

RE: Trust Deed from:
James P. Gray, Grantor

to:

Fidelity National Title Company of Oregon,
Trustee

After Recording Return To:

M. Patton Echols III
P. O. Box 1768
Gresham, OR 97030

TRUSTEE'S NOTICE OF SALE
AMENDED

This Notice is in regards to a Trust Deed by:

JAMES P. GRAY, as Grantor,

FIDELITY NATIONAL TITLE COMPANY of OREGON, as trustee, and

MICHAEL WAYNE ALLEN, is beneficiary

M. Patton Echols III, who's address is P. O. Box 1768, Gresham, OR 97030, is the successor trustee.

The Trust Deed was Recorded on July 18, 2014 in the Deed Records of Multnomah County Oregon as Fee No.: 2014-069706, covering the real property described as:

The East 100 feet of Lot 13, EXCEPT the South 10 feet thereof, FAIRFIELD ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

Property commonly known as 2049 SE 157th Ave, Portland, Oregon 97233

INFORMATION PER ORS 86.672(12):

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| <ul style="list-style-type: none">• The original date of sale was September 8, 2023;• The original sale proceedings were stayed in bankruptcy;• The stay was terminated and on October 2, 2023; and• As more particularly set forth below, the amended date of sale is Friday, November 24, 2023 |
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There is a default by the Grantors, or other person owing the obligation, the performance of which is secured by said trust deed with respect to the provisions therein which authorize sale in the event of default of such provision, the defaults for which this foreclosure is made is Grantors' failure to pay, when due, the following sums:

1. Monthly payments due and owing from Grantors to Beneficiary in the amount of **\$506.23** per month, for the months of January 2019 through the date of this notice, plus all other sums coming due until the date of sale or cure.

By reason of said defaults, the beneficiary, has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following:

The principal sum of \$35,570.72, with \$472.21 interest accrued prior to December 20, 2018, together with interest accrued after December 20, 2018, at the agreed rate of 4.0 % per annum, plus collection costs and fees until fully paid. The total principal and interest due as of the date of

this amended notice is \$42,966.11.

Notice is hereby given that the Beneficiary and the Successor Trustee, by reason of said default, have elected and do hereby elect to sell the Property to satisfy the obligation secured by said trust deed and the expenses of sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorney, thereby foreclosing said trust deed and the interests of Grantors and Grantors's successors in interest acquired after the execution of the trust deed, pursuant to ORS 86.705 to 86.795.

The sale will be conducted on on **Friday, November 24, 2023, at 10:00 AM** in accord with the standard of time established by ORS 187.110, at the main entrance to the Multnomah County Courthouse located at 1200 SW First Ave, Portland, OR 97204.

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 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 necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and the trust deed, together with the trustee's 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 Grantors includes any successor in interest to the Grantors, 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.

DATED: October 31, 2023

/s/

M. Patton Echols III Successor Trustee
P. O. Box 1768
Gresham, Oregon 97030
(503) 491-0863 (FAX) 661-3155