

TRUSTEE'S NOTICE OF SALE. Reference is made to that certain trust deed made by Edik Sakouyan, as grantor, to Robert W. Palmer, a member of the Oregon State Bar, trustee, in favor of Paul Gabilis, as beneficiary, dated December 20, 2001, recorded December 20, 2001, in the mortgage records of Multnomah County, Oregon, as Instrument No. 2001-205426, the beneficial interest thereafter being assigned to Armen D. Aftandilian by instrument recorded December 21, 2006, as No. 2006-235378, covering the following described real property situated in the above-mentioned county and state, to-wit: Lot 7, Block 104, EAST PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, EXCEPT the East 10 feet thereof, taken for S.E. Grand Avenue. (The title company advises the property address is 215 SE Grand 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: As of May 29, 2016, the sum of \$679,793.66, plus interest thereafter. 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 May 29, 2016, the sum of \$679,793.66, plus interest; 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 **January 11, 2017, 2016**, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at inside foyer of 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 August 16, 2016. s/ Robert W. Palmer, Trustee, Lindsay Hart, LLP, 1300 SW Fifth Avenue, Suite 3400, Portland, OR 97201. For additional information call 503-226-7677. Sale #84881-0001.

OL1016-23

10/28, 11/4, 11/11, 11/18/2016