

CLASSIFIEDS

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 and conditions of the said deed of trust. WHEREFORE, notice is hereby given that undersigned trustee will on November 30, 2012, at the hour of 1PM, Standard of Time, as established by ORS 187.110. At 1875 River Road in the City of Eugene County of Lane, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above 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 or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligation thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date of the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due [other than such portion of the principal as would not then be due had no default occurred], and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753. 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 9/12/12. Thatcher Smith Law, LLC, 1875 River Road, Eugene, OR 97404. I certify that I am the attorney for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale. First publication: 9/20/12. Last publication: 10/11/12.

TRUSTEE'S NOTICE OF SALE

The Trust Deed to be foreclosed pursuant to Oregon law is referred to as follows [the "Trust Deed"]: Grantors: Steve MacBear and Angela LeCompte, as tenants by the entirety. Trustee: Western Title & Escrow. Beneficiary: Northwest Community Credit Union, PO Box 70225, Springfield, OR 97475. Date: September 24, 2009. Recording Date: September 30, 2009. Recording Reference: 2009-055739. County of Recording: Lane 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 Lane and State of Oregon, [the "Property"]: Lot 3, Block 3, FIRST ADDITION TO EDWARDS ESTATES, as platted and recorded in Book 41, Page 12, Lane County Oregon Plat Records, in Lane County, Oregon. Commonly known as: 375 43rd Place, Springfield, OR 97478. 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 foreclosure is made is Grantor's failure to pay when due the following sums: The monthly installment payments of \$791.41 beginning April 1, 2012 and continuing through the installment due July 1, 2012; plus interest and late charges; real property taxes, plus interest and penalties; and other liens and penalties. Total default as of July 1, 2012 is \$3,165.64. The

sum owing on the obligation that the Trust Deed secures [the "Obligation"] is: \$127,909.96, together with the sum of \$1,742.17, which represents unpaid contractual interest, fees and late charges through and including May 16, 2012, together with interest on the principal sum of \$127,909.96 at the rate of 6.00% per annum from May 17, 2012 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. By reason of the default, the Beneficiary and the Trustee elect to sell the Property to satisfy the Obligation and to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795. At public auction, the Trustee shall sell to the highest bidder for cash the interest in the Property which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the Obligation. **THE DATE, TIME AND PLACE OF THE SALE IS: DATE: WEDNESDAY, DECEMBER 5, 2012. TIME: 11:00 O'CLOCK A.M. PST. PLACE: LANE COUNTY COURTHOUSE, 125 E. 8TH AVE., EUGENE, OREGON 97401. NOTICE TO TENANTS 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-TERM 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 NOVEMBER 5, 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 INCLUDED WITH THIS NOTICE. 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 INCLUDED 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 (800) 452-7636 OR YOU MAY VISIT ITS WEBSITE AT: 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 THAT PROVIDE LEGAL HELP TO INDIVIDUALS AT NO CHARGE, GO TO HTTP://WWW.OREGONLAWHELP.ORG AND HTTP://WWW.OSBAR.ORG/PUBLIC/RIS/LOWCOSTLEGALHELP/LEGALAID.HTML. 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 Northwest Community Credit Union. Dated: July 20, 2012. /s/ Patrick L. Stevens Patrick L. Stevens, Successor Trustee, Hutchinson, Cox, Coons, Orr & Sherlock, P.C., Attorneys at Law, PO Box 10886, Eugene, OR 97440. Phone: (541) 686-9160. Fax: (541) 343-8693. Date of First Publication: September 20, 2012. Date of Last Publication: October 11, 2012.

