

## PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

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

Grantor: Noah J. Powers  
Trustee: AmeriTitle  
Beneficiary: Oregon State Credit Union  
Date: May 22, 2018  
Recording Date: May 25, 2018  
Recording Reference: Reel 4081, Page 217, Film Records  
County of Recording: Marion County

The Successor Trustee is Patrick L. Stevens and the mailing address of the Successor Trustee is: Patrick L. Stevens, Successor Trustee, Hutchinson, Cox, Coons, Orr & Sherlock, P.C., PO Box 10886, Eugene, OR 97440.

The Trust Deed covers the following described real property in the County of Marion and State of Oregon, ("the Property"):  
The East 42 feet of Lots 7 and 8 and 9 of Block 4, COMPTON'S ADDITION NO. 1, in the City of Salem, Marion County, Oregon.

Commonly known as: 375 Columbia Street NE, Salem, OR 97301.  
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default 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:

The monthly installment payments beginning November 1, 2018 and continuing through the installment due April 1, 2019; plus interest and late charges; real property taxes, plus interest and penalties; and other liens and penalties. Total default as of April 1, 2019 is \$6,010.45.

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

\$140,177.43 principal balance, plus unpaid interest through and including March 1, 2019 in the amount of \$2,536.80, together with the sum of \$211.14 which represents unpaid late charges, together with interest on the principal sum of \$140,177.43 at a fixed interest rate of 4.375% per annum from March 2, 2019 until paid, together with insurance paid by the Beneficiary on the property, late charges and penalties, trustee fees, attorney fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the trust deed.

**The date, time and place of the sale is:**  
**Date and Time: September 25, 2019 at 11:00 a.m.**  
**Place: Marion County Courthouse, 100 High St. NE, Salem, OR 97301**

### NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for September 25, 2019. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

### PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR
- AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

### ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

### ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE:

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

### RIGHT TO CURE

The right exists under ORS 86.753 to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for the sale:

- (1) Paying to the Beneficiary the entire amount then due (other than such portion as would not then be due, had no default occurred);
- (2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Trust Deed; and
- (3) Paying all costs and expenses actually incurred in enforcing the Obligation and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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.

**We are a debt collector attempting to collect a debt and any information we obtain will be used to collect the debt.**

Cashier's checks for the foreclosure sale must be payable to Oregon State Credit Union.  
Dated: July 10, 2019.  
/s/ Patrick L. Stevens

Patrick L. Stevens, Successor Trustee  
Hutchinson Cox, Attorneys at Law  
PO Box 10886, Eugene, OR 97440  
Phone: (541) 686-9160; Fax: (541) 343-8693

Silverton Appeal 7/31, 8/7, 8/14, 8/21/19S

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## Woodburn

Continued from Page 1

But there's also a growing need for students of color and young women to see teachers who look like them in order for them to visualize themselves in those positions.

According to the National Science Foundation, the percent of women working in science and engineering fields has increased in most occupations since the early 1990s, with a noted exception in computer and mathematical scientists.

Similarly, people identified as Asian, black and Hispanic increasingly have been employed.

Carr said an under-representation in staff, especially of Latinx teachers in Oregon, really changes the educational experience for students.

Of the 5,500-plus students enrolled in Woodburn School District in 2017-18, about 82% were identified as Hispanic/Latino. By contrast, 28% of Woodburn teachers were identified as Hispanic/Latino, while 68% were identified as white.

Additionally, 12 languages are spoken among the students and about 68% access or have accessed language learning classes at some point in their education.

"We want to teach *all* teachers to be culturally responsive *and* recruit a more diverse teacher pool," Carr said.

### Programs in Woodburn

Pacific University's teaching licensure program, offered through its College of Education at the Woodburn Campus, is made possible, in large part, because of its partnership with Chemeketa Community College and the Woodburn School District, Carr said.

The grant-funded program provides direct support for students in Pacific's pathways program, offering students a master of arts in teaching that combines endorsements in middle- and high-school science and math, as well as English Speakers of Other Languages, also known as ESOL.

"The program will provide the resources and support needed to expand access to rural Oregon, where many science and math teachers are in need of teacher licensure," Carr said.

