

public notices

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Loan No: XXXXXXX7708 T.S.
No.: NR-50921-OR

Reference is made to that certain deed made by, Corey Manning and Tiffany Manning, husband and wife as joint tenants as Grantor to Fidelity National Title Insurance Company as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR E-LOAN, INC., ITS SUCCESSORS AND/OR ASSIGNS, as Beneficiary, dated 08/28/2007, recorded 09/07/2007, in official records of Marion County, Oregon in book/reel/volume No. 2863 at page No. 70, fee/file/instrument/microfile/reception No. XXX (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R34730 BEGINNING AT A POINT 40 RODS NORTH 88 DEGREES 42' WEST AND 17 RODS SOUTH OF THE CENTER OF SECTION 12, IN TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; AND RUNNING THENCE NORTH 88 DEGREES 42' WEST 26 RODS; THENCE SOUTH 23 RODS MORE OR LESS, TO THE COUNTY ROAD EXTENDING FROM STAYTON TO MEHAMA, THENCE EASTERLY ALONG THE NORTH LINE OF SAID ROAD ABOUT 26 RODS TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ABOUT 25 RODS TO THE POINT OF BEGINNING, IN MARION COUNTY, OREGON. Property Commonly known as: 14895 Old Mehama Road, Stayton, OR, 97383. 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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: The balance of principal and interest which became due on 10/01/2017, along with late charges, foreclosure fees and costs any legal fees or advances that have become due, Principal \$33,872.45. By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$33,872.45 together with interest thereon at the rate of 4.49% per annum from 6/6/2017 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 of said deed of trust. Whereof, notice hereby is given that Old Republic Default Management Services, the undersigned trustee will on 1/07/2019 at the hour of 10:00 AM, Standard of Time, as established by section 187.110 Oregon Revised Statutes, at AT THE HIGH STREET ENTRANCE TO MARION COUNTY COURTHOUSE, 1000 HIGH STREET NE, SALEM, OREGON County of Marion, 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 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed paid off 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. 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" include their respective successors in interest, if any. Without limiting the trustee's disclaimer of representation 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. Date: 08/12/2018 Nationwide Reconveyance, LLC. Darren J. Devlin, Esq. 5677 Oberlin Drive, Ste 210 San Diego, CA 92121 (IFS# 9373 11/26/18, 12/03/18, 12/10/18, 12/17/18)

11/30, 12/7, 12/14, 12/21

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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. 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 2018 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 the Beneficiary in the real property records of Marion County, Oregon on September 10, 2018 in Reel 4119, Page 493.

Reference is made to that certain Trust Deed (hereinafter "**Trust Deed**") made by Matthew Waite and Erica Waite, husband and wife, as Grantors, to Fidelity National Title, as Trustee, in favor of Orville Krebs and Dorothy Krebs, as the original Beneficiary, dated July 31, 2001, recorded May 16, 2003, in the mortgage records of Marion County, Oregon in Reel 2122, Page 151. An Assignment of Trust Deed by Beneficiary assigning Orville Robert Krebs, Trustee of the Orville Robert Krebs Revocable Living Trust, as to an undivided one-half interest (50%) and Dorothy Minnie Krebs, Trustee of the Dorothy Minnie Krebs Revocable Living Trust, as to an undivided one-half interest (50%) as the current beneficiaries was recorded on August 4, 2005 in the real property records of Marion County, Oregon in Reel 2517, Page 212.

The Trust Deed covers the following described real property situated in the above-mentioned county and state, to wit:

Lot 8, Block 8, GERVAIS, Marion County, Oregon.
Property Tax Account No.: R99167

Real property or its address is commonly known as 80 Ivy Avenue, Gervais, OR 97026 (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 Care Account Number Ending in 1074:

Grantors' failure to pay regular monthly payments from February 10, 2017 to date, pursuant to the terms of the Deed of Trust securing that certain Promissory Note dated July 31, 2001 and referenced therein ("**Note**"); and

Grantors' failure to pay Marion County, Oregon real property taxes when due for the following:

Tax Year 2017 - \$1,932.68, plus interest;

Tax Year 2016 - \$2,055.83, plus interest;

Tax Year 2015 - \$1,938.40, plus interest.

The existing payment defaults consist of a failure to timely make full regular monthly payments from February 10, 2017 to date. The current payment default amounts owing upon the Note, as of July 17, 2018, are:

Outstanding Payment Balance: \$14,212.00
Fees Owed: \$97.00

Total: \$14,309.00

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: \$68,428.25

Interest to 08/17/18: \$438.69

Fees Owed: \$97.00

Legal Fees as of 08/17/18: \$1,853.50

Total: \$70,817.44*

*Total does not include accrued interest at the rate of 6.00% per annum from August 18, 2018 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 **THURSDAY, JANUARY 17, 2019 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 Grantors had or had power to convey at the time of the execution by Grantors of the Trust Deed, together with any interest which the Grantors

or Grantors' 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.

Finally, notice is hereby given that 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 of Sale, the singular includes the plural, the word "**Grantors**" includes any successor in interest to the Grantors 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 11th day of September, 2018

Saalfeld Griggs PC,
Successor Trustee

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

11/30, 12/7, 12/14, 12/21

KEIZER

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