

TRUSTEES NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, executed and delivered by **Randy Scheiderlein and Rhonda Scheiderlein**, as grantors, to **Ticor Title Insurance Company**, as trustee, in favor of **Vanderbilt Mortgage and Finance, Inc.**, as beneficiary, dated October 30, 2008 recorded on November 4, 2008, as Recording No. 200818178 and re-recorded on January 9, 2009 as Recording No. 200900357, in the mortgage records of Yamhill County, Oregon

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Tracts 78, 79 and 80, F.C. GRAHAM'S COVE ORCHARD,
County of Yamhill, State of Oregon

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$7,378.60 as of January 1, 2016, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

Payoff in the sum of \$188,392.98 as of January 17, 2016, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on **July 15, 2016**, at the hour of **11:00 a.m.**, in accord with the standard of time established by ORS 187.110, at the following place: **main entrance of the Yamhill County Courthouse 535 NE 5th St., McMinnville, OR**, sell at public auction to the highest bidder for cash the interest in the above-described 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 the Trust Deed, to satisfy the 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 86.778 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 sum 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 86.778.

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.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: February 29, 2016.

John W. Weil, Successor Trustee,

OSB #803967

Authorized By:

Tomasi Salyer Baroway

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