

way line of State Highway No. 200; thence along said right-of-way South 2°23'07" East 475.47 feet to the true point of beginning of this description; being also the Southwest corner of the 75 foot strip of land conveyed in M-102210, said county deed records; thence along the South line of said strip South 89°50'51" East 964.66 feet to a 5/8" rebar; thence South 54°38'52" East 596.17 feet to a 5/8" rebar; thence South 88°18'11" East 179 feet, more or less, to the Westerly right-of-way line of the Southern Pacific Railroad; thence along said right-of-way in a Southerly direction 512.6 feet, more or less, to the South line of the parcel conveyed in the second paragraph of M-78132, said county deed records; thence Westerly along said South line 1600 feet, more or less, to said Easterly right-of-way line of State Highway 200; thence North 2°23'07" West 843.3 feet, more or less, to the true point of beginning. **ALSO** beginning at the intersection of the Northeasterly right-of-way line of the Southern Pacific Railroad with the line between Sections 33 and 34, Township 14 South, Range 5 West, Willamette Meridian; being North 0°06' East 821.55 feet, more or less, from the corner common to said Sections 33 and 34 and Sections 3 and 4, Township 15 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence continuing along said section line North 0°06' East 640.35 feet, more or less, to the centerline of the Long Tom River; thence along said centerline in a generally Southeasterly direction 4324 feet, more or less, to the Southeast corner of the parcel conveyed in the second paragraph of M-78132, said county deed records; thence along the South line of said parcel North 89°14' West 2223 feet, more or less, to the Easterly right-of-way line of said Southern Pacific Railroad; thence along said right-of-way in a Northerly direction 2261 feet, more or less, to the point of beginning. **ALSO** the following described lots in Orchard View Tracts, a platted subdivision of Benton County, Oregon: Lots 44 to 62, inclusive, of Block 2; and those portions of Lots 15 and 16 of Block 1, and Lots 40 to 43, inclusive, of Block 2, lying South of the following described line: Beginning at a 5/8" rebar on the Southerly bank of the Long Tom River lying North 0°06' East 1496.42 feet and North 89°54' West 190.71 feet from the corner common to Sections 33 and 34, Township 14 South, Range 5 West, Willamette Meridian, and Sections 3 and 4, Township 15 South, Range 5 West, Willamette Meridian; thence South 68°14'56" West 468.82 feet to a 5/8" rebar set approximately on the Northeasterly right-of-way line of the Southern Pacific Railroad. **IN THE NAME OF THE STATE OF OREGON:** You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein. Dated: June 12, 2016 HEILIG, MISFELDT & ARMSTRONG, LLP By: /s/ George B. Heilig George B. Heilig, OSB #731312 [541] 754-7477 [541] 754-0051 (fax) heilig@hmalaw.net Of Attorneys for Plaintiff. NOTICE TO DEFENDANTS READ THESE PAPERS CAREFULLY You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days [or 60 days for Defendant United States or State of Oregon Department of Revenue] along with the required filing fee. It must be in proper form and have proof of service on the Plaintiff's attorney or, if the Plaintiff does not have an attorney, proof of service on the Plaintiff. If you have questions, you

should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregon-statebar.org or by calling [503] 684-3763 [in the Portland metropolitan area] or toll-free elsewhere in Oregon at [800] 542-7636. Date of first publication: August 25, 2016. Date of last publication: September 15, 2016.

TRUSTEE'S NOTICE OF SALE Reference is made to that certain trust deed made by BRIAN E. JOHNSTON as grantor, to WESTERN TITLE AND ESCROW as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS DESIGNATED NOMINEE FOR EXCEL MORTGAGE SERVICING, INC., A CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS as beneficiary, dated May 9, 2012, recorded May 15, 2012, in the mortgage records of Lane County, Oregon, as Document No. 2012-023610, and assigned to AmeriHome Mortgage Company, LLC on June 14, 2016 in the records of Lane County, Oregon, as Document No. 2016-027190, covering the following described real property situated in said county and state, to wit: LOT 19, REPLAT OF SHASTA PARK SECOND ADDITION, AS PLATTED AND RECORDED IN FILE 75, SLIDES 360, 361, AND 362, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON. PROPERTY ADDRESS: 2191 Primrose Street, Eugene, OR 97402. There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments in the total amount of \$15,908.11 beginning June 1, 2015; plus accrued late charges in the total amount of \$339.56; plus other fees and costs in the amount of \$53.75; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$134,162.37 with interest thereon at the rate of 3.87500 percent per annum beginning May 1, 2015; plus escrow advances in the total amount of \$4,830.50; plus accrued late charges in the total amount of \$339.56; plus other fees and costs in the amount of \$115.25; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable. **WHEREFORE**, notice is hereby given that the undersigned trustee will on **DECEMBER 21, 2016, AT THE HOUR OF 11:00 AM**, in accord with the standard of time established by ORS 187.110, at Lane County Courthouse Front Entrance, 125 East 8th Ave, Eugene, OR 97401, 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 obligations thereby

secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than five days before the date last set for 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 principle 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 86.778. **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 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. Robinson Tait, P.S. 901 Fifth Avenue, Suite 400, Seattle, WA 98164. THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY. Date of first publication: August 25, 2016. Date of last publication: September 15, 2016.

