

public notices

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the

following real property: 950 18th Street NE, Salem, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR

PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. CAROLE A. COLE, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 950 18TH STREET NE, SALEM, OREGON 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

The Trust Deed described herein is a residential trust deed, as defined in ORS 86.705(6). This Trustee's Notice of Sale could be subject to the mandatory resolution conference requirements applicable to residential trust deeds being foreclosed in Oregon after July 11, 2012. See ORS 86.726 (2015). However, the lender and current beneficiary of the Trust Deed is exempt from the requirement, pursuant to ORS 86.726(1)(b). A copy of the beneficiary exemption affidavit for 2017

is on file with the Oregon Department of Justice.

A copy of the Exemption Affidavit, required pursuant to ORS 86.726(1)(b), was recorded on behalf of Columbia State Bank in the real property records of Marion County, Oregon on April 6, 2017 at Reel 3932, Page 14.

Reference is made to that certain Trust Deed (hereinafter "Trust Deed") made by Richard M. Arenz, Trustee of the Richard M. Arenz Revocable Living Trust, as Grantor, to Fidelity National Title Company of Oregon, as Trustee, in favor of Columbia State Bank, as the Beneficiary, dated September 8, 2015, recorded September 9, 2015, in the mortgage records of Marion County, Oregon at Reel 3740, Page 229, and covering the following described real property situated in the above-mentioned county and state, to wit:

Lot 8, Block 1, ALDERBROOK MANOR, in the City of Salem, County of Marion and State of Oregon.

Property Tax Account No.: R65211.

Real property or its address is commonly known as 585 Welcome Way SE, Salem, OR 97302 (the "Real Property").

The undersigned hereby

disclaims any liability for any incorrectness of the above-described street address or other common designation.

The undersigned as successor trustee hereby certifies that no 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 mortgage records of the county or counties in which the above-described Real Property is situated together with appointing Saalfeld Griggs PC as the current successor trustee; further, that 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).

The Real Property will be sold to satisfy the Note identified below secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default(s) for which the foreclosure is made are the following:

Loan No. 20155587:

The Borrower's under the Loan failure to pay full regular monthly payments upon the Loan from July 20,

2016, pursuant to the terms of the Trust Deed securing that Promissory Note dated September 8, 2015 and referenced therein ("Note").

The death of Richard M. Arenz on February 6, 2016 constitutes an additional default under the Note and Trust Deed.

By reason of the defaults, the current Beneficiary has and does hereby declare all sums owing on the Note secured by the Trust Deed immediately due and payable, those sums being the following, to wit:

Principal Balance: \$160,683.79
Accrued Interest: \$15,792.96
Late Charges: \$550.94
Legal Fees: \$539.40
Appraisal Fees: \$285.00

Total: \$177,852.09*

*Total does not include accrued interest at the rate of \$79.2413 per diem from March 7, 2017 until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs. A total payoff amount as of a specific date is available upon written request to the successor trustee.

WHEREFORE, notice hereby is given that the undersigned successor trustee will on Friday, August 11, 2017 at 10:00 a.m. in accord with the standard of time established by ORS 187.110, at the Front Steps of the Marion County Courthouse, 100 High Street NE, in the City of Salem, County of Marion, State of Oregon, which is the hour, date and place last set for the sale, sell at public auction to the highest bidder for cash the interest in the Real Property 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 Promissory Note secured by the Trust Deed and the costs and expenses of sale, including a reasonable charge by the successor trustee. The successor trustee intends to foreclose upon the Real Property.

Notice is further given that any person named in ORS 86.778 has the right, at any time 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 paying the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, trustee's fees and attorney fees and costs, and by curing any other default complained of in the Notice of Default, that is capable of being cured by tendering the performance required under the Note or Trust Deed.

In construing this Notice of Sale, 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.

The mailing address for the successor trustee, as referenced herein, is as follows:

Erich M. Paetsch, OSB 993350, Vice President of Successor Trustee Saalfeld Griggs, P.C., Successor Trustee P.O. Box 470 Salem, OR 97308-0470 Trustee's Telephone Number: 503-399-1070

Dated: This 6th day of April, 2017.

Saalfeld Griggs PC, Successor Trustee

/s/ Erich M. Paetsch
By: Erich M. Paetsch, OSB 993350
Its: Vice President

State of Oregon, County of Marion ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ Erich M. Paetsch
Attorney for said Trustee

6/9, 6/16, 6/23, 6/30

Behind the wheel there is no such thing as a small distraction.

OIA ORTHOPAEDIC TRAUMA ASSOCIATION
AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS
DecideToDrive.org

It's time to evolve our methods for supporting spine-impaired veterans.

Spine impairment is a leading cause of disability for veterans—and it's on the rise. We urge Americans to back vets up by joining our efforts to treat and defeat these injuries. Get involved, our website is a great place to start.

#BACKVETSUP
VISIT ORTHOINFO.ORG/BACKVETSUP

1025 INITIATIVE NORTH AMERICAN SPINE FOUNDATION
spine.foundation

AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS
orthoinfo.org