

LEGAL NOTICES

LEGALS from 12

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**

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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**

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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-23-952372-BF Dated: 4/4/2023 Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington, as Trustee Signature By: Daniel Lazos, Assistant Secretary Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corporation f/k/a

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Quality Loan Service Corporation of Washington 2763 Camino Del Rio South San Diego, CA 92108 Toll Free: (866) 925-0241 IDSPub #0185072 5/4/2023 5/11/2023 5/18/2023 5/25/2023

TRUSTEE'S NOTICE OF SALE

T.S. No.: **OR-23-953967-SW** Reference is made to that certain deed made by, **JUDITH A. SCHIFFBAUER, A SINGLE WOMAN** as Grantor to **FIRST AMERICAN TITLE INSURANCE CO.**, as trustee, in favor of **SPECTRUM FINANCIAL GROUP, INC.**, as Beneficiary, dated 6/7/2007, recorded 6/28/2007, in official records of LANE County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number **2007-043953** and subsequently

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assigned or transferred by operation of law to **CitiMortgage, Inc.** covering the following described real property situated in said County, and State. **APN: 1502838 LOT 147, SECOND ADDITION TO LEE ESTATES, AS PLATTED AND RECORDED IN FILE 74, SLIDES 129, 130 AND 131, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.** Commonly known as: 240 Beringer Ct, Eugene, OR 97404 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, 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: \$40,811.92 TOTAL REQUIRED TO PAYOFF: \$231,358.97** 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 2/1/2021, 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, 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 F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **8/29/2023** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **Inside the main lobby of the Lane County Courthouse, located 125 E 8th Ave, 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: Name and Last Known Address and Nature of Right, Lien or Interest Judith Schiffbauer 240 Beringer Ct Eugene, OR 97404 Original Borrower **For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.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 F/K/A 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-23-953967-SW

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FORM OR-LB-1

NOTICE OF BUDGET HEARING

Oregon Department of Revenue

A public meeting of the Pleasant Hill RFPD will be held on June 13, 2023 at 6:30 a.m. at p.m. (Governing body) (Date)

85880 1st Street, Eugene Oregon 97405, Oregon. The purpose of this meeting is to discuss the budget for the (Location)

fiscal year beginning July 1, 2023 as approved by the Pleasant Hill RFPD Budget Committee. A summary of (Municipal corporation)

the budget is presented below. A copy of the budget may be inspected or obtained at 85880 1st Street, Eugene (Street address)

Oregon, 97405 between the hours of 8:30 a.m., and 5 p.m., or online at pleasanthillgoshenfire.org This

budget is for an annual; biennial budget period. This budget was prepared on a basis of accounting that is: the same as; different than the preceding year. If different, the major changes and their effect on the budget are:

Allocation of funding for the design of the proposed new Pleasant Hill Fire Station.

Contact	Telephone number	E-mail
Andrew Smith	541-747-3104	andrew.smith@pleasanthillfire.org

FINANCIAL SUMMARY—RESOURCES

TOTAL OF ALL FUNDS	Actual Amounts 20 21 –20 22	Adopted Budget This Year: 20 22 –20 23	Approved Budget Next Year: 20 23 –20 24
1. Beginning Fund Balance/Net Working Capital	393,838	465,000	445,000
2. Fees, Licenses, Permits, Fines, Assessments & Other Service Charges.....			
3. Federal, State & all Other Grants, Gifts, Allocations & Donations			
4. Revenue from Bonds & Other Debt.....			
5. Interfund Transfers/Internal Service Reimbursements			
6. All Other Resources Except Current Year Property Taxes.....	12,157	9,800	18,000
7. Current Year Property Taxes Estimated to be Received.....	435,025	445,000	468,000
8. Total Resources—add lines 1 through 7.....	841,020	919,800	931,000

FINANCIAL SUMMARY—REQUIREMENTS BY OBJECT CLASSIFICATION

9. Personnel Services.....			
10. Materials and Services	11,831	12,500	141,500
11. Capital Outlay	0	253,962	166,482
12. Debt Service			
13. Interfund Transfers.....			
14. Contingencies.....		40,000	10,000
15. Special Payments.....	352,000	441,588	700,000
16. Unappropriated Ending Balance and Reserved for Future Expenditure	476,603	125,000	125,000
17. Total Requirements—add lines 9 through 16.....	840,434	919,800	931,000

OU-504-U64 (Rev. 11-19-21)

Form OR-LB-1

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