TRUSTEE'S NOTICE OF SALE The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided: **1. PARTIES:** Grantor: LEAHA M. HOWARD AND RITA J. THOMPSON Trustee: CHICAGO TITLE INSURANCE COMPANY Successor Trustee: NANCY K. CARY Beneficiary: WASHINGTON FEDERAL, N.A. fka WASHINGTON FEDERAL SAVINGS **2. DESCRIPTION OF PROPERTY:** The real property is described as follows: As described on the attached Exhibit A. **3. RECORDING:** The Trust Deed was recorded as follows: Date Recorded: August 25, 2004. Recording No. 2004-067021. Official Records of Lane County, Oregon **4. DEFAULT:** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$982.00 each, due the first of each month, for the months of October 2015 through March 2016; plus monthly payments at the new rate of \$1,823.44 each, due the first of each month, for the months of April 2016 through June 2016; plus late charges and advanc-

es; plus any unpaid real property taxes or liens, plus interest. **5. AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$249,312.81; plus interest at the rate of 3.00% per annum from September 1, 2015; plus late charges of \$876.79; plus advances and foreclosure attorney fees and costs. **6. SALE OF PROPERTY.** The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Lane County, Oregon. **7. TIME OF SALE.** Date: November 10, 2016 Time: 11:00 a.m. Place: Lane County Courthouse, 125 E. 8th Avenue, Eugene, Oregon **8. RIGHT TO REINSTATE** Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778. **NOTICE REGARDING POTENTIAL HAZARDS (THIS NOTICE IS REQUIRED FOR NOTICES OF SALE SENT ON OR AFTER JANUARY 1, 2015.) 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.** You may reach 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: 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, go to <http://www.oregonlawhelp.org>. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, [541] 686-0344 [TS #15148.31017]. DATED: June 22, 2016. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440. Date of first publication: September 1, 2016. Date of last publication: September 22, 2016. **EXHIBIT A** A tract of land in the Northwest one-quarter of Section 19, Township 21 South, Range 1 West of the Willamette Meridian, Lane County Oregon begin more particularly described as follows: Beginning at the West one-quarter corner of Section 19, said corner being marked by a brass cap; thence North 01° 31' 33" West 1025 feet, more or less, to the centerline of Row River; thence along said centerline, South 55° 37' East 358 feet, more or less; thence, continuing along said centerline North 82° 29' East 319 feet, more or less; thence South 01° 36' 30" East 242 feet, more or less, to a 5/8 inch rebar, passing a 5/8 inch rebar at 99.17 feet, more or less; thence South 69° 23' 04" West 200.81 feet to a 5/8 inch rebar; thence South 41° 18' 02" East 297.36 feet to the West line of the lands conveyed to Ted and Elouise Jones by deed dated January 3, 1972 and recorded December 20, 1973 on Reel 669/73-56590, Lane County Deed Records,

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Place numbers 1-9 so that each row, column and 3x3 square has each number only once. There is only one solution. Good Luck! Stumped? Visit www.sudokuplace.com for a puzzle solver.

and a 5/8 inch rebar; thence, along said lands of Jones, South 01° 35' 53" East 306.97 feet to a point on the Northerly line of those lands conveyed to Bob and Flora Jones on January 25, 1977, and recorded February 24, 1977 on Reel 835/77-10717, Lane County Deed Records, said point being marked by a 5/8 inch rebar; thence, along the lands of Jones, South 88° 24' 01" West 604.21 to the point of beginning, in Lane County, Oregon.

TRUSTEE'S NOTICE OF SALE The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided: **1. PARTIES:** Grantor: BRIAN G. KRUEGER Trustee: WESTERN TITLE & ESCROW COMPANY Successor Trustee :NANCY K. CARY Beneficiary: SELCO COMMUNITY CREDIT UNION **2. DESCRIPTION OF PROPERTY:** The real property is described as follows: Lot 1, Block 4, CHURCHILL HIGHLANDS, as platted and recorded in Book 51, Page 4, Lane County Oregon Plat Records, in Lane County, Oregon. **3. RECORDING.** The Trust Deed was recorded as follows: Date Recorded: June 25, 2007. Recording No. 2007-042759 Official Records of Lane County, Oregon **4. DEFAULT.** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$284.80 each, due the twenty-fifth (25) of each month, for the months of August 2014 through May 2016; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest. **5. AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$27,573.06; plus interest at the rate of 4.250% per annum from July 25, 2014; plus late charges of \$301.84; plus advances and foreclosure attorney fees and costs. **6. SALE OF PROPERTY.** The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Lane

County, Oregon. **7. TIME OF SALE.** Date: November 10, 2016 Time: 11:00 a.m. Place: Lane County Courthouse, 125 E. 8th Avenue, Eugene, Oregon **8. RIGHT TO REINSTATE.** Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778 **B>NOTICE REGARDING POTENTIAL HAZARDS** [This notice is required for notices of sale sent on or after January 1, 2015.] 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. You may reach 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: 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, go to <http://www.oregonlawhelp.org>. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, [541] 686-0344 [TS #18316.30063]. DATED: June 22, 2016. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440. Date of first publication: September 1, 2016. Date of last publication: September 22, 2016.



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