TRUSTEE'S NOTICE OF SALE

The Trust Deed to be foreclosed pursuant to Oregon law is referred to as follows [the "Trust Deed"]: Grantor: Robert Lee Flegel, as his sole and separate property. Trustee: Cascade Title Company. Beneficiary: Northwest Community Credit Union, PO Box 70225, Springfield, OR 97475. Date: July 22, 2010. Recording Date: July 30, 2010. Recording Reference: 2010-037392. County of Recording: Lane 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 Lane and State of Oregon, [the "Property"]: Beginning at a point on the East line of Tenth Street which is 66 feet North of the Northwest corner of Block 4 of BRATAIN'S ADDITION to Springfield, in Lane County, Oregon, as platted and recorded in Book 9, Page 6, Lane County Oregon Plat Records, which said point is also the North line of "D" Street; running thence East along the North line of "D" Street, 120 feet; running thence North parallel with the East line of Tenth Street 60.97 feet; running thence West parallel with the North line of "D" Street 120 feet to the East line of Tenth Street; running thence South along the East line of Tenth Street 60.97 feet to the place of beginning, in Lane County, Oregon. Commonly known as: 511 10th Street, Springfield, Oregon 97477. 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 foreclosure is made is Grantor's failure to pay when due the following sums: The monthly installment payments of \$835.03 beginning June 1, 2012 and continuing through the installment due July 1, 2012;

plus interest and late charges; real property taxes, plus interest and penalties; and other liens and penalties. Total default as of July 1, 2012 is \$1,670.06. The sum owing on the obligation that the Trust Deed secures [the "Obligation"] is: \$151,457.07, together with the sum of \$441.75, which represents unpaid contractual interest, fees and late charges through and including May 21, 2012, together with interest on the principal sum of \$151,457.07 at the rate of 5.00% per annum from May 22, 2012 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. By reason of the default, the Beneficiary and the Trustee elect to sell the Property to satisfy the Obligation and to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795. At public auction, the Trustee shall sell to the highest bidder for cash the interest in the Property which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the Obligation. **THE DATE, TIME AND PLACE OF THE SALE IS: DATE: WEDNESDAY, DECEMBER 5, 2012. TIME: 11:00 O'CLOCK A.M. PST. PLACE: LANE COUNTY COURTHOUSE, 125 E. 8TH AVE., EUGENE, OREGON 97401. NOTICE TO TENANTS 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-TERM 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 NOVEMBER 5, 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 INCLUDED WITH THIS NOTICE. 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 INCLUDED 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**

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Yoga has helped many women with eating disorders learn to accept their body and recover from their illness. A study published in Psychology of Women Quarterly reported that mind-body exercises, such as yoga, are associated with greater body satisfaction and fewer symptoms of eating disorders than traditional exercise like running or using cardio machines. Yoga teaches how to strengthen the body, the mind, and the connection between the two. Yoga poses challenge students to build not only strength and stamina, but also mindfulness, stillness, and physical and inner balance. Students learn the only way to maneuver through difficult poses is to listen to the body, trust the body, and let go of ego or judgment.

YogaMind is a new regular drop-in class in the studio of EUGENE YOGA for women who struggle with mild to moderate eating and body image issues. Each class includes breath work, yoga asana (poses), and meditation, as well as a psycho-educational component related to body image and eating issues. This class is open to all female student however a brief initial screening interview is required to ensure the class is a good fit for the student. The class is not designed to provide psychotherapy; the intention of the offering is to provide educational resources in conjunction with a body image-sensitive yoga to support healing and wellness. Please contact instructor Lori Allen for more information at 541.913.2294

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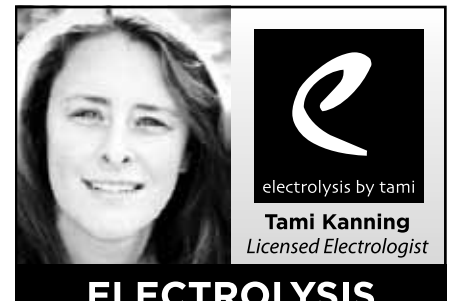
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dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for the sale: [1] Paying to the Beneficiary the entire amount then due [other than such portion as would not 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



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4:00pm	•	•	•	•	•	•	•
6:00pm	•	•	•	•	•	•	•

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