

Public Notice

FHA #4314141606 TS#14-13105-25 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 4/18/2005, a certain (Deed of Trust) was executed by Robert A. Althoff and Ruth B. Althoff, husband and wife, as tenants by the entirety, as Trustor, in favor of Wells Fargo Bank, N.A., as beneficiary, and Fidelity National Title Insurance Company, as Trustee and was Recorded on 04/22/2005 as Instrument No. 2005-009055, in the office of the Josephine County, Oregon Recorder, and WHEREAS, the Deed of Trust was insured by the UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded on 11/14/2011, as Instrument # 2011-013468 in the office of the Josephine County, Oregon Recorder, and WHEREAS, a default has been made by reason of failure to pay all sums due under the Deed of Trust, pursuant to Paragraph 9 Subsection (i) of said deed of Trust and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable, NOW THEREFORE, pursuant to power vesting in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of us as Foreclosure Commissioner" notice is hereby given that on 02/18/2015 at 01:00 PM local time, all real and personal property at or used in connection with following described premises ("Property") will be sold at public auction to the highest bidder: Commonly known as: 290 Whispering Pines Ln. , Grants Pass, OR 97527 APN: 36-05-22-A0-000700 More thoroughly described as: A portion of Section 22, Township 36 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon, as more fully described in said Deed of Trust. The sale will be held at the following location: At the front door to the Josephine County Courthouse, 500 NW 6th Street Grants Pass, OR 97526 Per The Secretary of Housing and Urban Development the estimated opening bid will be \$176,580.87. There will be no pro-ration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before the closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making a bid, all bidders except the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount, in the form of a cashier's check made payable to the Foreclosure Commissioner Cimarron Trustee Services. Each oral bid need not be accompanied by a deposit. If the successful bid is an oral, a deposit of \$17,658.08 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a cashier's or certified check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time with which to deliver the remainder of the payment. All extensions will be for 9-day increments for a fee of \$600.00 paid in advance. The extension fee shall be in the form of certified or cashier's check made payable to the commissioner. If the high bidder closed the sale prior to the expiration period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of HUD Field Office Representative, offer the property to the second highest bidder to an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as proved herein HUD does not guarantee that the property will be vacant. The amount that must be paid by the Mortgagor, to stop the sale prior to the scheduled sale date is \$176,405.87 as of 02/17/2015, PLUS all other amounts that are due under the mortgage agreement. Plus advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents. Plus a commission for the Foreclosure commissioner and all other costs incurred in the connection with the foreclosure prior to reinstatement. Date: January 14, 2015 FORECLOSURE COMMISSIONER: CIMARRON SERVICE CORP, of NEVADA 425 Mechem Drive Ruidoso, NM 88345 Telephone No. (575) 808-8394 Facsimile No. (575) 808-8397 CATHEY E. LATNER, Vice President P1114328 2/11/2015

~ IVHS News ~

The National Merit Scholarship Program has now determined which of the 16,000 Semifinalists named in September 2014 have met all requirements to advance to Finalist standing in the competition. All Finalists will be considered for National Merit Scholarships to be offered in 2015.

One of our own has advanced to Finalist standing by demonstrating through distinguished performance high potential for future academic accomplishment.

Liam Dwyer has been awarded a Certificate of Merit and is now a finalist for a National Merit Scholarship.

Congratulations Liam! Good luck to you.

WORCESTER, MA Worcester Polytechnic Institute (WPI) has announced that Natalie Wellen of Cave Junction, Ore., a sophomore majoring in mathematical sciences, was named to the university's Dean's List for academic excellence for the fall 2014 semester.

A total of 1,082 undergraduate students achieved the criteria required for WPI's fall 2014 Dean's List. The criteria for the WPI Dean's List differ from that of most other universities as WPI does not compute a grade point average (GPA). Instead, WPI defines the Dean's List by the amount of work completed at the A level in courses and projects.

"WPI's academic programs are remarkably

rigorous, so being named to the Dean's List is a testament to hard work, a sharp mind, and a commitment to excellence," said Provost Eric Overstrom. "Some of this nation's best and brightest students come to WPI to learn subjects ranging from engineering to science to business and the humanities, and through our innovative project-based curriculum they conduct professional-level research and solve important problems all over the world. Those named to the Dean's List have excelled at facing such demanding challenges, and we are exceptionally proud of these outstanding students."

~ Josephine County Fair News ~

We are doing a contest to name the theme of the Josephine County Fair scheduled for August 19th through the 22nd.

We are looking for great ideas for a short, snappy sounding theme that can include: fun, community, animals, kids, agriculture, art, home arts, motor sports and carnival.

Winner will receive two season passes to the fair, two unlimited rides for one day at the carnival and 1 parking pass.

Send your entries to ourjocofair@gmail.com .

A look at some vaccine-related legislation in several states

The Associated Press

Several state legislatures are debating vaccine-related measures as dozens of people have fallen ill from a measles outbreak that started at Disneyland in December and spread beyond the theme park. Here is a look at some of the legislation around the country:

Oregon made it harder for parents to opt out of vaccinations for nonmedical reasons in 2013. That law requires parents to meet with a doctor or watch an informational video before they can reject vaccines for a child entering kindergarten. A bill proposed this year would expand the requirement to all children, including those already in school. A hearing on the bill has yet to be scheduled.

The CDC reported that Oregon had the nation's highest rate of nonmedical vaccine exemptions during the 2012-13 school year.

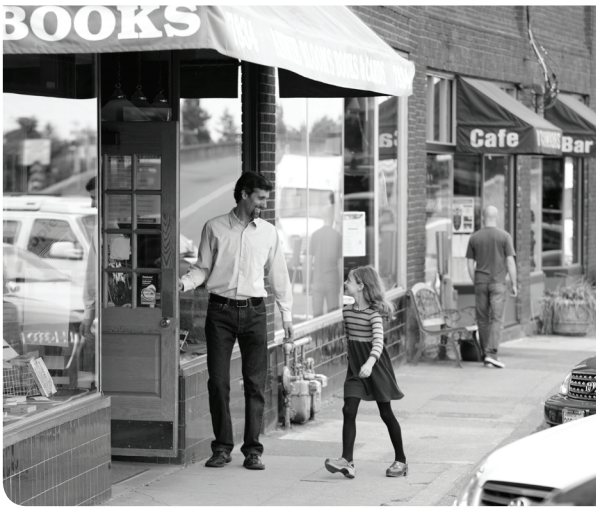
Three California lawmakers, all Democrats, introduced legislation this week that would require parents to vaccinate their children before they enter school unless the child cannot be immunized because of a medical condition.

Parents would no longer be able to cite

personal beliefs or religious reasons to send unvaccinated children to private and public schools. Mississippi and West Virginia are the only other states with such strict vaccine rules, although the California bill's lead author said he would consider including a religious exemption.

California is among 20 states that allow for personal belief exemptions and 48 that allow for religious exemptions, according to the National Conference of State Legislatures. Washington allows school vaccination exemptions for medical reasons and personal or religious beliefs. This week, Democratic Rep. June Robinson introduced House Bill 2009, which removes the exemption for personal or philosophical beliefs.

The state law on exemptions was last changed in 2011 to require proof that a parent seeking one had received information from a health care provider about the benefits and risks of vaccinations. People who can show they are a member of a religious group that does not believe in medical treatment can bypass this requirement.



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