

**SECOND AMENDED TRUSTEE'S NOTICE OF SALE**  
(after release from stay)

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

|                      |   |
|----------------------|---|
| Grantor:             | Gateway Investment Properties, LLC                  |
| Trustee:             | Fidelity National Title Insurance Company of Oregon |
| Beneficiary:         | Cheryl Ann Tonkin                                   |
| Dated:               | April 1, 1998                                       |
| Recorded:            | April 8, 1998                                       |
| Recording Reference: | 98-058283   |
| County of Recording: | Multnomah County, Oregon                            |

The Trust Deed covers the real property situated in Multnomah County, Oregon, commonly known as 11858 N.E. Halsey Street, Portland, Oregon, and legally described as:

Lots 1 and 2, EDISON, in the City of Portland, Multnomah County, Oregon,  
EXCEPT the South 100 feet of Lot 2 and that portion of said lots taken for the  
widening of N.E. Halsey Street and the widening of N.E. 119th Avenue.

An appointment of Successor Trustee was recorded July 2, 2012, in the records of Multnomah County, Oregon as Recording No. 2012-081206. Both the beneficiary and the trustee have elected to sell the 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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

- Failure to pay principal and interest due on June 1, 2012, July 1, 2012, August 1, 2012, September 1, 2012, October 1, 2012, and November 1, 2012;
- Failure to reimburse Beneficiary for the cost of insurance;
- Failure to reimburse Beneficiary for accountancy fees and attorney fees through November 20, 2012;
- Failure to reimburse Beneficiary for bank fees;
- Failure to reimburse Beneficiary for payment of past due taxes;
- Failure to pay property taxes for the Property to Multnomah County, Oregon, when due;
- Failure to keep the Property insured as required by the Trust Deed;
- Failure to obtain Beneficiary's consent to transfer of the title to the Property, as required by the trust deed;
- Failure to obtain Beneficiary's consent to the encumbrance of the Property with a junior lien, as required by the trust deed; and
- Failure to pay additional fees and costs not enumerated, but due under the Trust Deed.

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

|   |               |
|---|---------------|
| 1. Loan principal and accrued and unpaid interest               | \$ 290,798.00 |
| 2. Prepayment penalty   | \$ 125,133.00 |
| 3. Accrued interest June 1, 2012 to November 1, 2012            | \$ 19,872     |
| 4. Accountancy fees   | \$ 3,900.00   |
| 5. Past due Multnomah County Property Taxes paid by Beneficiary | \$ 106,635.00 |
| 6. Property Insurance paid by Beneficiary                       | \$ 3,077.00   |
| 7. Foreclosure Guaranty   | \$ 1,350.00   |
| 8. Environmental Report   | \$ 2,400.00   |
| 9. Recording Fees   | \$ 177.00     |
| 10. Foreclosure costs   | \$ 75.00      |
| 11. Returned check fee  | \$ 19.00      |
| 12. Publication of Notice of Sale                               | \$ 464.00     |
| 13. Trustee's Fee   | \$ 1,000.00   |
| 14. Attorney fees through November 20, 2012                     | \$ 33,032.00  |
|   | \$ 587,932.00 |

Accordingly, the sum owing on the obligation secured by the Trust Deed is estimated to be \$587,932.00 as of November 20, 2012. This amount continues to accrue interest, attorney fees, costs of foreclosure, and any other amounts necessary to secure Beneficiary's interest in the property.

The Notice of Default and original Notice of Sale stated that the property would be sold on September 7, 2012, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, Portland, Multnomah County, Oregon; however, prior to the trustee's sale on September 7, 2012, the original sale proceedings were stayed by order of the court or by proceedings under federal bankruptcy laws or for other lawful reason. The beneficiary did not participate in obtaining such stay. The stay was terminated on October 1, 2012. An amended Notice of Sale stated that the property would be sold on October 31, 2012, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, Portland, Multnomah County, Oregon; however, prior to the trustee's sale on October 31, 2012, the sale proceedings were stayed by order of the court or by proceedings under federal bankruptcy laws or for other lawful reason. The beneficiary did not participate in obtaining such stay. The stay was terminated on November 20, 2012.

The Trustee will on **December 11, 2012**, at the hour of **10:00 o'clock, A.M.**, **between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, Portland, Multnomah County, Oregon**, (which is the new date, time and place set for the sale) sell at public auction to the highest bidder for cash the interest in the Property 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 acquired after the execution of the Trust Deed, to satisfy the obligations thereby secured and the costs, attorney fees and expenses of sale, including a reasonable charge by the Trustee. The right exists for any person named under ORS 86.753, 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 doing all of the following: paying the Beneficiary the entire amount then due (other than

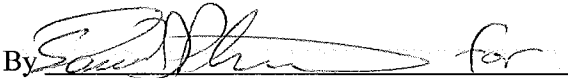
such portion of the principal as would not then be due had no default occurred); curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement. If you do not have a fixed lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale. If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out. To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is October 1, 2012. The name of the trustee and the trustee's mailing address are listed on this notice. Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law. You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so. If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is in the next paragraph. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is in the next paragraph.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, please call the statewide phone contact number at 1-800-SAFENET (1-800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 1-800-452-7636 or you may visit its Web site at: [www.osbar.org](http://www.osbar.org). Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

In 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest if any.

DATED: November 21, 2012.

By  for  
Michael W. Fletcher, Successor Trustee

For further information, please contact:

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