

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RAUL RUB-ALCAVA as grantor, to First American Title Insurance Company as trustee, in favor of Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Hyperion Capital Group, LLC, its successors and assigns as beneficiary, dated December 28, 2009, recorded December 31, 2009, in the mortgage records of Clackamas County, Oregon, as Document No. 2009 089885, and assigned to J.P. Morgan Mortgage Acquisition Corp. by assignment recorded on February 25, 2015 in the records of Clackamas County, Oregon, as Document No. 2015 009984, covering the following described real property situated in said county and state, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLACKAMAS, STATE OF OR, AND IS DESCRIBED AS FOLLOWS: LOT 20, BLOCK 3, ACCORDING TO THE DULY FILED PLAT OF SAGEWOOD, IN THE CITY OF SANDY, FILED AUGUST 15, 1979 AS MAP NO. 2440, RECORDS OF THE COUNTY OF CLACKAMAS AND STATE OF OREGON. EXCEPTING THEREFROM A PORTION OF LOT 20, BLOCK 3, SAGEWOOD, IN THE CITY OF SANDY, COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20, THENCE NORTH 1°25'23" EAST ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 110 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 88°34'37" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 6 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 39325 DUBARKO RD, Sandy, OR 97055

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: total monthly payments of \$30,197.40 beginning September 1, 2014; plus accumulated late charges of \$754.88; plus corporate advances of \$135.00; plus expense advances of \$1,293.50; 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: \$226,580.42 with interest thereon at the rate of 5.25000 percent per annum beginning August 1, 2014; plus escrow balance of \$6,384.33; plus accumulated late charges of \$754.88; plus corporate advances of \$135.00; plus expense advances of \$1,293.50; 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 June 3, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Clackamas County Courthouse Front Entrance, 807 Main Street, Oregon City, OR 97045, in the City of Oregon City, County of Clackamas, 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.

SP0316-01
3/2, 3/9, 3/16, 3/23/2016