

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Thomas H. Lindley as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as beneficiary, dated October 15, 2003, recorded October 17, 2003, in the mortgage records of Multnomah County, Oregon, as Document No. 2003-249220, covering the following described real property situated in said county and state, to wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE ANTHONY WHITTAKER DONATION LAND CLAIM, WHICH IS NORTH 0° 07' EAST 1826.54 FEET FROM THE INTERSECTION OF THE SAID EAST LINE OF THE DONATION LAND CLAIM, WITH THE CENTER LINE OF NE COLUMBIA BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF A CERTAIN TRACT DESCRIBED IN CONTRACT OF SALE TO FRED A. DEY AND WIFE, RECORDED IN BOOK 1626 PAGE 360, DEED RECORDS; RUNNING THENCE NORTH 78° 23' WEST ALONG THE NORTHERLY LINE OF SAID TRACT 292 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HERIN; THENCE SOUTH 0° 07' WEST, PARALLEL TO THE EAST LINE OF ANTHONY WHITTAKER DONATION LAND CLAIM, TO A POINT IN THE NORTHERLY EDGE OF THE WATER IN THE SLOUGH, SAID LAST DESCRIBED POINT BEING LOCATED IN THE NORTHERLY LINE OF THAT TRACT CONVEYED TO FLOYD M. FOSS BY DEED RECORDED NOVEMBER 24, 1933 IN BOOK 232 PAGE 19, DEED RECORDES; THENCE EASTERLY ALONG SAID NORTHERLY EDGE OF THE WATER AND THE NORTHERLY LINE OF SAID FOSS TRACT TO A POINT THAT IS 165 FEET WEST OF THE EAST LINE OF THE ANTHONY WHITTAKER DONATION LAND CLAIM, SAID POINT IS ALSO DESCRIBED AS THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELSIE M. JOHNSON, A WIDOW, BY DEED RECORDED AUGUST 17, 1965 IN BOOK 359 PAGE 50, DEED RECORDS; THENCE NORTH 6° 13' 40" EAST TO A POINT ON THE NORTH LINE OF SAID DEY TRACT; THENCE NORTH 78° 23' WEST ALONG THE NORTHERLY LINE OF SAID DEY TRACT, 127 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PROPERTY ADDRESS: 6908 NE 63rd Avenue, Portland, OR 97218

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 \$954.59 beginning May 1, 2015; plus late charges of \$126.44; 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: \$136,922.10 with interest thereon at the rate of 4.62500 percent per annum beginning April 1, 2015; plus pro rata MIP/PMI of \$19.17; plus escrow advances of \$3,491.47; plus late charges of \$126.44; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on May 13, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Multnomah County Courthouse Front Entrance, 1021 SW 4th Avenue, Portland, OR 97204, 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 real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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 those 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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

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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

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2/2, 2/9, 2/16, 2/23/2016