISSIE ELSEA

COUNTRYWIDE HOME LOANS, INC.

Branch #: 0000561
615 MEDFORD CENTER
MEDFORD, OR 97504
Phone: (541) 858-5008
Br Fax No.: (541) 858-5035

DATE: 04/23/2007
CASE #:
DOC ID #: 00016352710404007
BORROWER: SUSAN T. STEWART
PROPERTY ADDRESS: 19497 N POE VALLEY RD
KLAMATH FALLS, OR 97603-9664

LEGAL DESCRIPTION EXHIBIT A

The following described real property situated in the North 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, also being described as Lot 8 of Parcel No.1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40" West 623.63 feet to the True Point of Beginning; thence continuing North 60° 21' 40" West 303.35 feet; thence South 29° 38' 20" West 750 feet to the country road right of way; thence South 60° 21' 40" East 215.69 feet to the beginning of a curve to the right with a radius of 1309.32 feet and a central angle of 3° 50' 19" for a distance of 87.72 feet; thence North 29° 38' 20" East a distance of 752.93 feet to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive easement to be appurtenant to and for the benefit of the above described premises to provide access to and from the County Road and for utilities over and across a strip of land 60 feet wide, the South line of which is bounded by the North line of the United States E. Canal, saving and reserving a like perpetual non-exclusive easement in said 60 foot strip of land to be appurtenant and for the benefit of each and all of the other parcels shown in said Survey 1447.

FIHAYACONV
Legal Description Exhibit A
2C404-XX (04/03)(d)

