

**LEGAL NOTICES**

**TRUSTEE'S NOTICE OF SALE T.S. No.: OR-19-866051-SW** Reference is made to that certain deed made by, **LUIS GINES ESTRADA AND MARCELINA RAMIREZ, TENANTS IN COMMON, RIGHT OF SURVIVORSHIP** as Grantor to **EVERGREEN LAND TITLE COMPANY**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CMG MORTGAGE INC DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, dated 1/21/2016, recorded 1/27/2016, in official records of LANE County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number **2016-003260** and subsequently assigned or transferred by operation of law to **CMG MORTGAGE, INC.** covering the following described real property situated in said County, and State. **APN: 17-04-26-23-01802 1523511 LOT 3, AND THE WEST 5 FEET OF LOT 2, FIELD OF DREAMS, AS PLATTED AND RECORDED IN FILE 75, SLIDES 70, 71 AND 72, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.** Commonly known as: 3296 CORALY AVENUE, EUGENE, OR 97402 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: **TOTAL REQUIRED TO REINSTATE: \$7,686.07 TOTAL REQUIRED TO PAYOFF: \$135,186.09** Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the 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: **The installments of principal and interest which became due on 3/1/2019, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed**

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as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **1/27/2020** at the hour of **12:00 PM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **At the Front Entrance of the Lake County Courthouse, located at 513 Center Street, Lakeview, OR 97630** County of **LANE**, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest **LUIS ESTRADA 3296 CORALY AVENUE EUGENE, OR 97402** Original Borrower **MARCELINA RAMIREZ 3296 CORALY AVENUE EUGENE, OR 97402** Original Borrower **For Sale Information Call: 800-280-2832 or Login to: www.auction.com** In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may

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be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771.** TS No: OR-19-866051-SW Dated: 9/27/2019 **Quality Loan Service Corporation of Washington, as Trustee Signature By: Kristen Oswood, Assistant Secretary** Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0157155 10/17/2019 10/24/2019 10/31/2019 11/7/2019

TS No. OR05000005-15-1 APN 0488237 To No 8519738 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, **JARRETT L BRYANT AND SUSANNE E BRYANT, HUSBAND AND WIFE** as Grantor to **FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON** as Trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, as designated nominee for **AMERICAN MORTGAGE NETWORK, INC., DBA AMERICAN MORTGAGE NETWORK OF OREGON**, Beneficiary of the security instrument, its successors and assigns, dated as of October 20, 2005 and recorded on October 27, 2005 as Instrument No. 2005-085844 and that said Deed of Trust was modified by Modification Agreement and recorded January 28, 2014 as Instrument Number 2014-002883 and the beneficial interest was assigned to U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust and recorded November 1, 2018 as Instrument Number 2018-051160 of official records in the Office of the Recorder of Lane County, Oregon to-wit: APN: 0488237 TRACT NO. 1: BEGINNING AT A POINT WHICH POINT IS AT THE INTERSECTION OF THE EAST LINE OF POLK STREET, IF EXTENDED SOUTH, AND THE NORTH LINE OF 15TH STREET, IF EXTENDED EAST. AS SAID STREETS ARE LAID OUT IN THE PLAT OF CHAMBERS ADDITION TO EUGENE, AS PLATTED AND RECORDED IN BOOK 3, PAGE 41, LANE COUNTY OREGON PLAT RECORDS, SAID POINT BEING 581.4 FEET NORTH AND 1487.1 FEET EAST OF THE SOUTHWEST CORNER OF THE JAMES HUDDLESTON DONATION LAND CLAIM NO. 37 IN TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 93 FEET; THENCE EAST 160 FEET THENCE SOUTH 93 FEET, THENCE WEST 160 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON. TRACT NO. 2: BEGINNING AT A POINT ON THE NORTH LINE OF 15TH AVENUE WEST 160.0 FEET EAST OF THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF POLK STREET WITH THE NORTH RIGHT OF WAY LINE OF SAID 15TH AVENUE WEST, SAID INTERSECTION BEING 581.4 FEET NORTH AND 1487.1 FEET EAST OF THE SOUTHWEST CORNER OF THE JAMES HUDDLESTON DONATION LAND CLAIM NO. 37 IN TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 93.0 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 45.0 FEET; THENCE WEST 35.0 FEET; THENCE SOUTH 45.0 FEET THENCE EAST 35.0 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON. Commonly known as: 1485 POLK ST, EUGENE, OR 97402 Both the Beneficiary, U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust, and the Trustee,

