

TRUSTEE'S NOTICE OF SALE. Reference is made to that certain trust deed made by Emily D. Ivens, as grantor, to Fidelity National Title Insurance Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Flagstar Bank, FSB, a federally chartered savings bank, its successors and assigns, as beneficiary, dated July 27, 2011, recorded July 29, 2011, in the mortgage records of Multnomah County, Oregon, as Fee No. 2011-084554, the beneficial interest thereafter being assigned to Planet Home Lending, LLC, by instrument recorded December 29, 2014, as No. 2014-129513, covering the following described real property situated in the above-mentioned county and state, to-wit: Lot 3, Rhea's Addition, in the City of Portland, County of Multnomah, State of Oregon. (The title company advises the property address is 2539 SE 138th Avenue, Portland, Oregon.) 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 1/1/2016 to 7/1/2016 for a total of \$7,278.70, plus late charges of \$249.35, plus corporate advances and/or other fees of \$353.00. 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 June 20, 2016, the principal sum of \$133,074.94, plus \$3,105.06 interest as of 7/1/2016, 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. WHEREFORE, notice hereby is given that the undersigned trustee will on November 14, 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 Courthouse, 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 June 28 2016. /s/ Paul S. Cosgrove, Esq., Successor Trustee, Lindsay Hart, LLP, 6211 Buena Vista Drive, Vancouver, WA 98661. For additional information call (503) 291-6700 or (503) 956-8139. Sale #66363-39.

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8/30, 9/6, 9/13, 9/20/2016