



MULTNOMAH COUNTY OREGON

Division of Assessment & Taxation
501 SE Hawthorne #158
Portland OR 97214
Recording Section (503) 988-3034

Multnomah County Official Records
C Swick, Deputy Clerk

2009-077686



\$31.00

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06/03/2009 01:18:06 PM

1R-DEF NOTC2
\$15.00 \$11.00 \$5.00

Cnt=1 Stn=43 ATMSW

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AN EQUAL OPPORTUNITY EMPLOYER

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LEX/FIDELITY NATIONAL TITLE CO. 41-430700

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by SAMUEL F.L ADAMS, as grantors, to Tigor Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for HYPERION CAPITAL GROUP, LLC, as beneficiary, dated 12/20/04, recorded 12/27/04, in the mortgage records of Multnomah County, Oregon, as 2004-232935, and subsequently assigned to Wells Fargo Bank, NA by Assignment, covering the following described real property situated in said county and state, to wit:

ALL OF LOT 36 AND THE WEST ONE-HALF OF LOT 35, BLOCK 5, KENTON, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.

PROPERTY ADDRESS: 2131 North McClellan Street
Portland, OR 97217

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: monthly payments of \$959.81 beginning 02/01/09; plus late charges of \$39.22 each month beginning 02/16/09; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$122,392.06 with interest thereon at the rate of 5.875 percent per annum beginning 01/01/09; plus late charges of \$39.22 each month beginning 02/16/09 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys 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.

NOTICE OF DEFAULT AND ELECTION TO SELL	
RE: Trust Deed from ADAMS, SAMUEL F. Grantor to Northwest Trustee Services, Inc., Successor Trustee	
	File No. 7023.03479

**For Additional Information:
After Recording return to:
Kathy Taggart
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900**

