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the amount of \$25.32, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee. their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$133,325.29, together with accrued in the sum of \$2,916.48 from August 17, 2016, together erest thereon at the rate of 3.75% per annum from August 6. plus prior accrued late charges in the amount of plus the sum of \$1,002.68 for advances, together with all disbursements, and/or fees incurred or paid by the iary and/or trustee, their employees, agents or assigns. EFORE, notice hereby is given that the undersigned will on January 5, 2017, at the hour of 10:00 AM PT, in with the standard time established by ORS 187.110, at n entrance to the Umatilla County Courthouse, located at 4th Street, in the City of Pendleton, County of Umatilla, Oregon, sell at public auction to the highest bidder for e interest in the said described real property which the has or had power to convey at the time of the execution trust deed, together with any interest which the grantor or cessors in interest acquired after the execution of said ed, to satisfy the foregoing obligations thereby secured costs and expenses of sale, including a reasonable by the trustee. Notice is further given to any person in ORS 86.778 that the right exists, at any time that is not an five days before the date last set for the sale, to have reclosure proceeding dismissed and the trust deed ed by paying to the beneficiary of the entire amount due han such portion of the principal as would not then be d no default occurred) and by curing any other default ned of herein that is capable of being cured by tendering formance required under the obligations or trust deed, addition to paying said sums or tendering the ance necessary to cure the default, by paying all costs penses actually incurred in enforcing the obligation and ed, together with trustee's fees and attorney's fees not ng the amounts provided by said ORS 86.778. Notice is given that reinstatement or payoff quotes requested it to ORS 86.786 and ORS 86.789 must be timely nicated in a written request that complies with that addressed to the trustee's "Reinstatements/Payoffs 6.786" either by personal delivery or by first class mail, return receipt requested, to the trustee's address pelow. Due to potential conflicts with federal law, persons no record legal or equitable interest in the subject will only receive information concerning the lender's ed or actual bid. Lender bid information is also available trustee's website, www.shapiroattorneys.com/wa. ng this notice, the masculine gender includes the e and the neuter, the singular includes the plural, the rantor" includes any successor in interest to the grantor I as any other person owing an obligation, the ance of which is secured by said trust deed, and the "trustee" and "beneficiary" include their respective sors in interest, if any. Also, please be advised that t to the terms stated on the Deed of Trust and Note, the iary is allowed to conduct property inspections while is in default. This shall serve as notice that the ary shall be conducting property inspections on the said ced property. Without limiting the trustee's disclaimer of ntations or warranties, Oregon law requires the trustee to this notice that some residential property sold at a sale may have been used in manufacturing phetamines, the chemical components of which are to be toxic. Prospective purchasers of residential should be aware of this potential danger before g to place a bid for this property at the trustee's sale. The bt Collection Practice Act requires that we state the g: This is an attempt to collect a debt, and any ion obtained will be used for that purpose. If a discharge een obtained by any party through bankruptcy lings: This shall not be construed to be an attempt to the outstanding indebtedness or hold you personally or the debt. Dated: August 22, 2016 SHAPIRO 8 RLAND, LLC, Successor Trustee 1499 SE Tech Center 255, Suite Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Tollfree: 1-800-970-5647, S&S 16-119057

August 24, 31, September 7, 14, 2016

sum of \$567.04, from February 1, 2016, plus prior accrued late charges in the amount of \$18.36, plus the sum of \$355.00 for advances, together with all costs, disbursements, and/or fees ncurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$73,795.22, together with accrued nterest in the sum of \$2,430.60 from August 17, 2016, together with interest thereon at the rate of 5.25% per annum from August 18, 2016, plus prior accrued late charges in the amount o \$18.36, plus the sum of \$355.00 for advances, together with all costs, disbursements, and/or fees incurred or paid by the peneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on January 5, 2017, at the hour of 10:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance to the Umatilla County Courthouse, located at 216 S.E. 4th Street, in the City of Pendleton, County of Umatilla, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or nis 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 to any person named in ORS 86.778 that the right exists, 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 paying to the beneficiary of the entire amount 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 obligations 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 fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs ORS 86.786" either by personal delivery or by first class certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons naving no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattorneys.com/wa. Ir construing this notice, the masculine gender includes the feminine and the neuter, 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. Also, please be advised that oursuant to the terms stated on the Deed of Trust and Note, the eneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the eneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of epresentations 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 leciding to place a bid for this property at the trustee's sale. The air Debt Collection Practice Act requires that we state the ollowing: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally iable for the debt. Dated: August 22, 2016 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center lace. Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Tollfree: 1-800-970-5647, S&S 16-118737

August 24, 31, September 7, 14 2016

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129 SW E Street, Suite 102		SUTI
Madras, OR 97741		Place

Issued this 17th Day of August, 2016.

August 17, 24, 31, 2016