

TRUSTEE'S NOTICE OF SALE TS NO.: 15-33488 Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by RAYMOND LEE TYRRELL, AN UNMARRIED MAN as Grantor to NORTHWEST TRUSTEE SERVICES, INC., as trustee, in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, as Beneficiary, dated 2/25/2010, recorded 2/10/2010, in mortgage records of Umatilla County, Oregon Document No. 2010-5620350 in Book Page covering the following described real property situated in said County and State, to-wit: The West 150 feet of Lot 24, Grandview Orchard Tracts, as located in the East half of the Northwest Quarter of Section 24, Township 6 North, Range 35, East of the Willamette Meridian, in the County of Umatilla and State of Oregon. Excepting the North 131.4 feet thereof. Also Excepting any and all water rights of way. The street address or other common designation, if any for the real property described above is purported to be: 53479 EAST BALLOU RD MILTON-FREEWATER, Oregon 97862 The Tax Assessor's Account ID for the Real Property is purported to be: 6N3524-B0-00400/ code tax # 0711-113543. Both the beneficiary and the trustee, Benjamin D. Petiprin, attorney at law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. The default for which the foreclosure is made is: That a breach of, and default in the obligations secured by said deed of trust have occurred in that the Property is not the principal residence of the Borrower and therefore, the lender had declared all sums secured thereby forthwith due and payable plus the foreclosure costs, legal fees and any advances that may become due, and such sums have not been paid. The amount required to cure the default in payments to date is calculated as follows: From: 7/14/2014 Total of past due payments: \$199,856.19 Trustee's Fees and Costs: \$4,607.14 Total necessary to cure: \$204,463.33 Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Benjamin D. Petiprin, attorney at law, to obtain a "reinstatement" or "payoff quote prior to remitting funds. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety to date is: \$204,463.33 Said sale shall be held at the hour of 10:00 AM on 9/21/2015 in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771(7) shall occur at the following designated place: At the front entrance to the Umatilla Courthouse, 216 S.E. 4th Street, Pendleton, OR 97801 Other than as shown of record, neither the said beneficiary nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the Trust Deed, or of any successor(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: NONE 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 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 wherein that is capable of being cured by tendering the performance required under the obligation(s) of the 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778. The mailing address of the trustee is: Benjamin D. Petiprin, attorney at law c/o Law Offices of Les Zieve One World Trade Center 121 Southwest Salmon Street, 11th Floor Portland, OR 97204 (503) 946-6558 In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, 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. Dated: 5/7/2015 Benjamin D. Petiprin, attorney at law c/o Law Offices of Les Zieve Signature By: - A-4525492