

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EDWARD A. BOWEN as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as beneficiary, dated January 30, 2004, recorded February 9, 2004, in the mortgage records of Multnomah County, Oregon, as Document No. 2004-019984, covering the following described real property situated in said county and state, to wit:

A TRACT OF LAND IN THE SOUTHWEST ONE QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE CENTER LINE OF SE. 130TH AVENUE (ROAD NO. 770) AT THE SOUTHWEST CORNER OF LOT 12, LINN PARK; THENCE EAST ALONG THE SOUTH LINE OF LINN PARK, 130 FEET; THENCE SOUTH 24.66 FEET TO A POINT IN THE SOUTH LINE OF SE CORA STREET (AS EXISTED PRIOR TO 1976) THAT IS 105 FEET EAST OF THE EAST LINE OF SE 130TH AVENUE; THENCE SOUTH 95.34 FEET TO A POINT THAT IS 105.10 FEET EAST OF SAID EAST LINE; THENCE WEST 105.10 FEET TO A POINT IN SAID EAST LINE THAT IS 95.34 FEET SOUTH OF THE SOUTH LINE OF SE CORA STREET; THENCE WEST 25 FEET TO THE CENTER LINE OF SE 130TH AVENUE; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO MULTNOMAH COUNTY FOR ROAD PURPOSE BY DEED RECORDED JUNE 9, 1976 IN BLOCK 1108, PAGE 1756. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE WEST 25 FEET LYING WITHIN THE LIMITED OF SE 130TH AVENUE.

PROPERTY ADDRESS: 4314 SE 130TH AVENUE, Portland, OR 97236

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 in the total amount of \$13,396.61 beginning January 1, 2015; plus accrued late charges in the amount of \$126.96; 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: \$103,327.00 with interest thereon at the rate of 2.87500 percent per annum beginning December 1, 2014, then at the rate of 3.00000 percent per annum beginning March 1, 2015, then at the rate of 3.37500 percent per annum beginning March 1, 2016; plus escrow advances of \$2,481.54; plus accumulated late charges in the amount of \$126.96; 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 July 26, 2016, at the hour of 11:00 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.  
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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5/20, 5/27, 6/3, 6/10/2015