Retaining teachers in rural areas is difficult, Carr said, often because of social isolation candidates aren't used to. Additionally, many STEM teachers in rural districts have been hired into those positions under emergency licenses.

But Carr emphasized classroom teachers come from all walks of life.

Many of the program's current candidates have undergraduate degrees in STEM subjects, whereas others studied something completely unrelated. Some candidates are fresh out of college, while others are switching to teaching mid-career.

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**"We want to teach all teachers to be culturally responsive and recruit a more diverse teacher pool."**

### Kevin Carr

Program director and professor of education

Shawn Delay worked as an engineer for more than 19 years before he was let go during an economic downturn. Delay, whose wife and many relatives are educators, was soon convinced to become a teacher himself, instead of searching for another engineering job.

He already had the "content knowledge," but said classroom management is a new challenge he's still learning.

As part of the summer programs offered at Washington Elementary School, Delay works with middle school students in the morning — including a break to reflect with other teaching candidates — then he attends classes back at the Woodburn university campus in the afternoon.

"The (science) education is easy," he said. "It's learning how to hang with students — that's the fun part."

### Woodburn student returns as teacher

Nicole Montero is in a different boat than Delay. The Woodburn native went to college in Hawaii where she studied biology for a while, but finished her degree in English literature.

She eventually made her way back to Oregon and worked in schools as an instructional assistant. That's when she decided she wanted to be a teacher.

"I see the need for supportive bodies in our school district," she said, remembering how she wished some of her peers had that help when she attended.

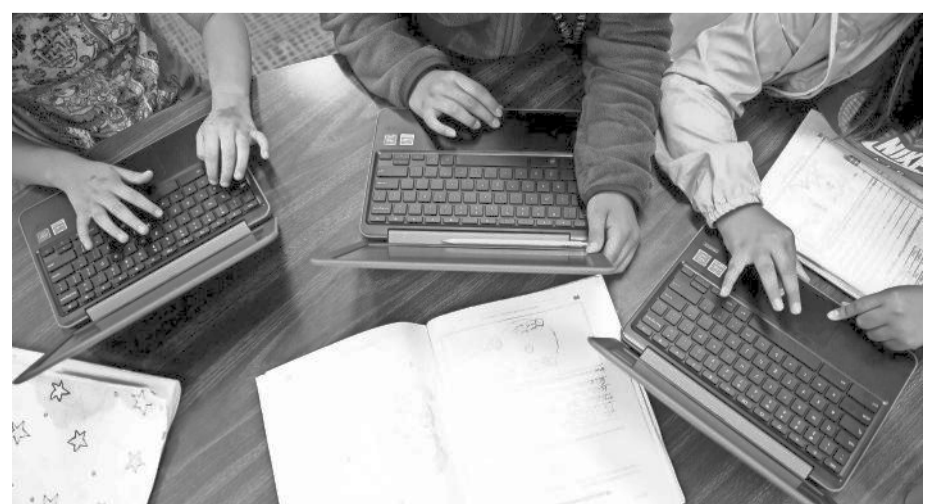
"As a student in a district with lots of those students, I felt for them," she said, specifically referring to students who face language barriers. "How can you understand the exchange of gasses in the atmosphere if you don't understand the term that goes with it?"

While Woodburn has a need for these STEM/ESOL teachers, Montero said there are programs everywhere candidates should apply for, and having the two skills combined can really help students and families better understand the curriculum.

"Even if the (school) isn't largely bilingual," she said, "(those skills) will help in more ways than you realize."

For more information on these teaching programs, go to [www.pacificu.edu/](http://www.pacificu.edu/) or call 503-352-6151.

Contact reporter Natalie Pate at [npate@statesmanjournal.com](mailto:npate@statesmanjournal.com), 503-399-6745 or follow Natalie on Twitter @NataliePate or Facebook at [www.facebook.com/nataliepatejournalist](http://www.facebook.com/nataliepatejournalist).



**Soon-to-be sixth graders work on an astronomy project at Washington Elementary School in Woodburn. Teachers in the summer program are working on a master of arts in teaching that combines endorsements in middle- and high-school science, technology, engineering and math, also known as STEM, and English Speakers of Other Languages, also known as ESOL. ANNA REED / STATESMAN JOURNAL**