

TRUSTEE'S NOTICE OF SALE.

Reference is made to that certain trust deed made by Jonathan R. Sokol, as grantor, to Security Title, as trustee, in favor of National City Bank (now known as PNC Bank, National Association successor by merger to National City Bank), as beneficiary, dated July 11, 2007, recorded July 16, 2007, in the mortgage records of Multnomah County, Oregon, as Fee No. 2007-127995 covering the following described real property situated in the above-mentioned county and state, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Multnomah, STATE OF OR, AND IS DESCRIBED AS FOLLOWS: BEGINNING IN THE WEST LINE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, 693.34 FEET SOUTH OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89°40'30" EAST 357.3 FEET TO AN IRON PIPE IN THE SOUTH LINE OF MULTNOMAH BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°08' 10" WEST 210.99 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF THE ORIGINAL OREGON ELECTRIC RIGHT OF WAY (100 FEET WIDE) ALONG THE ARC OF A 909.9 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 63°49'50" WEST 89.42 FEET) TO A PIPE AT THE MOST WESTERLY CORNER OF A TRACT CONVEYED TO EVA P. MICHAEL BY DEED RECORDED JULY 21, 1948, IN BOOK 1278, PAGE 587, DEED RECORDS; THENCE NORTH 25°13' EAST ALONG THE WESTERLY LINE OF SAID MICHAEL TRACT, 189.33 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT, AS SHOWN BY INSTRUMENT RECORDED FEBRUARY 21, 1961 IN BOOK 2049, PAGE 366, DEED RECORDS, OVER THE SOUTH 18 FEET OF THE FOLLOWING TRACTS DESCRIBED AS FOLLOWS: THE NORTH LINE OF SAID EASEMENT BEING PARALLEL WITH THE SOUTH LINE OF SAID FOLLOWING DESCRIBED PARCELS: BEGINNING AT A PIPE WHICH IS 940.29 FEET SOUTH AND 447.06 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 909.9 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 71°15'20" WEST 49.59 FEET) TO A PIPE; THENCE NORTH 0°08' 10" EAST 228.74 FEET TO A PIPE IN THE SOUTH RIGHT OF WAY LINE OF MULTNOMAH BOULEVARD; THENCE SOUTH 89°40'30" EAST 47.0 FEET ALONG SAID RIGHT OF WAY LINE OF A PIPE; THENCE SOUTH 0°08' 10" WEST 244.4 FEET TO THE BEGINNING AND ALSO BEGINNING AT A PIPE WHICH IS 924.36 FEET SOUTH AND 400.10 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 909.0 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 68°10'10" WEST 48.44 FEET) TO A PIPE; THENCE NORTH 0°08' 10" EAST 210.99 FEET TO A PIPE IN THE SOUTH RIGHT OF WAY LINE OF MULTNOMAH BOULEVARD; THENCE SOUTH 89°40'30" EAST 45.0 FEET ALONG SAID RIGHT OF WAY LINE TO A PIPE; THENCE SOUTH 0°08'10" WEST 228.74 FEET TO THE BEGINNING. ALSO TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT: BEGINNING AT AN IRON PIPE AT SOUTHEAST CORNER OF THE RADOJKOVICH PROPERTY ON THE NORTH LINE OF SW GARDEN HOME ROAD NO. 1230 AND WHICH POINT IS LOCATED 978.21 FEET SOUTH AND 446.97 FEET EAST OF THE ONE-QUARTER SECTION CORNER ON THE WEST SIDE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, OREGON; THENCE NORTH 0°08' 10" EAST ON THE EAST LINE OF SAID RADOJKOVICH PROPERTY 37.92 FEET TO THE SOUTHEAST CORNER OF THE MICHAEL PROPERTY; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 909.90 FEET FROM A TANGENT BEARING NORTH 72°49' WEST AND ALONG THE SOUTH LINE OF SAID MICHAEL PROPERTY 15.73 FEET; THENCE SOUTH 0°08'10" WEST PARALLEL TO AND 15.00 FEET WEST OF THE EAST LINE OF RADOJKOVICH PROPERTY 47.02 FEET TO THE NORTH LINE OF SW GARDEN HOME ROAD NO. 1230; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 268.80 FEET FROM A TANGENT BEARING NORTH 72°13' 12" EAST AND ALONG THE NORTH LINE OF SAID GARDEN HOME ROAD 15.62 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON. (The title company advises the property address is 4305 SW Garden Home Road, Portland, OR 97219.)

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments due September 5, 2011, through April 5, 2012, for a total of \$1,824.59, plus interest only payments due each month thereafter through November 24, 2015, at the note rate 3.50 percent. 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: As of November 24, 2015, the principal sum of \$78,141.54 plus interest of \$1,824.59, and late charges/other of \$280.00; plus interest accrued since March 31, 2012 at the rate of 3.50 percent; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default, if any.

WHEREFORE, notice hereby is given that the undersigned trustee will on **April 22, 2016**, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at inside the 4th Avenue entrance to Multnomah County Circuit Court, 1021 SW 4th Avenue, in the City of Portland, County of Multnomah, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or 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 ORS 86.753. In construing 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. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose. DATED December 8, 2015. /s/ Paul S. Cosgrove, Esq., Successor Trustee, Lindsay Hart, LLP, 220 NW Skyline Blvd., Portland, OR 97210. For additional information call (503) 291-6700 or (503) 956-8139. Sale #66363-1