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Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 39 Monthly Payment(s) from 10/01/2014 to 12/01/2017 at \$1,820.64 13 Monthly Payment(s) from 01/01/2018 to 01/01/2019 at \$2,465.56 7 Monthly Payment(s) from 02/01/2019 to 08/01/2019 at \$3,389.79 Monthly Late Charge(s): 9/4/2019 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$348,877.64 together with interest thereon at the rate of 4.00000% per annum from May 1, 2014 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on January 22, 2020 at the hour of 01:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, Front Entrance, Lane County Courthouse, 125 East 8th Ave., Eugene, OR 97401 County of Lane, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his 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 that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale. 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 masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: By: 09/04/2019, Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 64166, Pub Dates: 10/17/2019, 10/24/2019, 10/31/2019, 11/07/2019 THE CHRONICLE

**TRUSTEE'S NOTICE OF SALE T.S. No.: OR-19-866135-BF** Reference is made to that certain deed made by, **RONEY GIBSON, AN UNMARRIED MAN** as Grantor to **WESTERN PIONEER TITLE**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, dated **5/27/2004**, recorded **6/8/2004**, in official records of LANE County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number **2004-043207** and subsequently assigned or transferred by operation of law to **Wells Fargo Bank, N.A.** covering the following described real property situated in said County, and State. **APN: 0059509** BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE EUGENE-FLORENCE HIGHWAY BEING 1630 FEET NORTH AND 1272.2 FEET EAST OF THE SOUTHWEST CORNER OF THE JOHN TAYLOR DONATION LAND CLAIM NO. 59, TOWNSHIP 16 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE NORTH 56° 57'

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EAST ALONG THE NORTHERLY LINE OF THE HIGHWAY 443.6 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A PRIVATE ROADWAY; THENCE WEST ALONG THE SOUTHERLY LINE OF THE PRIVATE ROADWAY 376 FEET; THENCE SOUTH 232.5 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON. Commonly known as: 26247 HWY 36, CHESHIRE, OR 97419 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: **TOTAL REQUIRED TO REINSTATE: \$4,149.45 TOTAL REQUIRED TO PAYOFF: \$142,202.79** Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the 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: **The installments of principal and interest which became due on 4/1/2019, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.** Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **12/26/2019** at the hour of **1:00 PM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **At the Front Entrance to the Lane County Courthouse, located 125 East 8th Avenue, Eugene, OR 97401** County of **LANE**, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

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Name and Last Known Address and Nature of Right, Lien or Interest **RODNEY GIBSON 26247 HWY 36 CHESHIRE, OR 97419-9746** Original Borrower **For Sale Information Call: 800-280-2832 or Login to: www.auction.com** In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771.** TS No: OR-19-866135-BF Dated: 8/26/2019 **Quality Loan Service Corporation of Washington, as Trustee Signature By: Tianah Schrock, Assistant Secretary** Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0156231 10/17/19 10/24/19, 10/31/19 11/07/19

**NOTICE TO INTERESTED PERSONS**

In the Matter of the Estate of Lois Fern Woodruff, Deceased Lane County Circuit Court Case No. 19PB00863 NOTICE IS HEREBY GIVEN that Dane Woodruff has been appointed Personal Representative of the Estate of Lois Fern Woodruff. All persons having claims against the Estate are hereby required to present the same, with proper vouchers attached, to the Personal Representative, c/o Edmund J. Spinney, Attorney at Law, 120 Salem Heights Ave. S, Salem, OR 97302-4629, within four (4) months after the date of first publication of this Notice, or the claims may be barred. All persons whose rights may be affected by the proceedings in this Estate may obtain additional information from the records of the Court, the Personal Representative, or the attorney for the Personal Representative. Dated and first published: October 10, 2019

Dane Woodruff  
Personal Representative  
Edmund J. Spinney, OSB #840940  
Attorney for Personal Representative  
120 Salem Heights Avenue, S.  
Salem, OR 97302-4629  
Telephone: (541) 988-9399